



Rizzetta & Company

VillaSol Community Development District

**Board of Supervisors
Meeting
September 8, 2026**

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

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

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

3050 Puerta Del Sol Blvd. Kissimmee, FL 34744

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

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

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

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

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

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Board of Supervisors
VillaSol Community
Development District

September 2, 2026

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the VillaSol Community Development District will be held on **September 8, 2026, at 6:00 p.m.** at the **VillaSol Clubhouse** located at **3050 Puerta Del Sol Blvd, Kissimmee, FL 34744**. The following is the **final** agenda for the meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **PUBLIC COMMENT**
4. **STAFF REPORTS**
 - A. District Engineer
 1. Review of Master Trust Indenture Tab 1
 2. Updates on Puerta Del Sol Repairs
 - B. District Counsel..... Tab 2
 1. Updates on Land Exchange with Osceola County
 2. Consideration of Amended Recreation Facilities Policies
 - a) Review of Board of Supervisor Recommended Revisions
 - C. District Manager
 1. Updates on Gym Repairs
 2. Updates on Off Duty Police Officer Patrols Tab 3
 - D. Board of Supervisors
 1. Discussion of Warning System
 2. Amenity Suspension Tracker Tab 4
 3. Consideration of Composite Wood Picnic Table Purchase (4) Tab 5
5. **COMMUNITY UPDATES**
 - A. Magnosec Security Reports
 1. July & August 2026 Reports Tab 6
 - B. PGS Updates
6. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Minutes Held on July 14, 2026, Tab 7
 - B. Ratification of Operation and Maintenance Expenditures for the Month(s) of June & July 2026 Tab 8
7. **BUSINESS ITEMS**
 - A. Ratification of District Items Tab 9
 1. Roadway Infrastructure Cost Sharing Agreement with My First Academy
 - B. Consideration of Rizzetta & Company's Second Addendum to the Contract for Professional District Services Tab 10
 - C. Consideration of Hog Trapping Proposal Tab 11
 - D. Consideration of Kitchen Remodel Proposals
 1. Recker Construction Tab 12

2.	HP Home Maintenance Solutions	Tab 13
3.	PGS (Under Separate Cover)	
4.	Elite Home Services and Repairs	Tab 14
E.	Consideration of Clean Star Services Price Increase	Tab 15
F.	Consideration of Clubhouse Access Control Upgrade	
1.	Guardian Access Solutions.....	Tab 16
2.	Techfense	Tab 17
G.	Consideration of Window Shutter Proposal	Tab 18
H.	Consideration of Gate Engraving Proposal.....	Tab 19
I.	Consideration or Resolution 2026-06, Adopting FY 26-27 Annual Meeting Schedule	Tab 20
J.	Consideration of Resolution 2026-07, VillaSol CDD Adopting Policy on Damage to Entry Gates	Tab 21
K.	Consideration or Resolution 2026-08, Adopting FY 26-27 Annual Goals and Objectives (Under Separate Cover)	
8.	SUPERVISOR REQUESTS & COMMENTS	
9.	ADJOURNMENT	

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

With appreciation,
Brian Mendes
 Brian Mendes

Tab 1



May 11, 2026

Mr. Brian Mendes
Governmental Management Services - District Manager
Villa Sol Development District
8529 South Park Circle, Suite 330
Orlando, FL 32819

Re: **Consulting Engineer's Report, Section 9.21 of the Master Trust Indenture
Villa Sol Community Development District
HWA# 5662**

Dear Mr. Mendes;

Hanson, Walter & Associates, Inc., in accordance with Section 9.21 of the Master Trust Indenture, has completed our annual review of the portions of the project within the Tapestry Community Development District. We have performed an overall site inspection of District owned facilities and are relying on District sources we believe as credible and what has been represented to us is accurate to the best of our knowledge. We find these portions have been maintained in sufficiently good repair with the following exceptions, which are also indicated on the attached exhibit.

1. There are multiple street inlets that have chipped concrete with visible/protruding rebar. The locations are as follows:
 - a. Across 3110 Camino Real Dr. N.
 - b. 3000 Villa Preciosa Dr.
 - c. 3108 Riachuelo Ln.
 - d. Across 3155 Via Otero Dr.
 - e. 3149 Riachuelo Ln.
 - f. 3031 Camino Real Dr
 - g. 2806 Via Largo Ct.
 - h. Along eastbound Puerta Del Sol Blvd.
2. The control structure at the north pond has debris stuck in front of the grate that should be removed for proper flow of stormwater. This effort should be completed by District Staff.
3. The soil in the bank at the northeast section of the north pond has eroded away and the voids should be filled with dirt and re-sodded. The mitered end has also eroded from underneath. The mitered end should be resodded for protection of the drainage pipe. This effort should be completed by District Staff and should be completed during low water levels to avoid pond pump drains.

4. The mitered end at the north pond has overgrown with vegetation. The vegetation should be cleared for proper flow of the drainage pipe. This aquatic growth has proven to cause disruptions to drainage during large storms. This effort should be completed by District Staff.

It is our opinion that the Operations and Maintenance budget for the fiscal year 2026 is sufficient for proper maintenance of the Villa Sol Community Development District.

In addition, the current limits of insurance coverage for Hanson, Walter & Associates, Inc., are adequate in accordance with Section 9.14 of the Master Trust Indenture and the District carries insurance that is similar to other Districts we are familiar with and the coverage is typical of other Districts for the infrastructure that is managed by the District. However, insurance requirements in general are not an area of expertise of Hanson, Walter & Associates, Inc.

If you should have any questions or require additional information, please contact our office.

Sincerely,

Ronel S

Ronel Sepulveda,
Project Engineer



HANSON. WALTER & ASSOCIATES. INC.

PROFESSIONAL ENGINEERING. SURVEYING & PLANNING

8 Broadway, Suite 104 – Kissimmee, Florida 34741-5708 – Phone: 407-847-9433
Engineering Fax: 321-442-1045 – Surveying Fax: 407-847-2499 – Email: hwa@hansonwalter.com
Website: www.hansonwalter.com

Villa Sol CDD
2026 Inspection Map



Tab 2

VILLASOL COMMUNITY DEVELOPMENT DISTRICT
~~RULE CHAPTER I – DISTRICT RECREATION~~
FACILITIES POLICIES

GOOD NEIGHBOR POLICY

We want everyone to have a safe and enjoyable experience while using the Recreation Facilities owned and maintained by the VillaSol Community Development District. Therefore, we ask all users to exercise courteousness and respect to fellow patrons.

These ~~Rules~~Policies are intended to benefit everyone by establishing an acceptable standard that maximizes enjoyment while protecting the District's property and its patrons. Please contact the Board or the District Manager (as defined herein) with questions, concerns or suggestions related to these ~~Rules~~Policies.

FACILITY HOURS

The Recreation Facilities are generally open 365 days a year at the times set forth below. However, there may be occasions or circumstances when the Recreation Facilities need to be closed for regular maintenance or repairs, during emergencies or to ensure safety. Please check the schedule posted at www.villasolcdd.org for more detailed information.

CLUBHOUSE:

- Open daily from 5:00 am. to 10:00 p.m.

POOL, POOL DECK AREA, PLAYGROUND:

- Open daily from dawn to dusk.

DEFINITIONS

Access Card: That certain card issued and administered by the District that provides access to the District's amenities and recreational facilities.

Board: VillaSol Community Development District's Board of Supervisors.

Childcare Provider: Any person who is not a parent or guardian that has been lawfully entrusted with the care of a Resident under the age of 18 years. Childcare Providers must provide the District Manager a notarized written statement from the child's or children's parent(s) or guardian(s) authorizing custodial rights.

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Clubhouse: Facility owned and maintained by the District, wherein the Fitness Room and open spaces are located.

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District: VillaSol Community Development District (may also be referred to as VillaSol or CDD and includes all property within the District's boundary).

District Manager: Jason Showe of Governmental Management Services – Central Florida, LLC, unless and until a different District Manager is selected by the Board.

Fitness Room: Room located inside the Clubhouse where the District's fitness equipment and fitness machines are located.

Guests: Any User who is not a Homeowner and who accompanies a Homeowner at any of the District's amenities or recreational facilities. Homeowners are responsible for the actions of their Guests.

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Homeowner: The owner or lessee/renter of any Lot located within the District, including all persons lawfully residing in residential property, or a non-Resident User. Lessees/renters are required to comply with **Section VI** herein. ~~Non-Resident Users may be any member of the public who pays the District the annual user fee of \$1,375 for access to all Recreation Facilities of the District (the annual non-residential user fee is reviewed annually and adjusted as necessary).~~

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Horseplay and rough housing: Boisterous, rough, noisy behavior, usually involving people pushing and/or hitting each other as a joke.

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Lot: Parcel reflected on the District's Assessment Roll (available upon request from the District Manager).

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~~Non-Resident Users: Any member of the public who pays the District the annual user fee of \$1,375 for access to all Recreation Facilities of the District (the annual non-residential user fee is reviewed annually and adjusted as necessary).~~

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~~Policies: These Recreation Facilities Policies, as amended.~~

Pool Deck Area: All of the outdoor area surrounding the Pool and within the fence.

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Pool: The structure within the Pool Deck Area that contains water for and all walls, ladders, rails, lane markers, or other amenities attached thereto.

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Recreation Facilities: All recreational facilities and property owned by the District, including the Pool, Pool Deck, Playground, Clubhouse, Fitness Room and grills.

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Resident: See Homeowner.

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Rules: ~~Rules~~Any rules adopted by the District's Board.

Service Animal: An animal that is trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. The work done or tasks performed must be directly related to the individual's

disability and may include, but are not limited to, guiding an individual who is visually impaired or blind, alerting an individual who is deaf or hard of hearing, pulling a wheelchair, assisting with mobility or balance, alerting and protecting an individual who is having a seizure, retrieving objects, alerting an individual to the presence of allergens, providing physical support and assistance with balance and stability to an individual with a mobility disability, helping an individual with a psychiatric or neurological disability by preventing or interrupting impulsive or destructive behaviors, reminding an individual with mental illness to take prescribed medications, calming an individual with posttraumatic stress disorder during an anxiety attack, or doing other specific work or performing other special tasks.

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User: Any person entering, using and/or or remaining upon the District's Recreation Facilities and other property owned by the District.

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I. GENERAL RULES/POLICIES

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The State and/or local general purpose governments have rules governing public pool use. For the safety of patrons, the District will enforce whichever rule or policy is more restrictive.

LOST ACCESS CARDS: There is a limit of two Access Cards per Homeowner. *All lost or stolen access cards should be reported immediately to the District Manager's office. A fee of \$25 will be assessed for each replacement and new Access Card (including lost, damaged*

All Users may be required to present their access cards in order to gain access/use to Recreation Facilities.

For safety, all Users under the age of twenty-one (21) must be accompanied in the Recreation Facilities by an adult Resident or Childcare Provider over the age of twenty-one (21).

Guests must be accompanied by an adult Resident over twenty-one (21) years of age. In the event the Pool Deck Area reaches maximum capacity, Guests may be asked to leave so all Residents may enjoy the use of the facility. Homeowners are responsible for the conduct of their Guests. Childcare Providers must provide the District Manager a notarized written statement from the child's or children's parent(s) or guardian(s) authorizing custodial rights. The Childcare Provider must bring proof of proper identification and a list of an emergency contacts.

All Users use the Recreation Facilities at their own risk.

Pursuant to Florida law, including Section 856.021, *Florida Statutes*, it is not permitted for any person to loiter or prowl (when a person maintains a suspicious presence) on District Property, including the Recreation Facilities, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons and property in the vicinity.

Requests for Variances to these ~~Rules~~Policies shall be submitted to the District Manager for consideration.

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II. POOL AND POOL DECK AREA

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All Homeowners, patrons and Guests will use the Pool and Pool Deck Area at their own risk and will comply with the written and posted policies, rules, and regulations of the pool facilities. All policies, rules, and regulations will be strictly enforced at all times.

-No Homeowner may enter or remain in the Pool Deck Area without their Access Card, which must be in his/her possession during use.

-No Guest may enter the Pool Deck Area unless accompanied by a Homeowner in possession of their Access Card.

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-Only four (4) Guests per Lot are allowed in the Pool or Pool Deck Area at any time.

-All Users must shower before entering the Pool.

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-Users will swim and use the Pool and Pool Deck Area at their own risk as there is **NO LIFEGUARD ON DUTY.**

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-No diving, back diving, flipping, back jumps, pushing, running, throwing of items or other horseplay is allowed in the Pool or on the Pool Deck Area. Diving is prohibited. Dangerous activities on the Pool Deck Area and in the Pool are prohibited.

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-Furniture on Pool Deck Area must be covered with a towel before and during use by any person.

-VillaSol reserves the right to discontinue usage of any pool play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern.

-Radio-controlled toys, drones, or other devices are not allowed in the Pool/Pool Deck Area.

-No glass or other breakable objects are allowed in the Pool/Pool Deck Area.

-No chewing gum is permitted in the Pool/Pool Deck Area.

-Swimmers are required to wear footwear and a cover-up over their bathing suits when in the Clubhouse.

-Swimmers must dry off before entering the Clubhouse.

-Food and beverages are prohibited in the Pool and Pool Deck Area, except: commercially bottled water in plastic bottles are allowed on the Pool Deck Area for patron hydration. All glass containers and products are prohibited in the Pool and Pool Deck Area.

-Animals, other than Service Animals, are prohibited in the Pool Deck Area. However, individuals

with a disability and Service Animal trainers may be accompanied by a Service Animal but the

Service Animal is not allowed to enter the Pool water in order to prevent a threat to the health of other patrons.

-Proper swim attire must be worn in the Pool and Pool Deck Area (i.e. swimming suits or trunks with liners).

-Please be considerate to neighbors by monitoring the noise level.

-Playing with emergency equipment (life ring, hook, etc.) is strictly prohibited. Patrons found tampering with these items will be subject to fines and/or termination of pool privileges. Homeowners are responsible for the conduct of their Guests.

-For safety reasons, no electrical cords or electrical equipment is permitted to be used in the Pool or Pool Deck Area.

-No fins or scuba diving equipment is allowed in the Pool.

-No one shall pollute the Pool. Anyone who does so is liable for any costs incurred in treating or correcting the problem.

-Infants and toddlers must wear swim diapers. Regular disposable and cloth diapers are not permitted in the Pool. For the comfort of others, changing of diapers, clothes, etc., is not allowed in the Pool Deck Area. Please use the restroom facilities. Breast feeding is permitted in accordance with Florida Law.

-Pool entrances must be kept clear at all times.

~~-Smoking~~-In compliance with the Florida Clean Air Act, smoking (including e-cigarettes) is strictly prohibited at any time in the Pool/Pool Deck Area, and in the Recreation Facilities.

-No swinging on the ladders, railings, or any pool structure is allowed. Inappropriate use of any Pool equipment may result in suspension of Pool privileges.

-District owned pool furniture may not be removed from the Pool Deck Area.

-Loud and abusive language is not allowed.

-The District prides itself on the attractive appearance of our Pool Deck Area. Please make use of the garbage cans.

-Any person swimming when the facility is closed may be suspended from using the facility.

-Sound producing equipment, such as radios, tape players, CD players, MP3 players, televisions, and the like are not permitted in the Pool Deck Area or Pool. Personal sound equipment may be used on the Pool Deck Area with personal devices such as headsets or ear buds (so as not to disturb

others). The use of headphones with all types of music players is required.

-Tables or chairs on the Pool Deck Area may not be reserved by placing towels or personal belongings on them unless the patron is currently using the Pool and/or Pool Deck Area.

-The District is not responsible for lost or stolen items, or injuries while in use of the Pool Deck Area or Pool.

-Chemicals used in the Pool for hygienic purposes may affect certain hair or fabric colors. The District is not responsible for these effects.

-The Pool and Pool Deck Area may not be rented unless otherwise approved by the Board. Access may be limited at certain times to the Pool and Pool Deck Area for activities approved by the Board or due to a health/safety concern.

-The Board reserves the right to amend, modify, or delete, in part or in their entirety, these RulesPolicies whenever deemed necessary or appropriate, at a duly-noticed Board meeting. All such amendment(s), modification(s) and/or deletion(s) will be posted on the District's website at www.villasolcdd.org. All Homeowners are responsible for being familiar with the RulesPolicies as amended or modified from time to time.

-No skateboards, skates, or other wheeled transportation mechanisms are permitted in the Pool and/or Pool Deck Area.

VILLASOL CDD & MANAGEMENT ASSUMES NO RESPONSIBILITY FOR ACCIDENTS AND/OR INJURIES ASSOCIATED WITH ACTIVITIES RELATED TO POOL AND POOL DECK AREA USE.

A. THUNDERSTORM AND HEAVY RAIN POLICY

If lightning is sighted, regardless of location, the Pool and Pool Deck will be closed for 30 minutes, or as otherwise required by Florida law. At that time, if no other lightning is seen, the Pool and Pool Deck Area will re-open. In case of a thunderstorm (with thunder only) in the immediate area, the Pool and Pool Deck Area will be closed for 15 minutes. If no thunder is heard during this period, the Pool and Pool Deck Area will be reopened. If additional thunder or lightning is observed the time will reset. A duly designated representative of the District and/or the District Manager shall make all determinations with regard to this thunderstorm policy.

If at any time it rains so hard that swimmers cannot see the bottom of the pool, the Pool will be closed out of concern for safety. A duly designated representative of the District and/or the District Manager, shall make all determinations with regard to the policy specified in this Section.

B. FECES POLICY

If contamination occurs, the Pool and Pool Deck Area will be closed for a minimum of 12 hours up to a maximum of 24 hours, and the water will be shocked with chlorine to kill the

bacteria. Parents should take their children to the bathroom before entering the Pool. If a child is

not completely toilet trained, he/she must wear a swim diaper at all times in the Pool and Pool Deck Area. A duly designated representative of the District and/or the District Manager shall make all determinations with regard to the policy specified in this Section.

III. CLUBHOUSE AREA

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A. FITNESS ROOM

The Fitness Room is unattended. All Users will use the fitness room at their own risk and will comply with the written and posted ~~Rules~~Policies, which will be strictly enforced at all times. All Users are urged to contact a physician before starting an exercise workout routine.

-No Homeowner may enter the Fitness Room without his Access Card. Guests must be accompanied by an adult Resident over twenty one (21) years of age in possession of his/her Access Card.

-Only one (1) Guest per Lot is allowed in the Fitness Room at any time.

-Youths thirteen (13) to seventeen (17) years old may use the Fitness Room when accompanied by an adult Homeowner over twenty one (21) years of age.

-Children under the age of thirteen (13) are not permitted to use the Fitness Room under any circumstances.

-No skateboards, skates, strollers, baby carriers, or other wheeled toys are permitted in the Fitness Room.

-No Horseplay is allowed in the Fitness Room. Users acting in such a manner will be asked to immediately leave the area.

-Music players, radios, tape players, CD players, MP3 players, televisions, and the like are not permitted in the Fitness Room unless they are personal devices equipped with headphones. The use of headphones with all types of music players is required.

-No animals other than Service Animals are allowed in the Fitness Room.

-There is to be no misuse of equipment or furnishings in the fitness center. Persons damaging any District facilities will be held financially responsible for the costs of repairs and may lose access privileges to the fitness facilities.

-Each User is responsible for wiping off the equipment after use.

-Appropriate clothing (shirts and shorts/pants) and footwear (covering the entire foot) must be worn by all Users at all times in the Fitness Room.

-Food and Beverage: Food and beverages are not permitted within the fitness room except for commercially bottled water in plastic bottles for patron hydration. All glass containers and products are prohibited. Alcoholic beverages and smoking are not permitted in the fitness rooms.

-Hand chalk is not permitted to be used in the Fitness Room.

-No bags, gear, or jackets are permitted on the floor or equipment in the Fitness Room.

-Weights and other fitness equipment may not be removed from the Fitness Room.

-Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other patrons are waiting.

-Please be respectful of others. Allow other patrons to also use equipment, especially the cardiovascular equipment.

-Please return weights to their proper location after use.

-Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.

-Any fitness program operated, established and run by the District Manager may have priority over other users of the Fitness Room, after approval by the District's Board or in the event of an emergency.

-In the event of an emergency, dial 911.

B. CLUBHOUSE

-The Clubhouse's hours of operation are 5:00 a.m. to 10:00 p.m. and will be posted at the entrance of the Clubhouse. The hours of operation will be subject to change for special scheduled events, holidays and/or emergencies, and may be adjusted seasonally as determined by the Board and/or the District's Manager.

-Homeowners and Guests will use the Clubhouse at their own risk and will comply with the written and posted ~~rules and regulations~~Policies of the Clubhouse. All ~~rules and regulations~~Policies will be strictly enforced at all times.

-Users may be required to present their access cards in order to gain access to the Clubhouse.

-Young adults ages eighteen (18) and younger may not use the Clubhouse without adult supervision.

-Guests must be accompanied by an adult Homeowner over twenty one (21) years of age.

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-Unless otherwise approved by the District Manager and/or the Board, only four (4) Guests per Lot are allowed in the Clubhouse at any time.

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-Cars, motorcycles, golf carts, mopeds, bicycles, etc., must be parked in the designated parking areas at Recreation Facility and are not allowed inside the Recreation Facility or at the entrance of the building. Off-road motorbikes/vehicles and golf carts are not permitted on all property owned, maintained, and operated by the District, including all Recreation Facilities.

-No skateboards, skates, or other wheeled transportation mechanisms are permitted in the Clubhouse or at the building entrance.

-No Horseplay is allowed.

-Unless other arrangements have been approved by the District Manager and/or the District's Board in advance, music players, radios, CD players, MP3 players, televisions, and the like are not permitted in the recreation center unless they are personal devices equipped with headphones.

-No animals other than Service Animals are allowed in the fitness room.

-There is absolutely **no smoking** in the Recreation Facilities or on the District's playground. A designated area will be setup for this purpose.

NOTICE

THE VILLASOL COMMUNITY IS PROTECTED BY VIDEO CAMERAS IN ALL AREAS. RESIDENTS AND GUESTS MUST ABIDE BY THE COMMUNITY RULES AND BY THE POLICIES STATED HEREIN AND SHALL MAINTAIN THE APPROPRIATE LEVEL OF DECORUM OR, IF YOU ARE ABUSIVE TO OTHER PATRONS, YOU WILL BE ASKED TO LEAVE THE PREMISES OR BE REMOVED BY THE APPROPRIATE MEANS. THIS VIDEO WILL BE USED IN ORDER TO PROSECUTE ANY PERSON THAT VIOLATES THESE RULESPOLICIES. IF THE BEHAVIOR CONTINUES BY THE RESIDENT, THIS WILL RESULT IN ACTION TAKEN BY THE BOARD OF SUPERVISORS OF THE CDD, INCLUDING BUT NOT LIMITED TO, A SUSPENSION OR TERMINATION OF THE RESIDENT'S PRIVILEGES TO THE RECREATION FACILITIES, OR OTHER ACTION PERMITTED UNDER FLORIDA LAW. NOTICE OF THE CDD BOARD'S INTENTION TO CONSIDER SUCH ACTION DURING A PUBLIC MEETING SHALL BE PROVIDED TO THE RESIDENT AGAINST WHOM SUCH ACTION WILL BE CONSIDERED.

IN AN ATTEMPT TO PRESERVE OUR RESIDENTS' PRIVACY, WE DO NOT PERMIT SOLICITATIONS OF ANY KIND IN THE COMMUNITY CENTER.

IV. GUESTS

For all Recreation Facilities, the following apply to Guests:

- Guests must be accompanied by a Homeowner at all times.
- Unless specified differently herein, no more than four (4) Guests are permitted per Lot.
- Homeowners are responsible for any and all actions taken by their Guests. Violations by Guests of the District's RulesPolicies could result in penalties against the Homeowner, as set for herein.

V. DAMAGE TO DISTRICT PROPERTY AND/OR PERSONAL INJURY

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- All Users of the Recreation Facilities assume sole responsibility for his or her property and belongings. The District and its agents shall not be responsible for any losses and/or damages of the Users during the Users' use of the Recreation Facilities.
- Users shall be liable to the District for any property damage, personal injury or other loss/claim/damage incurred by the District stemming from or related to the Users' use of the District's property.
- All Users' use of the District's property and equipment, including use of the Recreation Facilities, is at the Users' own risk and the User(s) shall indemnify and hold the District, its Board, its employees, its representatives, its contractors, and agents (collectively, "Agents"), harmless for any and all loss, cost, claim, injury, damages, or liability sustained or incurred by him or her during their use of the District's property and/or equipment, resulting therefrom and/or from any act or omission of the District, or its Agents and with respect to any loss, cost, claim, injury, damage, or liability sustained or incurred by any User, or any family member of such User. Users waive any and all rights and claims against the District stemming from or resulting from the Users' use of the Recreation Facilities and/or property owned by the District. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses incurred by the District.
- All Users are subject to the District's Rules and Policies.
- Should any party bound by these RulesPolicies bring suit against the District, its Board and/or Agents in connection with any event operated, organized, arranged, or sponsored by the District or any other claim or matter in connections with any event operated, organized, arranged, or sponsored, by the District, and fail to obtain judgment therein against the District, its Board and/or its Agents, said party shall be liable to the District for all costs and expenses incurred by the District in the defense of such suit (including court costs and attorneys' fees through all appellate proceedings).
- The District shall have the right to collect reimbursement for damage caused to the District's property pursuant to Florida law, including, as applicable, by lien and/or through the County's Tax Roll, as applicable.

VI. PRIVILEGES OF RENTERS/LESSEES

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-Homeowners who rent or lease out their property shall have the right to designate the lessee/renter (the "Renter") as the beneficial users of the Homeowner's membership privileges for purposes of Recreation Facility use.

-In order for the Renter to establish their status as the beneficial user, the Renter shall produce a copy of the lease to the District Manager for purposes of purchasing an Access Card, as needed.

-Upon confirmation of the Renter's status by the District's Manager, the District Manager will suspend the property owner's Access Card.

-Renters are entitled to the same rights and privileges of the Homeowners and are bound to the District's ~~Rules~~Policies.

-Homeowners shall be responsible for all actions of their Renter(s).

VII. VIOLATIONS OF RULES

~~Violation of the District's Rules, Florida law and/or the provisions stated below will result in the immediate suspension of use of the District's amenities for a length decided by the Board at the next Board meeting.~~

- ~~Submission of false information on the application for an Access Card.~~
- ~~Permitting unauthorized use of an Access Card.~~
- ~~Treating District staff or other Users in a disrespectful or abusive manner.~~
- ~~Engaging in conduct that is improper or dangerous.~~
- ~~Arrested by law enforcement while on the Recreation Facilities or otherwise breaking Florida law.~~
- ~~Damaging or destroying District property.~~

~~District staff and/or the District Manager may at any time remove a User when in their sole discretion, District staff and/or the District Manager deem such removal necessary to protect the health, safety and welfare of other persons or to protect the District's property/equipment.~~

~~All Users whose privileges have been suspended/terminated are entitled to appeal such determination to the Board, whose determination shall be final.~~

~~An individual in violation of the District's Rules may also be subject to any applicable legal criminal and/or civil action permissible under Florida law (which may include fee and lien rights).~~

~~VIII~~VII. OTHER RECREATION FACILITIES

DISTRICT GATE ACCESS SYSTEM

-Should any Resident, User, Guest or patron damage the gates located at the entrance of the

District, such individual shall be subject to reimburse the District the fine/charge/fee shown on the District's signage (or the actual cost of repairing such damage), plus the cost/fees for the District's staff time, including cost associated with collection, related to the damage. The District shall have the right to collect such amounts owed as a lien or as otherwise permitted under Florida law (including utilization of the County's Tax Roll, as applicable). Additionally, an individual in violation of this ~~rule~~policy may also be subject to any applicable legal criminal and/or civil action.

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-Gate Access Stickers are limited to four (4) per household and are \$20 each (or the actual cost) for new or replacement Gate Access Stickers.

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SIGNAGE

-Unless otherwise specifically approved by the District's Manager, no political campaign advertisements (and including temporary signage) shall be erected, posted, painted, tacked, nailed or otherwise displayed, placed or located on the District's property.

TENNIS COURTS/BASKETBALL COURT & POOL CHAIRS

-Available to Homeowners on a first-come, first-serve basis.

-No reservations are taken for these facilities.

-Use is limited to two hours if others are waiting to use the facilities.

GRILL/PICNIC AREA/PLAYGROUNDS

-Available to Homeowners on a first-come, first-served basis.

-Homeowners are required to clean the grill and space used after use.

-Children must be accompanied by adults.

-Warning: playground and grill surfaces may be hot (as many are metal).

General Notices:

-Warning on water bodies owned by the District: no fishing, boating, altering and/or dumping in stormwater ponds owned by the District is permitted. These bodies of water may contain alligators and other dangerous wild animals.

-The following is the policy statement of the District as it regards to the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the District. The policy statement is consistent with the policies of other governments including Osceola County and the Southwest Florida Water Management District (SWFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas: (1) The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies including, but not limited to, trees, are left to fulfill their role in nature's process.; (2) Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having jurisdiction including Osceola County and SWFWMD.; (3) Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Osceola County and/or

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SWFWMD.; (4) Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance these areas. In the event that a tree does fall onto another's property,

that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as-is. No one is allowed to encroach into the nature areas for any reason, from maintenance to placement of personal property, of any kind.

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IX.VIII. IMPORTANT PHONE NUMBERS AND CONTACT INFORMATION

VillaSol Community Development District Website: www.villasolcdd.org

District Manager's Contact Information:

Of note, the District Manager may change from time to time. Therefore, please visit the District's website (provided above) to confirm the contact information.

As of June 10, 2025:

Brian Mendes, District Manager (bmendes@rizzetta.com) ; 407-472-2471)
Rizzetta & Company, Inc.

EMERGENCY	911
Kissimmee Police (non-emergency)	407-846-3333
Kissimmee Fire Department (non-emergency)	407-847-7111
Osceola County Sheriff's Office (non-emergency)	407-348-2222
Osceola County Fire Rescue (non-emergency)	407-932-5338
Florida Poison Information Center	1-800-282-3171
VillaSol CDD (District Manager, <i>GMS CF</i>)	407-841-5524
VillaSol HOA (Property Manager, <i>Titan HOA Management</i>)	407-705-2190
VillaSol Recreation Center	407-348-5284
Security Guardhouse	407-344-9306

VillaSol Clubhouse Address: 3050 Puerta del Sol Kissimmee, FL 34744

NOTE: ~~These policies and rules~~ Policies are subject to change on a periodic basis, at the Board's discretion.

X.IX. SPECIAL EVENT RENTAL PROCEDURE

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~~Homeowners only~~ are permitted to rent the Clubhouse space for special events (hereinafter referred to as "Special Event"). Homeowners who rent the Clubhouse space pursuant to the terms herein are referred to as the "Applicant".

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Rental of the Clubhouse does not include the Fitness Room. Rental of the Clubhouse shall not interfere or prohibit Users' use of the Fitness Room.

Applicants and their guests/contractors must comply with all Rules ~~and Policies~~ of the District, applicable County Code regulations, Florida law, and capacity limitations.

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Any violation of these ~~Rules~~ Policies (including providing false or misleading information on the Special Event Application and/or Agreement) will result in the forfeiture of any fees or deposits provided for the Special Event and loss of use of the amenities of the District (for example, pool and gym) for the time period selected by the Board at the Board meeting

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immediately following the violation (in the Board’s sole discretion).

-The following steps must be completed at least three weeks prior to a Special Event:

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- Visit the District's website at **villasolcdd.org** and/or contact the District Manager for information on renting space for a Special Event (the District Manager's contact information is located on the District's website). A Special Event Application and Agreement are required to be completed, along with the items specified herein. Applicants are required to provide accurate and honest information on the Special Event Application and Agreement.

-The following steps must be completed at least two weeks prior to a Special Event:

- Submission of the deposit fee and rental fee for the Special Event (see additional details below regarding the fees). Visit the District's website at **villasolcdd.org** and/or contact the District Manager for information on submitting these fees (the District Manager's contact information is located on the District's website).

General Information on Special Events:

-Applicant assumes all responsibility for event setup, cleanup, and any other necessary tasks described herein or associated with its Special Event, including but not limited to security/sheriff services, emergency services.

-Special Events with thirty-five (35) people or greater and Special Events with alcohol require the presence of a security guard (the security guard must be from the security company approved by the Board). The Board reserves the right to require additional security/sheriff services/emergency services in the Board's sole discretion, depending on the number of guests and/nature of the Special Event.

-Variances to these **RulesPolicies** require Board approval at a Board meeting plus \$500 (and any additional costs incurred by the Board to accommodate the specific variance). Submit requests for variances to the District Manager for consideration by the Board.

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-Entry charges for Special Events are not permitted.

-Alcohol use during Special Events can result in significant risk exposure to the District. Therefore, Applicants are required to obtain specific approval from the District in order to provide, permit, distribute, sell and/or serve alcohol during a Special Event. Applicants are required to meet the requests/recommendations of the District's insurance carrier for such alcohol using during the Special Event. Such requests will be evaluated on a case-by-case basis. For consideration, Applicants shall indicate the nature of the desired alcohol use on the Special Event Application.

-The maximum length permitted for a Special Event rental is eight (8) hours. Applicants can only reserve one eight (8) hour block per day.

-Applicants are not allowed to bring and utilize their own personal grills or smokers on the District's property. Upon approval by the District's Manager, Applicants may hire an insured caterer to provide this service and the location of any grill or smoker will be at the discretion of

the District's Manager. Such catering service will be required to provide to the District's manager a certificate of insurance, naming the District as an additional insured party.

-Other than as provided for herein, no picketing, processions, or parades shall be allowed on or about the District Property. All picketing, processions, or parades must be peaceful. "Peaceful", which shall mean any tranquil means of presenting a cause to the public which is devoid of noise or tumult or quarrelsome demeanor and is not a nuisance, including those actions described in Section 877.03, *Florida Statutes*, and which does not violate or disturb the public peace or private property rights or involve or cause any block or impair movement of vehicles or pedestrians. "Picket" shall mean to position oneself, or to assemble or gather, as a means of protest, or as a means of presenting or advocating a cause or grievance. No picketing shall be allowed on or within a reasonable distance (based on the nature and circumstances of the proposed Special Event) of, any property that is a residential unit or any school or school bus stop, hospital, court of law, or public transportation facility. "Residential or dwelling unit" shall mean any single or multifamily residence, to include units within an apartment or condominium complex.

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-No amplifiers or other sound enhancement devices may be used by Applicant and/or its agents or guests, unless otherwise approved by the District Manager.

-No signage shall be allowed in excess of 11x17 inches and must not contain any obscene, grotesque, or profane pictures or words.

-No bonfires, fireworks or fires are permitted.

-All structures, tents and amplifiers must be approved in advance of the Special Event by the District's Manager and may be required to obtain separate permits and/or licenses from the local general purpose government with jurisdiction.

-Costs of any and all security personnel (or other emergency services) required for the Special Event are required to be paid by the Applicant.

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-Applicants are responsible for all actions of their guests and are required to restore the District's property to its original condition at the Applicant's sole expense.

A. FEES

-Deposit: A deposit of **\$500** is required to be sent to the District Manager at least 14 days in advance of the Special Event. Provided there are no damages or cleanup costs after the Special Event, the deposit is fully refundable unless the Special Event is canceled with less than 24 hours' notice. The deposit is fully refundable if the event is canceled due to inclement weather. A cleanup fee will be taken out of the deposit if the room is not returned to its original condition.

-Use Fee:

\$ 50 per hour

Minimum of 4 hours (set-up and tear down/cleanup time is \$25 per hour)

Use fees are non-refundable.

*Events with over 26 attendees and extending beyond 5:00 p.m. will be required to arrange for the

District's security service to be provided at the Applicant's cost.

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*Fee waiver allowance for public meetings benefiting residents: non-profit organizations are permitted to request a fee waiver for public meetings in the clubhouse by providing 60 days advanced notice to the District Manager in writing, under the following conditions: (i) if the District Manager receives a subsequent request to rent the clubhouse for a fee, the non-profit organization will be provided the option of paying for the room rental fee specified herein or selecting a new reservation date; (ii) the non-profit organization is required to enter into a License Agreement with the District for its use (requiring at minimum, indemnification of the District, proof of listing the District as an additional insured on its insurance policy and reimbursement rights in favor of the District in the event District property is damaged); and (iii) the non-profit organization remains subject to the remainder of provisions set forth herein (for example, security deposit and time restrictions).

Effective Date: ~~June 10, 2025~~ September 9, 2026 (revised prior version adopted ~~January 14~~ June 10, 2025)

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Implemented Florida Law: Section 190.012, *Florida Statutes*; Section 190.011, *Florida Statutes*; Section ~~120.54~~ 190.035, *Florida Statutes*; Section 120.69, *Florida Statutes*; Section 768.28, *Florida Statutes*; Section 856.021, *Florida Statutes*; and Section 877.03, *Florida Statutes*.

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[Exhibit "A" is provided on the following page.]

Exhibit “A”

SPECIAL EVENT AGREEMENT

VillaSol Community Development District, a Florida community development district (“CDD”) hereby grants permission to the applicant (“Applicant”) named on the attached EVENT USE APPLICATION (the “Application”) to use the area described on the Application (the “Area”) on the date and during the time specified on the Application and for the purpose specified on the Application (the “Special Event”), and only on such date, during such time and for such purpose, on and subject to the terms, conditions and provisions contained herein. The terms, conditions and requirements of the CDD’s RulesPolicies are incorporated into this Agreement; **Applicant acknowledges that it has received a copy of the CDD’s RulesPolicies, has read and understands the CDD’s RulesPolicies, and agrees to comply with all terms and requirements of the CDD’s RulesPolicies.**

1. General Compliance: The CDD is a local unit of special-purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Applicant agrees to comply with all applicable requirements of the “Sunshine Law,” the “Public Records Law,” the Community Development Districts Law, and all other policies, statutes and regulations applicable to Applicant, including the District’s RulesPolicies.
2. Right to Terminate: The CDD reserves the right to, immediately and without notice, terminate the Special Event if there shall be any violation of the terms, conditions or provisions of this AGREEMENT, or, if in the judgment of CDD or Osceola County, there is a reasonable likelihood that continuation of the Special Event will put life or property at risk of injury or damage.
3. Indemnification: Applicant shall indemnify, defend and hold harmless the CDD and the officers, supervisors, agents, employees and assigns of the CDD from and against any and all claims, demands, suits, judgments, losses or expenses of any nature whatsoever (including, without limitation, attorneys’ fees, costs and disbursements, whether of in-house or outside counsel and whether or not an action is brought, on appeal or otherwise), arising from or out of, or relating to, directly or indirectly, any act or omission of Applicant, its officers, directors, agents, employees, invitees and/or guests (collectively, “Applicant’s Representatives”) including, without limitation, any failure of Applicant or Applicant’s Representatives to comply with the terms, conditions and/or provisions of this AGREEMENT.
4. Sovereign Immunity: Nothing herein shall cause or be construed as a waiver of the CDD’s sovereign immunity or limitations on liability granted pursuant to Section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
5. Compliance with Law: Applicant shall comply, and cause all of Applicant’s Representatives to comply, with all applicable laws, rules, ordinances and other legal requirements applicable to Applicant’s and Applicant’s Representatives use of the Area (including Florida law and the RulesPolicies adopted by the District). Violation of any provision of Florida law or the Rules of the District will result in suspension of privileges to use District amenities, as well as any lien and fee rights permitted under Florida law (as specified in the RulesPolicies adopted by the District).
6. Damage to Property: Applicant shall be responsible for any damage caused to any real or personal property caused by Applicant and/or Applicant’s Representatives. CDD shall not be responsible for any injury or damage to Applicant or Applicant’s Representatives or their respective property. The CDD shall send an invoice to the Applicant following the Special Event and Applicant shall make payment to the CDD within fourteen (14) days of the Special Event.
7. “As Is” Condition: Applicant accepts the use of the Area in its “as is condition.” The CDD shall have no obligation to make any changes thereto. The CDD shall have no obligation to provide any utilities to the Area. Applicant has inspected the Area prior to filing its Application and is aware of the Area’s current condition.
8. Rules and Regulations District Policies: Applicant and Applicant’s Representatives shall comply with the CDD’s RulesPolicies, as well as the following requirements:
 - a) Neither Applicant nor Applicant’s Representatives shall engage in any conduct that might tend to interfere with or impede the use and enjoyment of any other portion of the CDD by any other person or entity including, without limitation, creating any objectionable noise, sound or odor.
 - b) No materials or items shall be affixed to any portion of the Area or any facilities or improvements located thereon so as to cause damage thereto.
 - c) Applicant shall remove all trash and other property of Applicant from the Area and shall return the Area to the condition that existed prior to Applicant’s use of the Area.
9. Right to Use Only: This AGREEMENT is not intended to, and shall not be deemed to, create a lease or any other interest in real property, but shall merely give Applicant and Applicant’s Representatives the right to use the Area as and when provided above.
10. Other Conditions. Depending upon the nature of the Special Event and the Area, the CDD reserves the right to require in addition to the requirements of the Special Event Policy, as a condition of using the Area:
 - a) Additional Certificate of Insurance (form, type, limits and coverage approved by CDD) with respect to the Area and the Special Event;
 - b) Security appropriate for the Special Event and Area;
 - c) Additional Bond or deposit to cover clean up/repair costs; and/or
 - d) Payment of professional fees related to the review of the Application and/or fees to cover costs incurred by the CDD during the Special Event; and/or
 - e) Such other conditions or limitations reasonably related to mitigating impacts to the Area because of the Special Event.

-Signed By Applicant & Witness (Sign and Print Name): _____

Date: _____ Witness: (Sign and Print Name): _____

-Signed By District Manager: _____ Date: _____

ADDITIONAL ~~RULES AND REGULATIONS~~POLICIES FOR SPECIAL ~~EVENT~~EVENTS

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1. Applicant may be required to provide its own sanitary facilities in accordance with applicable regulations or reasonable requirements of the CDD's District Manager.
2. No permanent structures are permitted within the Area; no digging or removal of landscaping is permitted.
3. Parking is permitted in designated parking spaces only.
4. Area shall be restored as closely as possible to the original condition through grading and sodding of Area use, in the sole discretion of the District. Clearing or crushing grass or small plant material is unacceptable.
5. Applicant shall provide written confirmation to the CDD that coordination and notification has been made with all utility systems within the area.
6. Applicant shall coordinate all activities with the CDD's field personnel and shall provide written and verbal communication of progress of activities as well as any issues or problems that arise.
7. Applicant receive approval from the CDD of all sidewalk/roadway closures.
8. Applicant must obtain appropriate permits and/or licenses from Osceola County and/or the City of Kissimmee related to the event associated with this permit, as applicable.
9. Depending on the nature/size of the event, the District reserves the right to require additional insurance coverage to be provided by the Applicant (naming the VillaSol Community Development District as an additional insured).
10. Applicant shall protect stormwater system from any infiltration of chemicals or debris.
11. Applicant shall provide all trash and debris removal.
12. Applicant shall maintain all trash receptacles on CDD property during the Special Event and shall leave all trash receptacles empty and clean after the Special Event.
13. There shall be **no** sale or service of ALCOHOL on CDD property, unless otherwise Applicant has received specific approval of such from the District (in accordance with the RulesPolicies of the District).
14. Applicant shall at all times comply with the provision of the CDD's RulesPolicies, as may be amended from time to time. Copies of current RulesPolicies are available from the District's Manager

Applicant agrees to abide by all requirements and stipulations as noted above:

Signature: _____

Print Name: _____

Title: _____

Date: _____

X. VIOLATIONS OF POLICIES

Violation of these District's Policies, Florida law and/or the provisions stated below may result in the suspension of use of the District's amenities:

- Submission of false information on the application for an Access Card.
- Permitting unauthorized use of an Access Card.
- Treating District supervisors, contractors, vendors, staff or other Users in a disrespectful or abusive manner.
- Failing to pay fees or assessments owed to the District in a proper and timely manner.
- Engaging in conduct that is improper or dangerous.
- Arrested by law enforcement while on the Recreation Facilities or otherwise breaking Florida law.
- Damaging or destroying District property.
- Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, other representatives, or other Users.

District staff and/or the District Manager may at any time remove a User when in their sole discretion, District staff and/or the District Manager deem such removal necessary to protect the health, safety and welfare of other persons or to protect the District's property/equipment.

Suspension by the District Manager

- a. The District Manager may at any time suspend a Homeowner's privileges to use the Recreational Facilities for committing any of the violations outlined above.
- b. Such suspension shall be for a maximum period of 30 consecutive days.
- c. In determining the length of any suspension, the District Manager shall take into account the nature of the conduct and any prior violations.

Longer Suspension or Termination of Privileges by the Board.

- d. The District Manager may recommend to the Board, or the Board on its own initiative may elect to consider, a longer suspension or termination of a Homeowner's privileges for committing any of the violations.
- e. At least 14 days prior to any Board meeting where a longer suspension or termination is to be considered, the District shall send written notice of the meeting by United States mail to the Homeowner's last known address.
- f. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations, including imposing a longer suspension or permanent termination of a Homeowner's privileges to use the Recreation Facilities.
- g. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

All Homeowners whose privileges have been suspended/terminated are entitled to appeal such determination to the Board, whose determination shall be final.

An individual in violation of the District's Policies may also be subject to any applicable legal criminal and/or civil action permissible under Florida law (which may include fee and lien rights).

Hello Team,

Please add the following items to the agenda for consideration: (Revision on all rules)

1. Clubhouse Parking Lot Hours: Consider extending the parking lot hours until 12:00 AM and installing appropriate signs clearly showing the parking lot hours and rules.

2. Add clearer and more specific language to the community rules regarding gate incidents and damages. The rules should clearly outline residents' responsibility for any damage caused to the gates or gate equipment and the process for addressing and recovering the associated costs.

Also, clarify the policy for unpaid damages or outstanding payments, including the suspension of vehicle stickers and mobile app access until the balance is resolved. Residents would still be permitted to access the community through the visitor lane using the designated visitor access process.

Also, please ask the towing vendor about implementing a warning system for minor violations. This could include placing warning stickers on vehicles for violations such as parking on the grass and allowing the resident 12–24 hours to correct the violation before towing.

Lastly for Christmas holiday we need to make sure they come only when requested starting Dec 20th until January 2nd two weeks. Thanksgiving 25th until 27th and the other holidays only the day off.

These are some of the concerns and suggestions we have received from residents and should be considered for discussion.

Sincerely,

PLEASE DO NOT REPLY ALL IN ORDER TO AVOID A POSSIBLE SUNSHINE VIOLATION

HERMAN PEREZ, Chairman
Villa Sol CDD
3050 Puerta Del Sol Blvd FL 34744
(321)393-4580
hperez@villasolcdd.org

Tab 3

**TRANSPORTATION AND
TRANSIT DEPARTMENT**O: 407.742.0565
F: 407.742.0560**VILLA SOL DEVELOPMENT**

Mr. Massimino,

On August 26th 2026 Traffic Engineering conducted a site inspection of the roadway signs within the Villa Sol subdivision.

Christina N. Colón, P.E.
Executive Director
Transportation & Transit

We have concluded that the regulatory signs within the community meet all Federal and State standards for the following conditions:

Anthony Nelson, P.E., CFM
Assistant Director
Transportation & Transit

- Appropriate sheeting classification
- Appropriate minimum retroreflectivity
- Appropriate sign sizes
- Standard installation setback
- Standard installation height
- Sign approach visibility

Jennifer A Stults, AICP CTP, CPM
Director of Transportation
Planning

Richard A. Nasrawy, P.E., Esq.
Director of Construction

Gary Yeager
Traffic Operations Director

With all of the regulatory signs within the community meeting these requirements there should be no issues with the Sheriff's Office enforcing any of the F.S.S. that the regulatory signs are posted for.

If the HOA requires any additional official clearance of the acceptance of the signs within the Villa Sol Community please let me know.



GARY YEAGER
Traffic Operations Director
407-742-7516
Gary.Yeager@osceola.org

TRAFFIC ENFORCEMENT SERVICES AGREEMENT

This Traffic Enforcement Services Agreement (the "Agreement") is entered into by and between **OSCEOLA COUNTY**, a political subdivision and charter county of the State of Florida (the "County"), and the **VILLASOL COMMUNITY DEVELOPMENT DISTRICT** (the "District"), and **THE OSCEOLA COUNTY SHERIFF'S OFFICE** (the "Sheriff's Office").

WITNESSETH:

WHEREAS, the District has control over the roads controlled by a special district ("roads") lying within VillaSol Community Development District (hereinafter the "District") as more particularly described on the attached **Exhibit "A"** which is incorporated herein by this reference; and

WHEREAS, the roads controlled by the District are gated. The County does not have traffic control jurisdiction over the roads controlled by the District; and

WHEREAS, Section 316.006(3)(b) of the Florida Statutes permits the County to exercise traffic control jurisdiction over any limited access road or roads controlled by a special district if the County and the party controlling such roads enter into a written agreement approved by the governing board of the County; and

WHEREAS, Section 316.006(3)(b) of the Florida Statutes requires the governing board of the County to consult with the Sheriff's Office prior to entering into an agreement for traffic control jurisdiction over limited access roads or roads controlled by a special district; and

WHEREAS, the District has requested the Sheriff's Office to exercise traffic control jurisdiction over the roads controlled by the District; and

WHEREAS, prior to enforcement activities, the District has requested the County to evaluate whether the traffic control devices within the District to ensure conformity to the manual and required specifications of the Department of Transportation (or Manual of Uniform Traffic Control Devices, as appropriate) at the expense of the District; and

WHEREAS, the District agrees to implement any necessary changes to the traffic control devices prior to the Sheriff's Office beginning any traffic enforcement; and

WHEREAS, the Osceola County Board of Commissioners and the Sheriff's Office have consulted and are willing to exercise traffic control jurisdiction over the roads controlled by the District; and

WHEREAS, Section 316.006(3)(b)(2) of the Florida Statute provides, inter alia, that no traffic control agreement shall take effect prior to October 1 of the year of the agreement; and

NOW THEREFORE, in consideration of the mutual promises, covenants, and agreements contained herein and other valuable consideration, the receipt and adequacy of which is hereby acknowledged by all the parties hereto, the parties mutually and voluntarily undertake, promise, and agree for themselves, their successors, and assigns as follows:

SECTION 1. RECITALS. The foregoing recitals are true and correct, form a material part of this Agreement, and are incorporated herein by this reference in their entirety.

SECTION 2. JURISDICTION. The County hereby agrees to exercise jurisdiction over traffic control, including without limitation, parking, on the roads controlled by the District, pursuant to the terms and conditions expressed in Section 316.006(3)(b) of the Florida Statutes, and subject to compliance with the terms, provisions, and conditions set forth in this Agreement.

SECTION 3. ADDITIONAL AUTHORITY. The County's exercise of traffic control jurisdiction pursuant to this Agreement shall be in addition to any authority the County may otherwise exercise over the limited access roads and nothing herein shall be construed to limit or remove any such authority. The County agrees to continue to provide such police and fire services as are required by law, in addition to those police and fire services as have previously been provided.

SECTION 4. SIGNAGE. The District shall coordinate County Approval for all traffic control devices to be used for enforcement purposes. Establishment of maximum speed limits on the limited access roads shall be pursuant to Section 316.183 of the Florida Statutes and shall be approved by the County. The District shall be responsible for posting the speed limits by appropriate Department of Transportation-approved signage along the roads owned or controlled by the District.

SECTION 5. COUNTY TO RETAIN REVENUE. All revenue from the fines, costs and penalties imposed by the traffic citations issued for violation of any traffic laws on the roads owned or controlled by the District shall be apportioned in the manner required by applicable law and shall be retained by the County.

SECTION 6. LIABILITY NOT INCREASED. Neither the existence of this Agreement nor anything contained herein shall give rise to any greater liability on the part of the County and/or the Sheriff's Office than that which the County and/or the Sheriff's Office would ordinarily be subjected to when providing normal police services.

SECTION 7. INDEMNIFICATION. To the fullest extent permitted by law, the District agrees to be liable for any and all damages, losses and expenses incurred by the County and the Sheriff's Office caused by the acts and/or omissions of the District or any of the District's employees, agents, sub-contractors, representatives, and/or volunteers. The District agrees to indemnify, defense, and hold the County and the Sheriff's Office harmless for any and all claims, suits, judgements, or damages, losses and expenses, including but not limited to, court costs, expert witnesses, consultation services, and attorney's fees, arising from any and all acts and/or omissions of the District, or any of the District's employees, agents, sub-contractors, representatives, and/or volunteers except that the District shall not be liable for damages arising out of the injury or damage to persons or property directly caused or resulting from the sole negligence of the County and/or the Sheriff's Office and/or all of their respective officers, deputies, agents, representatives, or employees. Said indemnification, defense and hold harmless actions shall not be limited by any insurance amounts required hereunder. The provisions of this section 7 shall survive the termination of this Agreement. The obligations of the District under this Section are specifically limited to indemnification for its own acts or omissions in accordance with, and subject to the monetary limitations set forth in Section 768.28, Florida Statutes.

SECTION 8. ROAD MAINTENANCE. Neither the existence of this Agreement, nor anything contained herein, shall impose any obligation or duty upon the County to provide maintenance on and/or drainage of the Roads. The maintenance, repair, construction, and/or reconstruction of all roads, drainage, and signage within the Community shall at all times be solely and exclusively the responsibilities of the District and the District's successors and assigns.

SECTION 9. TERM. The term of this agreement shall be for one (1) year, commencing on the date on which the last of the parties hereto executes this agreement. This Agreement shall thereafter automatically continue and/or renew for successive one (1) year terms. Either party may terminate this Agreement at any time by giving thirty (30) days written notice to the other parties. The District's obligations under Section 7 of this Agreement shall survive the termination of this Agreement.

SECTION 10. ASSIGNMENT. None of the parties to this Agreement may affect and/or make any assignment of this Agreement without the prior written consent of all other parties.

SECTION 11. ENTIRE AGREEMENT & AMENDMENTS. This Agreement constitutes the entire agreement among the parties pertaining to the subject matter hereof, and supersedes all prior agreements, whether oral or written, and there are no warranties, representations, or other agreements between the parties in connection with the subject matter hereof, except as specifically set forth in this Agreement. No amendment or modification of any provision of this Agreement shall become effective unless the amendment is in writing, executed by the County, the Sheriff's Office, and the District or the District's permitted designee.

Section 12. NON-WAIVER. The failure of any party to insist upon another party's compliance with its obligations under this Agreement in any one or more instances shall not operate to release such other party from its duties to comply with its obligations in all other instances.

SECTION 13. SEVERABILITY. In the event any provision of this Agreement shall be held invalid or enforceable by any court of competent jurisdiction, such holding shall not invalidate and/or render unenforceable any other provision of this Agreement.

SECTION 14. BINDING EFFECT. The obligations and covenants of this Agreement shall bind and benefit the successor, personal representatives, heirs, and assigns to the parties hereto.

SECTION 15. ADDITIONAL SERVICES. The District and the Sheriff's Office agree and understand that this Agreement is intended to cover traffic control jurisdiction over the roads controlled by the District. The Parties agree that for any additional or special services requested by the District that the District shall enter into separate agreements for such services. Any charge for such services will be determined on a case-by-case basis depending on the Sheriff's Office current rate, time, manner and number of deputies required for such additional services.

SECTION 16. PUBLIC RECORDS LAW. The Sheriff's Office and the District understand that all documents related to this Agreement shall be public record and accordingly, the Sheriff's Office and the District agree to comply with applicable provisions of Florida's public records laws, including Chapter 119 of the Florida Statutes.

SECTION 17. NOTICE. All notices, certificates, or other communications hereunder shall be sufficiently given and shall be deemed delivered when hand delivered or mailed through the United States

Postal Service, first class mail, postage prepaid, or FedEx, and address to the parties at the following addresses:

To the Sheriff's Office: Osceola County Sheriff's Office
2601 East Irlo Bronson Memorial Highway
Kissimmee, Florida 34744
Attention: General Counsel
Telephone: 407-348-1113

To the District: VillaSol Community Development District
c/o Rizetta & Company, Inc.
8529 South Park Circle
Suite 330
Orlando, Florida 32819
Attention: Giovanni Massimino, District Coordinator
Telephone: (407) 472-2471

Copy to: Straley, Robin, & Vericker, LLP
1510 W. Cleveland Street
Tampa, FL 33606
Attention: Cari Allen Webster, District Counsel
Telephone: (813) 223-9400

To the County: Osceola County Attorney
1 Courthouse Square, Suite 4700
Kissimmee, Florida 34741

Any of the above parties may, by notice in writing given to the other parties, designate any further or different address to which subsequent notices, certificates, or other communications shall be sent. Any notice shall be deemed given on the date such notice is delivered by hand or facsimile transmission or three days after the date deposited in the mail.

In Witness Whereof, the parties have executed this Agreement on the dates indicated below.

**VillaSol COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Herman Perez
Chairman, Board of Supervisors

Attested by:

By: _____
Secretary/Assistant Secretary

**STATE OF FLORIDA
COUNTY OF OSCEOLA**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026 by Herman Perez, as Chairperson of the Board of Supervisors of the VILLASOL COMMUNITY DEVELOPMENT DISTRICT, a community development district organized under the laws of the State of Florida, and by _____, as Secretary of the VILLASOL COMMUNITY DEVELOPMENT DISTRICT, on behalf of the community development district. They ☐ are both personally known to me or ☐ have each produced a valid driver's license as identification.

NOTARY SEAL:

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

COUNTY:

OSCEOLA COUNTY, a political subdivision and charter county of the State of Florida

BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY, FLORIDA

By: _____

Print Name: _____

Title: _____

Date: _____

ATTESTED BY:

OSCEOLA COUNTY CLERK OF THE BOARD

By: _____
Clerk/Deputy Clerk of the Board

As authorized for execution at the board of County Commissioners meeting on:

OSCEOLA COUNTY SHERIFF'S OFFICE

By: _____

Name: _____

Title: _____

ATTESTED BY:

Name: _____

Title: _____

**STATE OF FLORIDA
COUNTY OF OSCEOLA**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026 by _____ (print name), as _____ (title) of the **OSCEOLA COUNTY SHERIFF'S OFFICE**/ He/She ☐ is personally known to me or ☐ has produced _____ (valid form of identification) as identification.

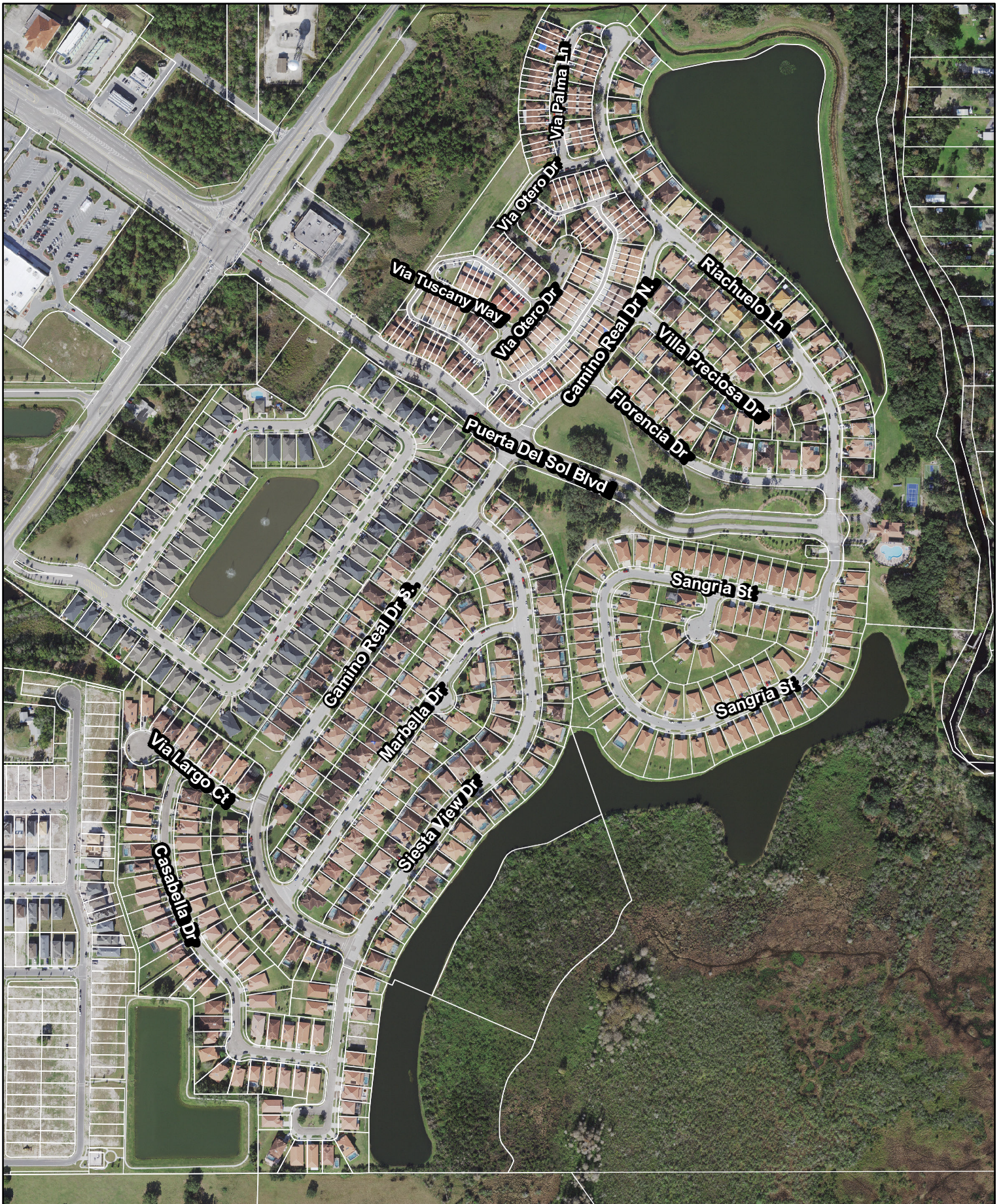
NOTARY SEAL:

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

EXHIBIT "A"

"roads owned or controlled by the special district"

[*See attached*]



Villa Sol CDD, Roadways

Osceola County, FL
November 2023



0 360 720 Feet



Dewberry

Tab 4

Tracker List

23/32 completed

✓	Incident Date	Notice Sent	Address/Enity Info	Payment	Amenity Deactivated
✓	8/11		2800 Via Largo Ct (Winston—Suspended)	fully paid half fine per Board motion	
✓	10/10		2908 Casabella dr	fully paid \$515	
✓	6/4		2923 Casabella Dr (Gate Arm Damages)		
☐	6/30		2927 Casabella Drive (Not in MyQ System)		
✓	9/13		2954 Marbella Drive		
✓	4/1		2999 Siesta View Dr (Gate Arm Damages)		
✓	6/4		3010 Siesta View Dr (Rule Violation)		
✓	4/11		3012 Sangria St (Gate Arm Damages)	fully paid \$923	
✓	3/31		3013 Villa Preciosa Dr (Gate Arm Damages)	fully paid \$514	
☐	11/7		3030 Camino Real South (Antonio Fuentes - Suspended)		
✓	6/4		3031 Sangria St (Gate Arm Damages)		
✓	9/22		3038 Sangria St		
✓	3/31		3040 Sangria St (Gate Arm Damages)		
☐	9/18		3067 Sangria (Gate arm damaged) (Not in MyQ System)		
✓	6/4		3086 Sangria St (Gate Arm Damages)		
☐	5/9		3105 Sangria St (Gate Arm Damages) Owner Now Live on 3030 Camino Real (More research needed)		
✓	6/4		3121 Via Otero (Security Violations)		
✓	9/25		3129 Via Otero		
✓	11/19		3162 Via Palma	fully paid \$515	

Tracker List

23/32 completed

✓	Incident Date	Notice Sent	Address/Entity Info	Payment	Amenity Deactivated
✓	1/19		Abc Supply	\$923 recieved (fully paid)	
✓	6/4		Fedex (Gate Arm Damages)	fully paid \$515	
✓	6/4		Fedex 2 (Gate Arm Damages)	fully paid \$515	
✓	8/1		Fedex 3 (Damaged LED and Arm)	fully paid \$515	
✓	10/20		Fedex 4 (Damaged LED)	fully paid \$515	
✓	6/4		Mears Taxi (Gate Arm Damages)		
✓	9/22		Pinch A Penny (LED Strip)		
☐	10/4		Roofing Company (LED) (Not in MyQ System)		
✓	10/21		Tads Towing	fully paid \$515	
✓	3/7		2953 siesta view (LED)	515 received (fully paid)	
☐	3/12	3/25	2965 siesta view (LED) (Ramon - Suspended)		
✓	4/3	4/6	3140 via palma	fully paid \$514	
☐	4/20		ACS logistics group (3142 Riachuelo Lane - Suspended)	\$923 owed	
✓	4/27		Fedex 5	\$923 fully paid	
✓	6/18		2946 Casabella Drive (Not in MyQ System) (Astrid paid)	\$923 owed	
☐	6/10		2965 Siesta View Drive (Bollard Damage) (Ramon - Suspended)		
☐	7/16		Triple A Truck (Corresponding with currently)	\$515 owed (\$165 sent)	
☐	7/17		Gate Damage Police Incident (In Progress seeking reimbursement)	\$923 plus whatever guardian accesses	
☐					

Tracker List

[illegible]

Tab 5

Hex Recycled Plastic Picnic Table - 46", Brown

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

- Best selling picnic table.
- 100% recycled UV-protected plastic won't rot, splinter or crack. Withstands harsh weather.
- Natural-looking wood material never needs sanding, sealing, painting or staining.
- Durable 2" thick planks pre-drilled for easy assembly.
- [Umbrella](#) and [Mounting Hardware](#) sold separately.



[More Images & Video](#)

SPECIFY COLOR: Orange Gray **Brown** Green

MODEL NO.	DESCRIPTION	SIZE L x W x H	WT. (LBS.)	PRICE EACH		COLOR	ADD TO CART
				1	3+		
H-2560BR	46" Hex	72 x 72 x 30"	250	\$1,295	\$1,245	■ Brown ▾	1 ADD

DROP SHIPS IN 1 DAY UNASSEMBLED VIA MOTOR FREIGHT

[+ Additional Info](#) [+ Shopping Lists](#) [Request a Catalog](#)

Tab 6



Daily report Saturday July 4 2026

Assigned work place:

Centro Recreacional Villa Sol.

Schedule:

Saturday July 4 from 2:00pm to 10:00pm.

I first checked the external areas, including the parking lot, which was calm. The pool was in use. Residents began arriving at the gym and pool. I spoke with several residents and explained that eating in the pool area was against the rules and that they needed to use the designated tables. The golf cart was safely parked.

3:00pm

I walked around the pool area and checked for glass containers or alcohol. I spoke with residents who were opening the doors for guests without keycards. I explained that only four guests are allowed per keycard; however, approximately ten guests were entering using the app. The gym, pool and parking lot were in use. The golf cart was safely parked.

4:00pm

I walked around the pool area. The weather was very cloudy. The parking lot and gym were in use. Other areas were calm. I checked the external bathrooms and turned off their lights. The golf cart was safely parked.

5:00pm

The pool, parking lot and gym were in use. It began to rain, and many people left. I checked the external bathrooms and turned off their lights. The golf cart was safely parked.

6:00pm

I walked around the clubhouse. The parking lot, pool and full basketball court were in use. The golf cart was safely parked.

7:00pm

I checked the external areas. The parking lot and pool were in use. The rain continued. The golf cart was safely parked.

8:00pm

I walked around the clubhouse. All areas were calm. The golf cart was safely parked. At 8:24pm, I found a bicycle (Suburban LX) in the parking lot. I attempted to locate the owner but was unsuccessful.

9:00pm

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

10:00pm

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



Daily report Sunday July 5 2026

Assigned work place:

Centro Recreacional Villa Sol.

Schedule:

Sunday July 5 from 2:00pm to 10:00pm.

Upon arrival, I noticed that the bicycle from the previous night was still there. I contacted Mr. Hernan, who instructed me to place the bicycle inside the CCTV room temporarily. I checked the other areas. The gym was in use. The golf cart was safely parked. I checked the bathrooms and turned off their lights.

3:00pm

I checked the external areas. The parking lot was in use. Other areas were calm. The golf cart was safely parked. I confirmed that all doors were properly closed.

4:00pm

I walked around the clubhouse. The parking lot, gym and pool were in use. Other areas were calm. The golf cart was safely parked. It began to rain, and people left the area.

5:00pm

Heavy rain continued. All areas were calm. The golf cart was safely parked.

6:00pm

I walked around the clubhouse. All areas were calm. The golf cart was safely parked. I checked the external bathrooms and turned off their lights.

7:00pm

Everything remained calm. I checked the doors and windows of the gym and party room. The golf cart was safely parked. Residents arrived at the tennis court.

8:00pm

I patrolled the front and side areas while checking the exterior. The tennis court was in use. Other areas were calm. The golf cart was safely parked.

9:00pm

I checked the clubhouse doors again. The golf cart was safely parked. I returned the keycard to its designated place.

10:00pm

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



Daily report Friday July 10 2026

Assigned work place:

Centro Recreacional Villa Sol.

Schedule:

Friday July 10 from 2:00pm to 10:00pm.

I conducted my first patrol by checking the external areas, including the parking lot, courts, playground, gym and party room. I found Mr. Herman checking an issue with one of the security cameras.

3:00pm

Pedro was painting the lobby. The parking lot and pool were in use. Other areas were calm. I checked the external bathrooms and turned off their lights.

4:00pm

The afternoon was very hot. The parking lot, pool and gym were in use. Pedro continued working in the lobby.

5:00pm

I walked around the clubhouse. The parking lot and pool were in use.

6:00pm

Pedro continued painting the lobby. At 6:40pm, personnel from Brenntag arrived at the pool pump area. The parking lot, full basketball court, party room and pool were in use.

7:00pm

I walked around the clubhouse and checked the external areas. The parking lot, party room and pool were in use. The golf cart was safely parked.

8:00pm

The parking lot and party room were still in use. Other areas were calm. The golf cart was safely parked. I checked the external bathrooms and turned off their lights. I patrolled the pool area and the left side of the clubhouse.

9:00pm

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

10:00pm

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



Daily report Saturday July 11 2026

Assigned work place:

Centro Recreacional Villa Sol.

Schedule:

Saturday July 11 from 2:00pm to 10:00pm.

I walked around the clubhouse. The parking lot and pool were in use. I checked the external bathrooms and turned off their lights. The party room had been in use since earlier in the day. The golf cart was safely parked.

3:00pm

The party hosts began cleaning up. The parking lot and pool were still in use. Other areas were calm. The golf cart was safely parked. At 3:15pm, the party room was vacated and handed over.

4:00pm

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

5:00pm

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

6:00pm

The pool and parking lot were in use. I checked the external bathrooms and turned off their lights. I walked around the pool area. Everything remained calm.

7:00pm

I patrolled the side of the clubhouse. The tennis and basketball courts and the playground were calm. The parking lot and pool were in use. The golf cart was safely parked.

8:00pm

The parking lot, full basketball court and gym were in use. The golf cart was safely parked. I walked around the pool area and checked the clubhouse windows and doors.

9:00pm

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

10:00pm

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



Daily report Sunday July 12 2026

Assigned work place:

Centro Recreacional Villa Sol.

Schedule:

Sunday July 12 from 2:00pm to 10:00pm.

Upon arriving at the clubhouse, I noticed that the parking lot was full. The lobby and party room were in use. At 2:30pm, cleanup began in the party room. It was raining. The golf cart was safely parked.

3:00pm

The rain continued. The party room was being cleaned. The gym and parking lot were in use. The golf cart was safely parked. At 3:20pm, the party room was cleared. I checked the external areas, and all areas were calm at that time.

4:00pm

I walked around the clubhouse. All external areas were calm. The gym was in use. The golf cart was safely parked. I checked the windows and doors.

5:00pm

I checked the area around the clubhouse. It was still raining. All external areas were calm. The gym was in use. I checked the external bathrooms and turned off their lights. The golf cart was safely parked.

6:00pm

I walked around the clubhouse. The playground was in use. Other areas were calm. The golf cart was safely parked.

7:00pm

Children were walking around the playground. I patrolled the left side of the clubhouse. I checked the bathrooms and turned off their lights. The golf cart was safely parked.

8:00pm

The parking lot and half basketball court were in use. Other areas were calm. The golf cart was safely parked. I checked the clubhouse doors.

9:00pm

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

10:00pm

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



Daily Report: Villa Sol

Date: July 15, 2026

Officer: Josma

Shift: Second Shift (2:00 PM–10:00 PM)

2:00 PM to 3:00 PM

Clocked in.

Retrieved the lanyard.

Patrolled the clubhouse and its facilities.

3:00 PM to 4:00 PM

Patrolled the clubhouse and its facilities.

4:00 PM to 5:00 PM

Patrolled the clubhouse and its facilities.

Assisted with installing the large mirror inside the clubhouse.

5:00 PM to 6:00 PM

Patrolled the clubhouse and its facilities.

A young girl entered the pool area with a bicycle. I politely informed her that bicycles are not permitted inside the pool area and instructed her to leave it at the bicycle rack.

6:00 PM to 7:00 PM

Patrolled the clubhouse and its facilities.

7:00 PM to 8:00 PM

Patrolled the clubhouse and its facilities.

Ensured that everyone exited the pool area.

A family entered the clubhouse looking for the pool area, so I directed them to the proper entrance.

A resident's key card flashed green but did not allow him to enter the exterior restroom. I directed him to the restroom located inside the clubhouse.

8:00 PM to 9:00 PM

Patrolled the clubhouse and its facilities.

Closed the pool area.

9:00 PM to 10:00 PM

Patrolled the clubhouse and its facilities.



Daily report Friday July 17 2026

Assigned work place:

Centro Recreacional Villa Sol.

Schedule:

Friday July 17 from 2:00pm to 10:00pm.

Upon arrival during a thunderstorm, I found six children in the playground with an older girl who appeared to be approximately 13 years old. I asked them to leave the area because of the lightning. I then patrolled the pool area and the front and left sides of the clubhouse. The event hosts had arrived.

3:00pm

The parking lot, playground, party room and half basketball court were in use. Other areas were calm.

4:00pm

The half basketball court, playground, party room, parking lot and gym were in use.

5:00pm

I walked around the pool area and the side of the clubhouse. The parking lot, half basketball court, gym and party room were in use. I checked the external bathrooms and turned off their lights.

6:00pm

The parking lot, full basketball court, gym, party room and pool were in use.

7:00pm

I walked around the clubhouse. The golf cart was safely parked. The parking lot, full basketball court, pool and gym were in use. The party hosts were cleaning up. I opened the trash container.

8:00pm

I checked the clubhouse windows and doors. I checked the external bathrooms and turned off their lights. The golf cart was safely parked.

9:00pm

I checked the clubhouse doors again. The golf cart was safely parked. The full basketball court and parking lot were in use. Children were walking around the rear area. I returned the keycard to its designated place.

10:00pm

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



Daily report Saturday July 18 2026

Assigned work place:

Centro Recreacional Villa Sol.

Schedule:

Saturday July 18 from 2:00pm to 10:00pm.

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

3:00pm

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

4:00pm

I checked the pool area and external bathrooms. The parking lot was full. The basketball courts and party room were in use. The golf cart was safely parked.

5:00pm

I patrolled the rear area while looking for the owners of three vehicles parked along the curb near the parking lot exit. The party room, pool, full basketball court and parking lot were in use. The golf cart was safely parked.

6:00pm

The parking lot, full basketball court, pool, lobby and party room were in use. The golf cart was safely parked.

7:00pm

I walked around the clubhouse. I checked the courts and external bathrooms. The pool, parking lot, lobby and party room were in use. I opened the trash container. The golf cart was safely parked.

8:00pm

The party room, parking lot and full basketball court were in use. The golf cart was safely parked. At 8:13pm, the party guests began cleaning up.

9:00pm

I confirmed that everything was in place and that the doors were properly closed. I checked the gym equipment and confirmed that it was turned off. I returned the keycard to its designated place. The golf cart was safely parked.

10:00pm

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



Daily report Sunday July 19 2026

Assigned work place:

Centro Recreacional Villa Sol.

Schedule:

Sunday July 19 from 2:00pm to 10:00pm.

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

3:00pm

The parking lot was in use. The golf cart was safely parked. I checked the left side of the property. A child who is frequently present in the area was walking around. At approximately 3:30pm, three vehicles—red, white and gray—arrived and parked. I monitored them through the security cameras.

4:00pm

Because no one exited the vehicles, I approached the gray vehicle. An occupant lowered the window, and I observed six young men inside. I informed them that parking was only permitted for individuals using the facilities and asked them to leave. They complied.

5:00pm

Only the gym was in use. Other areas were calm. The golf cart was safely parked. I checked the external bathrooms and turned off their lights. I checked the party room doors.

6:00pm

The afternoon was very sunny. I walked around the clubhouse, parking lot, playground and basketball courts. The golf cart was safely parked. I checked the gym windows. At 6:30pm, a couple arrived at the pool.

7:00pm

Additional people arrived at the pool. The basketball and tennis courts and the parking lot were in use. Other areas were calm. The golf cart was safely parked.

8:00pm

I walked around the clubhouse. I checked the bathrooms and turned off their lights. The parking lot, tennis court, full basketball court and pool were in use. The golf cart was safely parked.

9:00pm

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

10:00pm

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



Daily Report: Villa Sol

Date: July 21, 2026

Officer: Josma

Shift: Second Shift (2:00 PM–10:00 PM)

2:00 PM to 3:00 PM

Clocked in.

Retrieved the lanyard.

Patrolled the clubhouse and its facilities.

3:00 PM to 4:00 PM

Patrolled the clubhouse and its facilities.

A resident left her access card inside the gym, so I opened the door for her.

The boy who is prohibited from entering the clubhouse approached the entrance. However, when he saw me, he turned around and left.

4:00 PM to 5:00 PM

Patrolled the clubhouse and its facilities.

Assisted with installing the large mirror inside the clubhouse.

5:00 PM to 6:00 PM

Patrolled the clubhouse and its facilities.

A resident turned in a pair of sunglasses that had been left inside the gym.

A man entered the clubhouse and used an access code to enter the clubhouse office. I verified that he was an employee preparing for an upcoming meeting.

Carlos arrived at the clubhouse to meet with the employee, Amari.

A resident arrived for a hearing. After speaking with Carlos, Amari assisted the resident.

6:00 PM to 7:00 PM

Patrolled the clubhouse and its facilities.

7:00 PM to 8:00 PM

Patrolled the clubhouse and its facilities.

8:00 PM to 9:00 PM

Patrolled the clubhouse and its facilities.

Closed the pool area.

9:00 PM to 10:00 PM

Patrolled the clubhouse and its facilities.



Report — July 31, 2026

Daily Report — Friday, July 31, 2026

Assigned Workplace: Centro Recreacional Villa Sol

Schedule: 2:00 PM to 10:00 PM

2:00 PM

I began my shift by checking the exterior areas, including the parking lot, tennis court, basketball half court, playground, gym, party room, pool, and exterior restrooms. Most areas were calm, while the basketball full court was in use. Zoe Jimenez arrived to pick up documents from the office.

3:00 PM

I checked the doors to ensure they were functioning properly. The gym was in use. Residents arrived at the pool area, moved a table closer to the water, and began eating. I explained that moving the table and consuming food in the pool area were not permitted. They stated that they had moved because of a bad smell; however, after checking the area, I did not detect any unusual odor. The residents identified themselves as Crainne and Kevin Bow, 2910 Via Tuscany Way.

4:00 PM

The gym, pool, and basketball half court were in use. All other areas were calm.

5:00 PM

I conducted a patrol of the exterior areas. I checked the restrooms and turned off the lights. The basketball half court, pool, and parking lot were in use. All other areas were calm.

6:00 PM

I patrolled around the clubhouse. The parking lot and pool were in use. The golf cart was safely parked. I also turned off the restroom lights.

7:00 PM

The parking lot, pool, and basketball full court were in use. All other areas were calm. The golf cart was safely parked. I secured the pool pump station door.

8:00 PM

I patrolled around the clubhouse. The parking lot and playground were in use. I checked the restrooms and turned off the lights. I also verified that the windows and doors were properly secured. Residents arrived at the tennis court.

9:00 PM

I checked the front area, doors, and windows. I returned the keycard to its designated location. The golf cart was safely parked.

10:00 PM

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



Report — August 1, 2026

Daily Report — Saturday, August 1, 2026

Assigned Workplace: Centro Recreacional Villa Sol

Schedule: 2:00 PM to 10:00 PM

2:00 PM

Upon arrival, I found the parking lot, party room, and pool in use. All other areas were calm. The golf cart was safely parked.

3:00 PM

I patrolled around the clubhouse. The parking lot, pool, party room, and lobby were in use. All other areas were calm. The golf cart was safely parked. I opened the trash containers for the party cleanup.

4:00 PM

The playground, parking lot, and pool were in use. All other areas were calm. I checked the exterior and interior restrooms and turned off the lights. The golf cart was safely parked. I closed the trash container.

5:00 PM

Heavy rain began. The gym and clubhouse entrance were being used by children who are frequently present in the area. The golf cart was safely parked.

6:00 PM

I patrolled around the clubhouse. The pool area was in use, and a resident began using the gym. The golf cart was safely parked.

7:00 PM

I checked the exterior areas and restrooms and turned off the restroom lights. I also checked the clubhouse doors and windows. The golf cart was safely parked.

8:00 PM

I patrolled the front and side areas of the clubhouse. The gym was in use. The golf cart was safely parked.

9:00 PM

I checked the front area, windows, doors, and exterior restrooms. I also walked around the pool area. I returned the keycard to its designated location. The golf cart was safely parked.

10:00 PM

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



INCIDENT REPORT

Date: July 30, 2026

Time: Approximately 2:00 PM – 3:30 PM

Location: VillaSol Clubhouse Area

Incident Details:

Two male teenagers, one African American and one Hispanic, both approximately 15 years old, arrived at the clubhouse area riding bicycles to get water. They briefly stopped near the clubhouse while one of them answered a phone call.

While speaking on the phone, one of the teenagers made a rude comment to the person on the call. Several adults in the pool area apparently believed that the comment was directed toward them.

An adult male wearing blue shorts confronted the teenagers and stated that he would “smack” them. One of the teenagers responded that the man would not do anything. The individual wearing blue shorts then chased the teenager but fell to the ground while running.

After getting water, the teenagers returned through the area and were confronted by the group again. The teenagers then left the clubhouse area on their bicycles and were followed by two adult males wearing red shorts.

After the teenagers left the area, the adults reportedly followed them in a gray SUV. The teenagers separated and traveled in different directions.

Near the cul-de-sac, a light-skinned adult male wearing a white shirt and displaying tattoos reportedly exited the gray SUV and physically searched one of the teenagers by patting him down while looking for the teenager’s cellphone.

The teenager was then verbally harassed before being allowed to leave. The adults returned to the gray SUV and drove away from the area.

Due to how quickly the incident developed and the individuals’ immediate departure from the area, I was unable to intervene or obtain additional identifying information.

This report documents the information available regarding the incident.



Report — August 2, 2026

Daily Report — Sunday, August 2, 2026

Assigned Workplace: Centro Recreacional Villa Sol

Schedule: 2:00 PM to 10:00 PM

2:00 PM

Upon arriving at the clubhouse, I began my first patrol by checking all areas. The parking lot and gym were in use, while all other areas were calm. I checked the exterior restrooms and turned off the lights. The golf cart was safely parked.

3:00 PM

All areas were calm. The golf cart was safely parked.

4:00 PM

I patrolled around the clubhouse. Two boys who are frequently seen around the property were riding their bicycles. The golf cart was safely parked.

5:00 PM

I checked the left side of the clubhouse, the courts, and the exterior restrooms. I turned off the restroom lights. The playground, pool, parking lot, and gym were in use. The golf cart was safely parked.

6:00 PM

The weather was cloudy. The parking lot, gym, and pool were in use. All other areas were calm. I checked that the gym windows were properly closed. The golf cart was safely parked.

7:00 PM

The gym, parking lot, and pool were in use. I checked the pool and front areas. Nothing unusual was observed. The golf cart was safely parked.

8:00 PM

The basketball half court, parking lot, and playground were in use. I checked the exterior restrooms and turned off the lights. The golf cart was safely parked.

9:00 PM

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

10:00 PM

End of shift. The golf cart was safely parked, and I left the property in order.



Daily Report: Villasol

Date August 5, 2026

Officer: Josma

Shift: Second(2-10pm)

2pm to 3pm

Clocked in.

Retrieved the lanyard.

Patrolled the clubhouse and its facilities.

Spoke to Herman.

Told a family to keep their scooters by the bike rack, They kept it by a tree so then I told them again.

Gave a warning to a resident to turn off their music in the gym if anyone came in.

3pm 4pm

Patrolled the clubhouse and its facilities.

Lady forgot her phone in the bathroom so I unlocked the outside bathroom door for her.

4pm to 5pm

Patrolled the clubhouse and its facilities.

Helped a resident connect to the WiFi.

5pm to 6pm

Patrolled the clubhouse and its facilities.

6pm to 7pm

Patrolled the clubhouse and its facilities.

7pm to 8pm

Patrolled the clubhouse and its facilities.

8pm to 9pm

Patrolled the clubhouse and its facilities.

Found the back entrance to the pool wide open, closed it.

Closed the pool.

9pm to 10pm

Patrolled the clubhouse and its facilities.

Returned the lanyard.

Clocked out.



Report — August 7, 2026

Daily Report — Friday, August 7, 2026

Assigned Workplace: Centro Recreacional Villa Sol

Schedule: 2:00 PM to 10:00 PM

2:00 PM

I began my shift by checking all areas of the property. The parking lot, gym, and pool were in use. I noticed that the pool entrance was not properly locked, so I secured it. During a subsequent patrol, I found it open again. I spoke with the person in the area and asked that the entrance be properly secured to prevent children from entering without adult supervision.

3:00 PM

All areas were calm. I checked the exterior restrooms and turned off the lights. I also checked the left side of the clubhouse.

4:00 PM

I patrolled around the clubhouse. The parking lot and pool were in use. All other areas were calm.

5:00 PM

During a patrol of the pool area, I spoke with the parents of children who had entered with scooters and bicycles. After I explained the rules, the scooters and bicycles were removed from the area. I also checked the exterior restrooms. The parking lot and gym were in use, while the other areas were calm. Mr. Hernan was in the CCTV room checking the cameras.

6:00 PM

The parking lot, gym, and basketball full court were in use. The party hosts arrived.

7:00 PM

The parking lot, party room, and gym were in use. All other areas were calm. I patrolled the left side and front area of the clubhouse. The golf cart was safely parked.

8:00 PM

I patrolled the pool area and left side of the clubhouse and checked the exterior restrooms. I also checked the clubhouse doors and windows. I opened the trash container. The golf cart was safely parked.

9:00 PM

I patrolled around the clubhouse and checked the parking lot. At approximately 9:21 PM, the

party hosts began cleaning up. I returned the keycard to its designated location. The golf cart was safely parked.

10:00 PM

I verified that all doors were properly secured. End of shift. The golf cart was safely parked, and I left the property secured and in order.



Report — August 8, 2026

Daily Report — Saturday, August 8, 2026

Assigned Workplace: Centro Recreacional Villa Sol

Schedule: 2:00 PM to 10:00 PM

2:00 PM

Upon arrival, I observed that the parking lot and pool area were being used for a birthday party. The area was decorated, and food was being served. I spoke with Ms. Nalbandia from 3117 Riachuelo regarding the property rules. Although she appeared to be familiar with the rules, she stated that she was not aware of them. The golf cart was safely parked.

3:00 PM

I patrolled around the clubhouse. The parking lot and pool were in use. I checked the exterior restrooms. The golf cart was safely parked.

4:00 PM

During another patrol of the clubhouse, I found two girls in the exterior restroom area who were attempting to enter the pool area. I accompanied them to their mother and explained that children should not be left unsupervised by an adult while on the property. Guests for the party had begun arriving.

5:00 PM

I checked the parking lot, left side of the property, and exterior restrooms. The pool and gym were in use. The golf cart was safely parked.

6:00 PM

Guests from the pool party began leaving. The pool, parking lot, and basketball half court were in use. All other areas were calm. The golf cart was safely parked.

7:00 PM

The parking lot and gym were in use. I checked the exterior restrooms and turned off the lights. A family was walking around the rear area of the property. The golf cart was safely parked.

8:00 PM

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

9:00 PM

I checked the windows and doors of the gym and party room. I returned the keycard to its designated location. All other areas were calm. The golf cart was safely parked.

10:00 PM

End of shift. The golf cart was safely parked, and I left the property in order.



Report — August 9, 2026

Daily Report — Sunday, August 9, 2026

Assigned Workplace: Centro Recreacional Villa Sol

Schedule: 2:00 PM to 10:00 PM

2:00 PM

Upon arrival, I found Mr. Herman in the pool area repairing a fan. It was raining, and all areas were calm. The golf cart was safely parked.

3:00 PM

I checked the exterior restrooms and turned off the lights. I also verified that all doors were properly secured. The golf cart was safely parked.

4:00 PM

The parking lot and tennis court were in use. All other areas were calm. I checked the gym windows. The golf cart was safely parked.

5:00 PM

I patrolled around the clubhouse and checked the courts, playground, pool, and front area. The parking lot and basketball full court were in use.

6:00 PM

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

7:00 PM

I patrolled around the clubhouse and checked the exterior restrooms, turning off the lights. I also checked the basketball and tennis courts, playground, and pool. The parking lot, pool, and gym were in use. The golf cart was safely parked.

8:00 PM

I checked the left side of the clubhouse, exterior restrooms, pool area, and front area. The golf cart was safely parked.

9:00 PM

I checked the clubhouse windows and doors. I returned the keycard to its designated location. The golf cart was safely parked.

10:00 PM

End of shift. The golf cart was safely parked, and I left the property in order.



Daily Report — August 11, 2026

Location: Villa Sol

Officer: Josma

Shift: Second Shift — 2:00 PM to 10:00 PM

2:00 PM – 3:00 PM

Clocked in and retrieved the lanyard. I conducted a patrol of the clubhouse and its facilities.

3:00 PM – 4:00 PM

I patrolled the clubhouse and its facilities. I received a WhatsApp message from Herman regarding residents who had turned on the pool heater. I approached the residents and made sure the pool heater was turned off.

4:00 PM – 5:00 PM

I received a report from a resident stating that their mother had seen what appeared to be a dead animal near the chairs on the right side of the pool. I inspected the area but did not find any animal. The only item found was a piece of squished candy. I continued patrolling the clubhouse and its facilities.

5:00 PM – 6:00 PM

I conducted a patrol of the clubhouse and its facilities. No incidents to report.

6:00 PM – 7:00 PM

I conducted a patrol of the clubhouse and its facilities. No incidents to report.

7:00 PM – 8:00 PM

I patrolled the clubhouse and its facilities. While a resident was leaving the gym, several teenagers attempted to run inside to get water. I escorted them out of the gym and informed them where they could access water outside at the rear of the building.

8:00 PM – 9:00 PM

I patrolled the clubhouse and its facilities. I found the rear entrance to the pool area wide open and secured it. I then closed the pool for the evening.

9:00 PM – 10:00 PM

Officers arrived at the clubhouse looking for two juveniles dressed entirely in black who had jumped over the front entrance. I continued patrolling the clubhouse and its facilities. At the end of my shift, I returned the lanyard and clocked out.



Report — August 14, 2026

Daily Report — Friday, August 14, 2026

Assigned Workplace: Centro Recreacional Villa Sol

Schedule: 2:00 PM to 10:00 PM

2:00 PM

I began my shift by conducting a patrol of the entire property. The pool was in use. All other areas were calm.

3:00 PM

I checked the left side of the clubhouse. The gym and pool were in use. All other areas were calm.

4:00 PM

Heavy rain began. The exterior areas were calm, while the gym was in use. I checked the exterior restrooms, as well as the clubhouse windows and doors.

5:00 PM

The rainy weather continued. Pedro was draining accumulated floodwater. The golf cart was safely parked.

6:00 PM

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

7:00 PM

The tennis court, playground, and gym were in use. All other areas were calm. I checked the exterior restrooms.

8:00 PM

I patrolled around the clubhouse. The tennis court was in use. The golf cart was safely parked.

9:00 PM

I checked the gym windows and clubhouse doors. I returned the keycard to its designated location. The golf cart was safely parked.

10:00 PM

End of shift. The golf cart was safely parked, and I left the property in order.



Daily Report — Saturday, August 15, 2026

Location: Villa Sol

Officer: Josma

Shift: Special Event — 5:00 PM to 9:00 PM

5:00 PM – 6:00 PM

Clocked in for the special event shift. I entered through the back door, returned the key to the lockbox, and secured the door behind me. I greeted arriving guests and received a briefing from Officer Martinez. I provided access control by assisting guests with entry and directing them to the appropriate parking areas. I also patrolled the clubhouse area and found everything safe and in order.

6:00 PM – 7:00 PM

I provided access control for guests entering and exiting the event and continued directing arriving guests to the appropriate parking areas. I patrolled the clubhouse area and found everything safe and in order.

7:00 PM – 8:00 PM

I continued providing access control for guests entering and exiting the event. I patrolled the clubhouse area and found everything safe. A cat attempted to enter the clubhouse, and I made sure it did not enter. Several teenagers attending the event went outside to pet and feed the cat.

8:00 PM – 9:00 PM

I continued providing access control for guests entering and exiting the event. Two women entered the pool area after sundown, and Officer Martinez instructed them to leave the area. I conducted a final patrol of the clubhouse area and found everything safe and in order.



Report — August 15, 2026

Daily Report — Saturday, August 15, 2026

Assigned Workplace: Centro Recreacional Villa Sol

Schedule: 2:00 PM to 10:00 PM

2:00 PM

The parking lot, pool, and gym were in use. All other areas were calm. From a distance, I noticed a broom on the tennis court. A resident in a wheelchair who was in the area stated that someone had been sweeping. I collected the broom and stored it in a secure location in case the owner returned to claim it. The golf cart was safely parked.

3:00 PM

I patrolled around the clubhouse. The parking lot, gym, and pool were in use. All other areas were calm. At approximately 3:30 PM, individuals arrived at the party room to begin decorating. The golf cart was safely parked.

4:00 PM

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

5:00 PM

A MagnoSec Security Officer arrived for the activity taking place in the party room. The parking lot and pool were in use. The golf cart was safely parked.

6:00 PM

Twelve chairs and one table were provided to the party host. The parking lot, pool, party room, and lobby were in use. The golf cart was safely parked.

7:00 PM

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

8:00 PM

I patrolled the left side of the clubhouse. The parking lot, party room, and lobby were in use. I opened the trash container. The golf cart was safely parked.

9:00 PM

I closed the trash container. The party hosts were cleaning the party room and finished at approximately 9:45 PM. I checked that the gym equipment was turned off and verified that

everything was properly secured. I returned the keycard to its designated location. The golf cart was safely parked.

10:00 PM

End of shift. The golf cart was safely parked, and I left the property in order.



Report — August 16, 2026

Daily Report — Sunday, August 16, 2026

Assigned Workplace: Centro Recreacional Villa Sol

Schedule: 2:00 PM to 10:00 PM

2:00 PM

I began my shift by patrolling around the clubhouse. The parking lot and pool were in use. All other areas were calm. I checked the exterior restrooms. The golf cart was safely parked.

3:00 PM

I checked the exterior areas. The parking lot and pool were in use, while all other areas were calm. I patrolled the front area and checked the gym windows. The golf cart was safely parked.

At approximately 3:35 PM, a white truck arrived carrying a group of people in the truck bed. I proceeded to the pool area to determine how they intended to enter and how many individuals were in the group. They stated that their access card was not working and that it belonged to their brother, who lived in Villa Sol. I explained that the resident should be familiar with the property rules and that only four guests were permitted per keycard.

The group asked me to allow them to enter. I requested the card so that I could verify whether it was functioning. When I asked to inspect it, they took the card back and left the property.

4:00 PM

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

5:00 PM

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

6:00 PM

The parking lot was in use. All other areas were calm. I checked the exterior restrooms. The golf cart was safely parked.

7:00 PM

The white truck returned, this time accompanied by resident Jose Pimentel. He explained that the individuals were members of his family who were visiting him. I explained the property rules. They presented an access card that was not functioning, and Mr. Pimentel showed me the

mobile application. Some members of the group entered the pool area, while others went to the basketball court.

8:00 PM

I patrolled around the clubhouse and secured the exterior restrooms. The parking lot and tennis court were in use. The golf cart was safely parked.

9:00 PM

I checked all clubhouse doors and windows to ensure they were properly secured. I returned the keycard to its designated location.

10:00 PM

End of shift. The golf cart was safely parked, and I left the property in order.



Daily Report — August 18, 2026

Location: Villa Sol

Officer: Josma

Shift: Second Shift — 2:00 PM to 10:00 PM

2:00 PM – 3:00 PM

Clocked in and retrieved the lanyard. I conducted a patrol of the clubhouse and its facilities.

3:00 PM – 4:00 PM

I patrolled the clubhouse and its facilities. A resident was playing loud music while other residents were present. I entered the area and issued the resident a verbal warning.

4:00 PM – 5:00 PM

A teenager wearing a green shirt and riding a scooter appeared to be about to enter the clubhouse. Upon seeing me, he turned around and left the area. I continued patrolling the clubhouse and its facilities.

5:00 PM – 6:00 PM

I conducted a patrol of the clubhouse and its facilities. No incidents to report.

6:00 PM – 7:00 PM

A resident was playing loud music inside the gym. I entered the gym and issued the resident a verbal warning. I continued patrolling the clubhouse and its facilities.

7:00 PM – 8:00 PM

I patrolled the clubhouse and its facilities. While a resident was leaving the gym, a family entered. I informed them that only one guest per lot is permitted.

8:00 PM – 9:00 PM

I patrolled the clubhouse and its facilities. I informed the residents that the pool was closing. I later received a text message from Herman advising me that people were still in the pool area. I immediately returned to the pool area, instructed the remaining residents and guests to leave, and secured the pool for closing.

9:00 PM – 10:00 PM

I conducted my final patrol of the clubhouse and its facilities. I returned the lanyard and clocked out at the end of my shift.



Daily Report — Friday, July 24, 2026

Assigned Workplace: Centro Recreacional Villa Sol

Schedule: 2:00 PM to 10:00 PM

2:00 PM

Upon arrival, I began my shift by checking all exterior areas. The landscaping company was on the property. All areas were in use.

3:00 PM

I conducted another patrol of the exterior areas. The parking lot, basketball half court, and pool were in use. All other areas were calm. The lobby was being painted. I checked the restrooms and turned off the lights.

4:00 PM

All areas were calm except for the pool, which was in use. The lobby was still being painted.

5:00 PM

I checked the exterior areas. The basketball courts and pool were in use. All other areas were calm.

6:00 PM

The pool area was in use. All other areas were calm. I checked the exterior restrooms. There were children in the rear area of the complex, and residents arrived at the gym.

7:00 PM

I patrolled the left side of the property. The basketball courts, pool, playground, and parking lot were in use. The golf cart was safely parked.

8:00 PM

I patrolled around the clubhouse, pool, and playground. I checked the restrooms and turned off the lights. The basketball half court was in use. I also checked the gym windows. The golf cart was safely parked.

9:00 PM

I verified that the doors were properly secured and patrolled the front of the clubhouse. I returned the keycard to its designated location and checked the gym windows.

10:00 PM

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



Daily Report — Saturday, July 25, 2026

Assigned Workplace: Centro Recreacional Villa Sol

Schedule: 2:00 PM to 10:00 PM

2:00 PM

I began my shift by conducting my first patrol of the day, checking both the interior and exterior areas. The pool was in use. All other areas were calm. The golf cart was safely parked.

3:00 PM

The parking lot, basketball half court, pool, and gym were in use. All other areas were calm. The golf cart was safely parked. The internet service went down.

4:00 PM

The parking lot, gym, pool, and basketball half court were in use. I checked the security cameras. The internet service remained unavailable. The golf cart was safely parked.

5:00 PM

I patrolled around the pool area and the left side of the clubhouse. The parking lot, basketball half court, pool, and gym were in use. The golf cart was safely parked.

6:00 PM

I patrolled around the clubhouse. The parking lot, pool, and gym were in use. All other areas were calm. I checked the exterior restrooms and turned off the lights. The golf cart was safely parked.

7:00 PM

I patrolled around the clubhouse. I checked the restrooms and turned off the lights. The pool was in use. The golf cart was safely parked.

8:00 PM

I patrolled the left side of the property. The tennis courts, basketball full court, and parking lot were in use. The golf cart was safely parked.

9:00 PM

The parking lot, tennis court, basketball courts, pool, playground, gym, and party room were calm. I returned the keycard to its designated location. The golf cart was safely parked.

10:00 PM

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



Daily Report — Sunday, July 26, 2026

Assigned Workplace: Centro Recreacional Villa Sol

Schedule: 2:00 PM to 10:00 PM

2:00 PM

Upon arrival at the clubhouse, I found Mr. Hernan in the office. I checked all interior and exterior areas. The parking lot, basketball half court, and pool were in use. I also checked the restrooms. The golf cart was safely parked.

3:00 PM

I patrolled around the pool area. The weather was cloudy, with thunder in the area. When it began to rain, I asked the people in the pool to exit until weather conditions improved. I checked the gym windows and clubhouse doors. The golf cart was safely parked.

4:00 PM

The parking lot and pool were in use. The bad weather continued. I checked the left side of the property and the exterior restrooms, turning off the restroom lights. The golf cart was safely parked.

5:00 PM

The parking lot and pool were in use. The adverse weather conditions continued. The golf cart was safely parked.

6:00 PM

I patrolled around the pool area. I checked the exterior restrooms and turned off the lights. I also checked the left side and front area of the property. The parking lot and pool were in use. The golf cart was safely parked.

7:00 PM

I patrolled around the pool area to ensure that children were not eating in the pool area. I also checked the other areas of the property. The parking lot, tennis court, and pool were in use. The golf cart was safely parked.

8:00 PM

I patrolled the front area of the property. The basketball half court and tennis court were in use. All other areas were calm. The golf cart was safely parked.

9:00 PM

I checked the doors and windows of the gym and party room. I also checked the exterior restrooms and turned off the lights. The golf cart was safely parked.

10:00 PM

I checked that all doors were properly secured and turned off the lights. I maintained watch from the front of the clubhouse. The golf cart was safely parked.

10:45 PM

End of shift. The golf cart was safely parked, and I left the property in order.

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 **July 14, 2026, at 6:00 p.m.** at the **VillaSol Clubhouse** located at **3050 Puerta Del Sol Blvd, Kissimmee, FL 34744.**

Present and constituting a quorum:

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

Also present were:

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

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Perez called the meeting to order at 6:00 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 resident of the community presented himself to the members of the Board regarding amenity suspension due to unpaid gate damage.

The members of the Board and district staff reviewed the residents' appeal request and discussed residents' comments.

On a motion by Mr. Perez, seconded by Mr. Correa-Betancourt, with a 3-1 vote, Mr. Gosdin opposed, the Board approved to reduce the fine fee in half, for 2800 Via Largo ct gate damage repayment, and instructed district staff to coordinate a payment plan with the resident, for VillaSol Community Development District.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

1. Updates on Drainage Overflow Pipes
2. Updates on Casabella Completion
3. Updates on Depression Puerta del Sol blvd

Mr. Glasscock reviewed updates on overflow pipes, Casabella project completion and the depression in Puerta del Sol Blvd with the Board and district staff.

Mr. Glasscock commented on the pending proposal for the depression on Puerta del Sol Blvd.

The members of the Board and district staff reviewed financials regarding the Puerta del Sol repairs.

The Board requested Mr. Glasscock to prepare a scope to televise Simpson Rd through Puerta del Sol Blvd up to the Clubhouse.

On a motion by Mr. Gosdin, seconded by Mr. Correa-Bentancourt, with a 4-0 vote, the Board approved not to exceed \$68,500.00 for Puerta del Sol Blvd repairs and authorizing the Chairman to work with district staff on final approval, for VillaSol Community Development District.

Mr. Glasscock commented on the overflow pipe projected to the Board and district staff.

B. District Counsel

1. Consideration of Security Footage Release
2. Updates on County Land Exchange

Ms. Webster reviewed the consideration of releasing security footage with the members of the Board.

The members of the Board and district staff discussed the footage release.

On a motion by Mr. Perez seconded by Mr. Gosdin, with a 4-0 vote, the Board approved district staff to coordinate with Orange County regarding the footage release, for VillaSol Community Development District.

Ms. Webster updated the Board on the land exchange and stated this is in progress.

Ms. Webster updated the Board on the preschool cost share agreement.

The members of the Board discussed the cost share agreement.

On a motion by Mr. Correa-Bentancourt, seconded by Mr. Gagnon, with a 3-1 vote, Mr. Gosdin opposed, the Board approved the preschool cost share agreement and directed District Counsel to draft an agreement, for VillaSol Community Development District.

Ms. Webster reminded the Board members of the required ethics training

C. District Manager

1. 2026 Arbitrage Report 2018A-1, 2018A-2
2. Review of Gate Damage Violations
3. Off Duty Police Patrol Updates
4. Amenity Service Transition Updates
5. Spa Repair Updates
6. Review of Fitness Equipment Grant

Mr. Mendes reviewed the items under District Management with the members of the Board and district staff.

On a motion by Mr. Perez, seconded by Mr. Gosdin, with a 4-0 vote, the Board directed district staff to continue amenity suspensions for open addresses and to add the suspension tracker PDF to future agendas as a report, for VillaSol Community Development District.

The members of the Board and district staff discussed potential revisions to the existing community rules.

The members of the Board requested a public hearing for the amenity rules and parking rules for September 2026 Board meeting.

D. Board of Supervisors

1. Discussion of Empty Lot on Camino Real
2. Updates on CDD Park Irrigation

The members of the Board and district staff discussed potential options for vacant lot on Camino Royal.

Mr. Mendes stated he would inquire with aegis on creating a storage, playground and pickle ball pickleball court in the community.

On a motion by Mr. Gosdin, seconded by Mr. Gagnon, with a 4-0 vote, the Board approved not to exceed \$1,437.90.00 for irrigation repairs, for VillaSol Community Development District.

1. May and June 2026 Reports

The members of the Board and district staff reviewed the May and June 2026 Magnosec security reports.

SIXTH ORDER OF BUSINESS

PGS Updates

1. June 2026 Report

The members of the Board and district staff reviewed the June 2026 PGS reports.

SEVENTH ORDER OF BUSINESS

Resort Pool Service

1. Main Drain Certificate

The members of the board and district staff reviewed the completion of the main drain project and certificate.

EIGHTH ORDER OF BUSINESS

Guardian Access Solutions

1. June 2026 Preventative Maintenance Report

The members of the Board reviewed the June 2026 preventative maintenance report.

NINTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Meeting Held on
May 12, 2026**

The Board reviewed and approved the meeting minutes from the Board of Supervisors from the meeting held on May 12, 2026.

Revisions were requested on the 4th order of business to correct the spelling of "Casabella".

On a motion by Mr. Perez seconded by Mr. Gosdin, with a 4-0 vote, the Board approved the minutes of the Board of Supervisors' Meeting held on May 12, 2026, in substantial form, for VillaSol Community Development District.

TENTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures for the
Month(s) of April & May 2026**

The Members of the Board reviewed the maintenance expenditures for the months of April & May 2026.

On a motion by Mr. Gagnon, seconded by Mr. Correa-Bentancourt, with a 4-0 vote, the Board ratified the Operation and Maintenance Expenditures for April 2026 (\$72,023.97) and May 2026 (\$72,023.97), for VillaSol Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Landscape
Consulting Proposal**

1. Rizzetta
2. Sunscape

The members of the Board and district staff reviewed the proposals for consideration.

The members of the Board tabled the consideration of landscape consulting services proposals until the October 2026 Board meeting.

TWELFTH ORDER OF BUSINESS

**Consideration of Kitchen Remodel
Proposals**

1. Recker Construction
2. HP Home Maintenance Solutions
3. PGS (Under Separate Cover)
4. Peick Painting & General Services (Under Separate Cover)
5. Elite Home Services (Under Separate Cover)

The members of the Board and district staff reviewed the current bids for consideration.

The Board and district staff reviewed the bid and scope.

The members of the Board tabled the consideration of kitchen remodel proposals until the August 2026 Board meeting.

THIRTEENTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year
2026/2027 Final Budget**

1. Consideration of Resolution 2026-04, Adopting FY 26-27
Final Budget

The Board and district staff reviewed and discussed additional hours for security patrols.

On a motion by Mr. Gagnon, seconded by Mr. Gosdin, with a 4-0 vote, the Board opened the public hearing, for VillaSol Community Development District.

No comments.

On a motion by Mr. Correa-Bentancourt, seconded by Mr. Gosdin, with a 4-0 vote, the Board closed the public hearing, for VillaSol Community Development District.

The members of the Board and district staff reviewed the FY 2026-2027 budget in detail.

On a motion by Mr. Gagnon, seconded by Mr. Correa-Bentancourt, with a 4-0 vote, the Board adopted of Resolution 2026-04, Adopting FY 26-27 Final Budget VillaSol Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year
2026/2027 Special Assessments**

**1. Consideration of Resolution 2026-05, Imposing Special
Assessments**

The Members of the Board reviewed and approved the termite bond proposal.

On a motion by Mr. Gagnon, seconded by Mr. Perez, with a 4-0 vote, the Board opened the public hearing, for VillaSol Community Development District.

No comments.

On a motion by Mr. Gagnon, seconded by Mr. Perez, with a 4-0 vote, the Board closed the public hearing, for VillaSol Community Development District.

Ms. Webster reviewed Resolution 2026-05, Imposing Special Assessments with the members of the Board.

On a motion by Mr. Gagnon, seconded by Mr. Gosdin, with a 4-0 vote, the Board adopted Resolution 2026-05, Imposing Special Assessments, VillaSol Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Supervisor Requests & Audience
Comments**

Mr. Gosdin commented on the tree inquiry behind the resident's home and requested the tree be trimmed and dead limbs removed

Mr. Mendes stated he would request a proposal for the trimming and removal.

On a motion by Mr. Gagnon, seconded by Mr. Perez, with a 4-0 vote, the Board approved Right of Way Tree services tree removal, not to exceed \$1,500, for VillaSol Community Development District.

Mr. Gagnon inquired about a pending clubhouse rental.

Mr. Mendes stated district staff will contact HOA for the rental inquiry and payment.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Gagnon, seconded by Mr. Gosdin, with a 4-0 vote, the Board adjourned the Board of Supervisors' Meeting at 7:59 p.m. for VillaSol Community Development District

[SIGNATURES ON FOLLOWING PAGE]

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

DRAFT

Tab 8

VillaSol Community Development District

District Office · Orlando, FL 32819

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

www.villasolcdd.org

Operations and Maintenance Expenditures

June 2026

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2026 through June 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$39,349.52**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Access Control Technologies, Inc.	300344	259354	Gate Maintenance & Repair 05/26	\$ 245.00
Access Control Technologies, Inc.	300362	259623	Gate Maintenance & Repair 06/26	\$ 730.00
ADT Security Services, Inc.	300360	1222253490	Security Monitoring & Maintenance 07/26	\$ 49.99
Blade Runners Commercial Landscaping Orlando, LLC	300346	208230	Landscape Replacement 05/26	\$ 1,706.88
Blade Runners Commercial Landscaping Orlando, LLC	300359	208504	Landscape Maintenance 06/26	\$ 5,000.00
Blade Runners Commercial Landscaping Orlando, LLC	300345	208636	Landscape Replacement 05/26	\$ 375.49
CSS Clean Star Services of Central Florida, Inc.	300347	18126	Cleaning Services 05/26	\$ 1,800.00
Elan Financial Services	300349	CC052626-714	Credit Card Expenses 05/26	\$ 273.00
Florida Department of Revenue	20260616	5980156305945-061526	Sales & Use Tax 05/26	\$ 66.07
Kissimmee Utility Authority	20260608-2	001632660000709740-051826	Electric Services 04/26	\$ 2,059.68
Kissimmee Utility Authority	20260608-3	001632660000770990-051826	Electric Services 04/26	\$ 15.72
Kissimmee Utility Authority	20260608-6	001632660000774280-051826	Electric Services 04/26	\$ 72.63

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Kissimmee Utility Authority	20260608-1	001632660000779000-051826	Electric Services 04/26	\$ 296.14
Kissimmee Utility Authority	20260608-5	001632660000816360-051826	Electric Services 04/26	\$ 150.46
Kissimmee Utility Authority	20260608-4	001632660000842000-051826	Electric Services 04/26	\$ 1,385.92
LLS Tax Solutions, Inc.	300350	004162	Arbitrage Rebate 01/26	\$ 500.00
MagnoSec, Corp.	300351	2452	Security Monitoring & Maintenance 06/26	\$ 1,288.00
Orlando Sentinel Communications	300355	OSA78421	Legal Advertising 06/26	\$ 305.50
Orlando Sentinel Communications	300361	OSA81396	Legal Advertising 06/26	\$ 362.41
PGS Centrum, Inc.	300356	1732	Maintenance & Repairs 05/26	\$ 180.00
PGS Centrum, Inc.	300356	1733	Maintenance & Repairs 05/26	\$ 1,986.35
PGS Centrum, Inc.	300348	1768	Maintenance & Repairs 05/26	\$ 4,960.66
PGS Centrum, Inc.	300356	1769	Maintenance & Repairs 06/26	\$ 686.18
Resort Pool Services	300357	32309	Pool Maintenance 06/26	\$ 950.00
Rizzetta & Company, Inc.	300343	INV0000109996	Accounting Services 06/26	\$ 4,256.30

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Spectrum	20260617	2017464052826	Internet Services 06/26	\$ 175.38
Straley Robin Vericker	300358	28588	Legal Services 05/26	\$ 6,088.50
Terminix	300352	472589454	Pest Control 05/26	\$ 108.55
The Chamberlain Group, LLC	20260604	IN13780289	Access Control 06/26	\$ 665.00
TLD-Southeast, Inc.	300342	2046543	Water Management 05/26	\$ 390.00
Toho Water Authority	20260604-2	001632660000816360-050726	Water-Sewer Services 04/26	\$ 37.76
Toho Water Authority	20260604-3	001632660000842000-050626	Water-Sewer Services 04/26	\$ 503.53
Toho Water Authority	20260604-1	001632660001257480-050726	Water-Sewer Services 04/26	\$ 39.11
Valley National Bank	20260626	CC053126-714	Credit Card Expenses 05/26	\$ 1,639.31
Report Total				<u>\$ 39,349.52</u>

VillaSol Community Development District

District Office · Orlando, FL 32819

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

www.villasolcdd.org

Operations and Maintenance Expenditures

July 2026

For Board Approval

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

The total items being presented: **\$41,870.41**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT Security Services, Inc.	300379	1228102710	Security Monitoring & Maintenance 08/26	\$ 53.74
Ariel Ivan Correa-Betancourt	300377	AB071426-714	Board of Supervisors Meeting 07/14/26	\$ 200.00
CSS Clean Star Services of Central Florida, Inc.	300364	18386	Cleaning Services 06/26	\$ 1,800.00
FitRev, Inc.	300368	38688	Fitness Equipment Maintenance & Repair 05/26	\$ 195.00
Florida Department of Revenue	20260720	5980156305945-071726	Sales & Use Tax 06/26	\$ 127.90
Grau & Associates, P.A.	300385	29943	Audit Services FY 24/25	\$ 6,000.00
Hanson Walter & Associates, Inc.	300380	5296732	Engineering Services 06/26	\$ 150.00
Herman Perez	300378	HP071426-714	Board of Supervisors Meeting 07/14/26	\$ 200.00
Kissimmee Utility Authority	20260706-1	001632660000709740- 061726	Electric Services 05/26	\$ 2,039.38
Kissimmee Utility Authority	20260706-3	001632660000770990- 061726	Electric Services 05/26	\$ 17.13
Kissimmee Utility Authority	20260706-2	001632660000774280- 061726	Electric Services 05/26	\$ 71.16
Kissimmee Utility Authority	20260706-4	001632660000779000- 061726	Electric Services 05/26	\$ 339.37

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Kissimmee Utility Authority	20260706-6	001632660000816360-061726	Electric Services 05/26	\$ 161.08
Kissimmee Utility Authority	20260706-5	001632660000842000-061726	Electric Services 05/26	\$ 1,457.62
MagnoSec, Corp.	300369	2465	Security Monitoring & Maintenance 06/26	\$ 368.00
MagnoSec, Corp.	300369	2479	Security Monitoring & Maintenance 07/26	\$ 1,564.00
MagnoSec, Corp.	300381	2491	Security Monitoring & Maintenance 07/26	\$ 1,472.00
OnSight Industries LLC	300370	W001114923	Sign 07/26	\$ 50.20
PGS Centrum, Inc.	300371	1787	Maintenance & Repairs 06/26	\$ 4,960.66
PGS Centrum, Inc.	300373	1800	Maintenance & Repairs 07/26	\$ 1,215.62
Republic Services	300365	0690-000823304	Waste Disposal Services 07/26	\$ 155.99
Republic Services	300386	0690-000827290	Waste Disposal Services 08/26	\$ 149.95
Resort Pool Services	300375	32199	Pool Maintenance 06/26	\$ 1,995.00
Resort Pool Services	300376	AV32582	Pool Maintenance 07/26	\$ 1,995.00

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300363	INV0000110670	Accounting Services 07/26	\$ 4,256.30
Spectrum	20260717	2017464062826	Internet Services 07/26	\$ 175.38
Straley Robin Vericker	300382	28797	Legal Services 06/26	\$ 1,172.86
Terminix	300374	473671330	Pest Control 06/26	\$ 108.55
The Chamberlain Group, LLC	20260706	IN13961070	Access Control 07/26	\$ 665.00
TLD-Southeast, Inc.	300366	2145584	Water Management 06/26	\$ 390.00
TLD-Southeast, Inc.	300372	2146073	Water Management 07/26	\$ 390.00
Toho Water Authority	20260707-2	001632660000816360-060526	Water-Sewer Services 05/26	\$ 37.76
Toho Water Authority	20260707-1	001632660000842000-060526	Water-Sewer Services 05/26	\$ 167.80
Toho Water Authority	20260707-3	001632660001257480-060526	Water-Sewer Services 05/26	\$ 7.75
United Land Services	300383	213783	Landscape Maintenance 07/26	\$ 5,000.00

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
United Land Services	300383	215469	Landscape Maintenance 05/26	\$ 598.00
Valley National Bank	20260728	CC063026-714	Credit Card Expenses 06/26	<u>\$ 2,162.21</u>
Report Total				<u>\$ 41,870.41</u>

Tab 9

This instrument was prepared by:
Cari Allen Webster, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, Florida 33606

VillaSol Community Development District **Infrastructure Cost Sharing Agreement**

This VillaSol Community Development District Infrastructure Cost Sharing Agreement (this “**Agreement**”) is made and entered into as of the 24th day of August, 2026 by and between the **VillaSol Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”) and **Edubright, LLC**, a Florida limited liability company (the “**Owner**”).

Background Information

Owner owns a commercial parcel that is located outside the boundaries of the District as described in **Exhibit A**, attached hereto and incorporated herein by reference (the “**Commercial Parcel**”) and therefore cannot be assessed by the District for any benefits or services received from the District. Once developed, the Commercial Parcel will benefit from use of a portion of the roadway known as Puerta Del Sol Boulevard that is owned and maintained by the District. The parties desire to enter into this Agreement to share in the costs of the roadway infrastructure and related maintenance that they benefit from and incorporate other terms related to such infrastructure as described in this Agreement.

NOW THEREFORE in consideration of the mutual covenants herein contained, and for \$10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, and subject to the terms and conditions hereof, the parties agree as follows:

1. **Background Information.** The foregoing Background Information is true and correct and is hereby incorporated into this Agreement by this reference.
2. **Maintenance Responsibilities.**
 - a. The District agrees to be responsible for the installation, operation, maintenance, repair and replacement of the District right-of-way known as Puerta Del Sol Boulevard adjacent to the Commercial Parcel (the “**Roadway**”) within the District. Owner shall have no additional rights or input as to the manner in which the installation, operation, maintenance, repair and replacement of the Roadway is conducted.
 - b. All work will be performed in a neat and professional manner and shall be in accordance with industry standards and all operational, safety, insurance, and other compliance requirements imposed by federal, state, county, or regulatory bodies.
3. **Damage.** In the event that any party causes damage to any improvements or property maintained by any other party, they shall coordinate to diligently pursue the restoration or reimbursement of

the same and the improvements so damaged to, as nearly as practical, the original condition.

4. Methodology for Cost Sharing Amount.

- a. The Owner shall pay to the District an annual amount of **\$1,184.38** to account for the benefit received from the Roadway. This amount is intended to represent the Owner's proportionate share of the milling, resurfacing, repaving, or replacement of the Roadway that needs to be performed due to ordinary wear and tear.
- b. The District shall not charge any other amounts to the Commercial Parcel for any other District services (services provided to residents and not the Commercial Parcel).
- c. On October 1st of each year, the amounts described in this section shall automatically increase by two percent (2%) with the first increase commencing on October 1, 2027.
- d. Owner's financial obligation is limited to the annual amount established by this Agreement, together with the two percent (2%) annual adjustment. Owner will not be subject to any additional special assessments or extraordinary roadway charges beyond this established amount.
- e. In the event that a significant change in development occurs affecting the District and/or the Commercial Parcel, including other parcels abutting the Roadway and lying outside of the boundaries of the District being developed, either party may propose a revised methodology to account for the new and/or change in development, and the parties agree to negotiate in good faith. Additionally, this methodology and allocation provided herein is subject to change upon mutual agreement by the parties.
- f. The calculation for these amounts is further described in **Exhibit "B"**.

5. Annual Payment to the District.

- a. The District's fiscal year runs from October 1 - September 30th each year.
 - b. The District shall submit an invoice to Owner by October 1 of each year for the upcoming year's services.
 - c. Owner agrees to pay the invoice to the District by December 31st of each year.
- 6. Term.** This Agreement shall commence on October 1, 2026 and shall remain in effect until mutually terminated in writing by both the District and Owner.
- 7. Relationship.** The parties to this Agreement are not partners, joint ventures, employees or agents of any other party, and no one party shall have the authority to bind any other party. No party shall have the right to make any contract or commitments for, or on behalf of, another party without the prior written approval of any other party.
- 8. Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by the parties.
- 9. Assignment.** No party may assign their obligations or rights in this Agreement or any monies to become due hereunder without the prior written approval of the other parties. Any assignment entered into without such written approval shall be invalid and unenforceable.

10. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the County where the District is located.
11. **No Violation of Bond Covenants; No Impact on Public Facility.** Nothing contained in this Agreement shall operate to violate any of the covenants set forth in any document related to the District's issuance of tax-exempt bonds (the "**Bond Documents**"). In the event any or all of the obligations contained in this Agreement would constitute a violation of the District's bond covenants, trust indenture, or other Bond Documents, as may be supplemented from time to time, the parties agree to negotiate revisions to this Agreement to avoid such violations while maintaining the parties' intent in entering into this Agreement.
12. **Enforcement of Agreement.** A default by any party under this Agreement shall entitle any other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance. In the event any party is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.
13. **Covenants Running with the Land; Binding Effect.** The rights and burdens created hereby shall be appurtenant to and shall constitute covenants running with the land, shall bind the parties or their successors, and shall inure to the parties' benefit.
14. **Public Records.** The parties understand and agree that all documents of any kind provided in connection with this Agreement may be considered public records in accordance with Chapter, 119, Florida Statutes.
15. **Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
16. **No Third-Party Beneficiaries and No Public Dedication.** No person or entity shall be deemed a beneficiary of the terms of this Agreement. The terms and conditions of this Agreement shall not constitute dedications to the public and no member of the public shall have any rights hereunder.
17. **Waiver.** No waiver by any party of another party's breach of any term, covenant or condition contained in this Agreement shall be deemed to be a waiver of any subsequent breach of the same or any other term, covenant or condition of this Agreement.
18. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any

provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

- 19. Authority to Execute.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.
- 20. Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- 21. Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
- 22. Notice.** Whenever any party desires to give notice to any other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to any other parties shall be made.

To the District:

c/o Rizzetta
8529 South Park Circle
Suite 330
Orlando, FL 32819
Attn: Brian Mendes
BMendes@rizzetta.com

To Edubright, LLC:

2245 Fortune Road
Kissimmee, FL 34744
Attn: Maria Dos Santos, Manager
maria.dossantos@my1stacademy.com

- 23. Entire Agreement.** This Agreement contains the entire agreement, and no party is to rely upon any oral representations made by any other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

[Signature Pages to follow]

IN WITNESS WHEREOF, the parties have entered into this Agreement as of the date first set forth above.

Witnesses

VillaSol Community Development District

Name: LUIS A. RODRIGUEZ
Address: 3091 SANERIA ST

[Signature]

[Signature]

Herman Perez
Chair of the Board of Supervisors

Name: Giovanni Massimino
Address: 8529 South Park circle, suite 330
Orlando, FL 32819

STATE OF FLORIDA
COUNTY OF Osceola

The foregoing instrument was acknowledged before me by means of physical presence on August 26, 2026 by Herman Perez as Chair of the Board of Supervisors of the **VillaSol Community Development District**, on behalf of the district, who is ☒ personally known to me or ☐ has produced _____ as identification.

[Signature]

Notary Public Signature

Notary Stamp



GIOVANNI MASSIMINO
Notary Public
State of Florida
Comm# HH598559
Expires 10/1/2028

Witnesses

Mateo Urdaneta
Name: Mateo Urdaneta
Address: Maracaibo Venezuela
Av. Fueszas arrancadas

Hebert Urdaneta
Name: Hebert Urdaneta
Address: 1615 Water Spring
BLVD 34782 Winter Garden

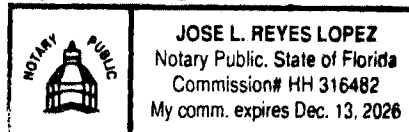
Edubright, LLC a Florida limited liability company

Maria Dos Santos
Manager

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence on August 24, 2026 by Maria Dos Santos as Manager of Edubright, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or produced FLDL as identification.

Jose L. Reyes Lopez
Notary Public Signature



Notary Stamp

Exhibit "A"

COMMERCIAL PARCEL LEGAL DESCRIPTION

Parcel ID:04-25-30-0000-0330-0000

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 25 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 25 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA, RUN N 36°02'27" E., 278.11 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE PLATTED PUERTA DEL SOL BLVD., AS RECORDED IN PLAT BOOK 14, PAGES 81 THRU 83, OSCEOLA COUNTY, FLORIDA; THENCE RUN S. 53°57'33" E. ALONG SAID RIGHT OF WAY LINE, 184.24 FEET; THENCE DEPARTING SAID RIGHT OF WAY, RUN S 36°02'27" W., 265.76 FEET, THENCE RUN N. 57°47'37" W., 184.65 FEET TO THE POINT OF BEGINNING.

Street Address: 0 Puerta Del Sol Boulevard, Kissimmee, FL 34744

Exhibit "B"

The below estimates and calculations are used to establish the proportionate share owed by the Commercial Parcel (referred to as the School below).

Puerta Del Sol Simpson Rd. to Gate			
	Area	Unit Cost	Totals
Total SY pavement Puerta Del Sol	4500 SY		
Total Pavement Used by Businesses	2200 SY	\$15.50	\$34,100.00
Total Milling Used by Businesses	2200 SY	\$4.50	\$9,900.00
Total LF Curb 1,250. 10% replacement over course of Pavement life (17 yrs.)	125 LF	\$27.00	\$3,375.00
Total			\$47,375.00
Cost Share			
CDD	95%		\$45,006.25
Walgreens	2.50%		\$1,184.38
School	2.50%		\$1,184.38

Tab 10

SECOND ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT MANAGEMENT SERVICES

This Second Addendum to the Contract for Professional District Management Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2026 (the “**Effective Date**”), by and between **VillaSol CDD Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Osceola County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**District Manager**”).

RECITALS

WHEREAS, the District and the District Manager entered into the Contract for Professional District Management Services dated February 20, 2025 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the District Manager desire to amend **Exhibit B - Schedule of Fees** section of the Contract as further described in this Addendum; and

WHEREAS, the District and the District Manager each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the District Manager agree to the changes to amend the Schedule of Fees attached.

The amended Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the District Manager and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

ATTEST:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit B – Schedule of Fees**Exhibit B
Schedule of Fees****STANDARD ON-GOING SERVICES:**

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$1,871.17	\$22,454
Administrative:	\$374.33	\$4,492
Accounting:	\$1,710.67	\$20,528
Financial Services & Revenue Collections:	\$420.67	\$5,048
Assessment Roll: ⁽¹⁾		\$5,250
Continuing Disclosure:	\$83.33	\$1,000
Website Management:	\$110.00	\$1,320
Total Standard On-Going Services:	\$4,570.17	\$60,092

(1) Assessment Roll is to be billed in one lump-sum upon completion.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	\$ 250
Elevent+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00

Tab 11



HUMANE ANIMAL REMOVAL TEAM

***Safe and Humane Animal Removal with
Unsurpassed Professionalism!***

321-947-7134

*I/we, the owner(s) and/or representatives(s) of said location below, hereby contract and authorize any
Humane Animal Removal Team representative as a contractor to furnish all said materials,
knowledge and labor; to ensure any animal listed below.*

TRAPPING ONLY

OWNER/AGENT		Nuisance	Traps	Description
Name:	Herman Perez, Chairman	Armadillos		Trap Set Up Fee \$500.00 \$85.00/Hog
Company:	Villa Sol CDD	Mice/Rats		
Re:	Wild Boar Trapping/Removal	Bats		
		Feral Cats		
Billing Address:	3050 Puerta Del Sol Boulevard Kissimmee, FL 34744	Opossums		
		Raccoons		
		Wild Boar	x	
Telephone:	321-393-4580	Squirrels		
E-Mail:	hperez@villasolcdd.org	Bobcat		
		Moles:		
		Length of Time:		
		Snake Removal (Type):		

Humane Animal Removal Team cannot guarantee capture of listed animals but will entertain all possible means for safe capture and removal of such listed animals. **Humane Animal Removal Team** is not responsible for any inconvenience and/or damages that may be caused by the animals that may die inside the walls or other inaccessible locations or the removal of such. Any deviations or changes for the contract will have to be agreed upon with both parties before anything is executed. It is mandatory that any disputes will be settled in binding arbitration only. All agreements are contingent upon accidents, weather or delays beyond our control. Payments are to be PAID IN FULL at the commencement of the job. All returned checks will be subject to a service charge of fifty (50) dollars or ten (10) percent which ever is greater. Large animal trapping is charged on monthly basis unless specified on contract. If trap is to be located out of sight the owner/agent must provide a reasonable time to check and/or maintain to ensure the safety of animals and technicians. **Humane Animal Removal Team** employees may carry personal firearms on your private property to protect themselves or others from any bodily harm from said above wild animals that may be trapped or otherwise dangerous. **ONLY Humane Animal Removal Team EMPLOYEES MAY REMOVE ANIMALS FROM TRAPS!!!** If harm is done due to negligence on behalf of owner/agent or their subsidiaries of said property from an animal that is trapped that will waiver all responsibilities of any **Humane Animal Removal Team** employee and/or owner(s) from any liability of such.

Technician: Robin Parker	Agent/Owner:
Date: August 18, 2026	Date:

If the terms of this contract are satisfactory, please sign and return to:
rparker798@yahoo.com.

**TOTAL: \$500.00 (Trap Set Up)
\$85.00/Hog**

We Appreciate Your Business!



Tab 12

Recker Construction LLC

5317 Tribune Drive
Orlando, FL 32812
CBC1269653
Phone # 407.451.7194 ReckerConstruction@gmail.com



Customer

Villa Sol
3050 Puerta Del Sol Blvd.
Kissimmee, FL. 34744
C/O Brian Mendes
Rizzeta & Company

Estimate

Date	Estimate #
6/18/2026	23200618

Project

Description	Qty	Rate	Total
Villa Sol Clubhouse-		8,830.00	8,830.00
Prep area for work, cover existing floors, run air scrubbers during construction to minimize dust. Build a frame to close in current archway opening. Remove existing and cabinet on arch wall. Cut down counter to allow the fridge to be relocated to left of sink. Replace counter and make proper plumbing connections to the sink, add a new supply line for the ice maker. Install removed cabinet to opposite wall where fridge was previously located. Cut opening in the wall shared with the conference space, frame for new archway. Remove existing french doors leading into conference room. Frame a new door opening and wall to allow the kitchen to now be in the conference room. Run new low voltage wires for future remote access to the french doors. Reinstall existing french doors. Patch all drywall as needed, tape and texture to match existing. Patch in floor tiles as needed with similar tile, as close to a match as possible. NO Painting is included in this estimate. Clean site daily and remove all debris. All labor and materials are included in this estimate. Purchase a new french door, full glass inserts with mini blinds. Installation is included in above estimate.			
		1,750.00	1,750.00
		Total	\$10,580.00

Tab 13

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	\$10,498.00

CONTACT US

2812 Shelburne Way, Shelburne Way
St. Cloud, FL 34772

(407) 412-3731
hphomemaintenancesolutions@gmail.com

ESTIMATE

Option #1

See your financing options
Prequalify to find out how much you can borrow within minutes and pay as low as \$138.15/mo*. Your credit score will not be affected.

Services	qty	unit price	amount
Clubhouse Remodel	1.0	\$10,498.00	\$10,498.00

The scope of work is as follow. Demolition wall by were the refrigerator is located. 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. Connect water line for refrigerator. Removing double doors and install on the new area moving it forward to match to the kitchen wall. Price include materials' and labor. Paint the area were the work was performed to match as close is possible. Electrical work on double doors not included. haul all debris and disposal properly.

Services subtotal: \$10,498.00

Subtotal \$10,498.00

Tax (Florida 7.5%) \$0.00

Total \$10,498.00

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

Tab 14



Elite home services and repairs sent you an estimate

1. Plans, Engineering and Permitting Allowance – \$7,500.00

- * Preparation and coordination of permit drawings.
- * Normal architectural and structural engineering services.
- * Building, electrical and plumbing permit applications.
- * Standard governmental fees, plan review and inspection coordination.
- * Standard permit revisions and processing.
- * Allowance is subject to final requirements of the permitting authority.

2. Mobilization, Protection and Selective Demolition – \$2,500.00

- * Mobilize labor, tools and equipment.
- * Protect existing flooring, walls, furnishings and finishes.
- * Remove affected drywall, framing, trim and finish materials.
- * Carefully disconnect and remove existing cabinets and countertops for possible reuse.
- * Remove affected lighting, switches and electrical devices as required.
- * Haul away debris generated by the contracted work.
- * Maintain safe and organized working conditions.

3. Existing Double-Door Relocation – \$3,000.00

- * Carefully remove and preserve the existing double doors, frame and reusable hardware.
- * Relocate the double-door opening approximately six feet, positioning the new opening generally flush with the existing wall line.
- * Frame the new door opening with the required header, studs and blocking.
- * Reinstall and adjust the existing double doors.
- * Ensure the relocated doors open, close and latch correctly.
- * Frame and close the former double-door opening.

Text us

Drywall finishing, ceiling restoration, texture, trim and painting associated with the door relocation are included separately under the finish-restoration section below.

4. Interior Wall Reconfiguration – \$7,500.00

- * Frame and permanently close the existing large arched kitchen/bar opening facing the guest lobby.
- * Create and frame the new bar-style serving opening facing the private clubroom.
- * Install the required headers, studs and blocking at the new serving opening.
- * Create a separate personnel doorway from the private clubroom into the kitchen.
- * Supply and install one standard solid-core interior door, frame and basic commercial-grade hardware.
- * Modify wall framing where the relocated double doors connect with the existing clubhouse wall.
- * Rebuild affected wall sections at the original door location.
- * Complete framing modifications necessary to support the revised kitchen and cabinet layout.
- * Perform work according to the approved plans and applicable building requirements.

5. Existing Cabinet and Countertop Relocation – \$4,000.00

- * Carefully remove existing upper and lower cabinets.
- * Relocate and reinstall reusable cabinets so the kitchen and service area face the private clubroom.
- * Install required cabinet blocking.
- * Modify cabinet positioning, fillers and mounting as reasonably required by the revised layout.
- * Attempt to remove, modify and reuse the existing countertops.
- * Reinstall reusable countertop sections where practical.
- * Adjust cabinet doors and drawers following installation.

Successful removal and reuse of existing cabinets and countertops cannot be guaranteed. New countertops or extensive cabinet repairs will require a written change order.

6. Plumbing Relocation – \$3,000.00

- * Disconnect the existing kitchen sink and plumbing connections.
- * Relocate hot-water, cold-water and drain connections for the new kitchen orientation.
- * Reconnect the existing sink and faucet where serviceable.
- * Provide standard piping, valves, fittings and connectors.
- * Coordinate plumbing rough and final inspections.
- * Complete plumbing work through an appropriately licensed contractor.

7. Electrical, Lighting and Future Automatic-Door Rough-In – \$4,000.00

- * Disconnect and relocate electrical devices affected by the wall and kitchen alterations.



- * Relocate kitchen receptacles, GFCI protection and switches as required.
- * Modify or relocate lighting affected by the removal and reconstruction of walls.
- * Relocate or reinstall affected recessed lighting where required by the approved layout.
- * Repair or extend affected electrical circuits within the contracted work area.
- * Install concealed power wiring for future automatic/electric door operators.
- * Terminate and label the future-door power safely inside an accessible junction box near the door header.
- * Coordinate electrical rough and final inspections through an appropriately licensed electrical contractor.

Automatic-door operators, sensors, push buttons, controls, access-control equipment and low-voltage systems are excluded. This price includes electrical rough-in only for future automatic doors.

8. Drywall, Ceiling Restoration, Texture, Trim and Painting – \$5,000.00

- * Install drywall over the former lobby-facing kitchen/bar opening.
- * Install drywall at the former double-door opening.
- * Finish drywall around the relocated double doors, new service opening and new kitchen-access doorway.
- * Patch walls opened for plumbing, electrical and framing work.
- * Repair ceiling areas affected by wall removal and relocation.
- * Install ceiling backing and drywall patches where required.
- * Match existing wall and ceiling texture as closely as reasonably possible.
- * Remove affected baseboards and chair rail carefully for reuse where practical.
- * Cut, modify and reinstall reusable baseboards and chair rail.
- * Supply matching standard trim material where existing pieces cannot be reused.
- * Caulk and prepare repaired trim.
- * Prime all new drywall and patched areas.
- * Paint affected walls and ceiling areas using Association-approved colors and finishes.
- * Blend new work into the adjoining existing surfaces as closely as practical.

Existing texture, paint and trim have aged over time; therefore, an exact invisible match cannot be guaranteed. Painting complete rooms or unaffected adjoining areas is excluded unless specifically added.

9. Project Supervision, Inspection Coordination, Cleanup and Closeout – \$2,000.00

- * Coordinate construction activities and licensed trade contractors.
- * Schedule required inspections.
- * Provide general project supervision.
- * Maintain reasonable daily jobsite organization.
- * Perform construction cleanup and remove project-generated debris.
- * Complete a final walkthrough and standard punch-list work.
- * Deliver the completed work area ready for normal use.



BASE CONTRACT – CLUBHOUSE CLOSED DURING CONSTRUCTION

Total: \$38,500.00

OPTION – CLUBHOUSE AND GYM REMAIN ACCESSIBLE

Additional Cost: \$3,000.00

This option includes a framed temporary construction partition, lockable contractor-access door, sealed dust control, protected resident pathway to the gym, floor protection, safety signage, additional cleaning, maintenance of the temporary barrier, removal after construction and restoration of affected surfaces.

Total With Operational Clubhouse Option: \$41,500.00

OPTIONAL ALTERNATE – NEW COUNTERTOPS

Estimated Additional Cost: \$3,500.00–\$5,000.00

Final pricing will be based on field measurements, selected countertop material, fabrication requirements, sink cutout and installation.

Customer

Brian Mendez
BMemdes@rizzetta.com
3001 Simpson rd
Kissimmee , FL 34744

Additional Recipients

GMassimino@rizzetta.com

Estimate #000011

September 2, 2026

Hide full details ^

Kitchen relocation



Custom Amount

\$38,500.00

Subtotal

\$38,500.00

Total

\$38,500.00

Elite home services and repairs

3011 Camino Real Dr S

Kissimmee, FL 34744-4130

ehsr_llc@yahoo.com

+1 (321) 947-4258

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Tab 15



July 31, 2026

Rizzetta & Company
Villasol CDD

To whom it may concern,

Thank you for giving CSS Clean Star Services of Central Florida, Inc. the opportunity to be part of the team working for the community.

As we all know, we have all been impacted by the increase of prices of supplies, gas, and labor. For there, we need to adjust our service fee for the period 2027. Currently we're charging \$ 1,800.00 monthly, and we need to increase the price, starting January 2027 to \$ 1,980.00 monthly. Previous price was active from October 2024.

Please, any feedback is very important to us.

Thanks in advance for your time and consideration,

Respectfully,

Sandro Di Lollo
CEO CSS
(407)668-1338
sdilollo@starcss.com

Tab 16

7/31/2026



Mr. Herman Perez
Villa Sol CDD
3050 Puerta Del Sol Blvd
FL 34744
Phone: 321-393-4580
hperez@villasolcdd.org

RE: Villa Sol Access Control Upgrades (20584SG)

Dear Mr. Perez,

Thank you for giving us the opportunity to quote on your access control requirements for Villa Sol, a residential community located in Osceola County. The following is a description of the job to be performed and our cost quotation.

The cost information given should be considered budgetary at this time. When you have made your final decision as to the configuration of the job, we will be pleased to submit a final price.

WORK EFFORT

This effort will consist of the removal and disposal of six (6) ***existing*** proximity card readers and the installation of seven new units to control access through six (6) ***existing*** and one (1) new access door at the rental room. One (1) maglock, one (1) passive inferred sensor "PIR", and one (1) request to exit button will be installed on the rental room door. Each proximity card reader will be connected to and controlled by a cloud-based programmable entry controller. All other ***existing*** access control devices will retain their current locations and functionalities.

NOTE: This proposal is based on design acceptance by the governing municipality.

NOTE: This proposal is based on all existing electrical wiring, communications wiring, conduit, access control devices, pedestrian gates, etc. being present and in proper working order for re-use. Any additional labor and materials necessary will be separate and billable.

Quotation for
- Villa Sol -
07/31/26
Page 1 of 4

Base System Equipment

- 1 ea LiftMaster model "CAP2D" controller
- 7 ea Liftmaster model "SRDRST" smart reader
- 1 ea Double mag-lock
- 1 ea "Request to Exit" button
- 1 ea Passive infrared sensor

Base System Price

Total base system price including
equipment, installation and freight, as quoted:

\$13,020.00

INSTALLATION

Includes:

- Installing all equipment.
- Making all power and electrical connections to equipment.
- Providing control wiring between equipment items.
- Testing out system for proper operation.
- Training owner in operation of system.

Does Not Include:

- Providing conduit between equipment items.
- Concrete work required for mounting.
- Grounding of fence, if required or applicable.
- Decorative brick paver removal, if required or applicable.
- Adequate signage, if required or applicable.
- Adequate lighting, if required or applicable.
- Providing electrical power to system equipment.
- Costs for permits, bonds, surveys, drawings (which include electrical, mechanical, engineering, elevation, etc.) or site plan modifications.
- Removal of trees or other landscaping that may be required to install equipment.
- Repair and/or replacement of grass, irrigation lines, sprinklers, control wiring or any other landscape materials that might be damaged during installation.
- Cost of repairing undetected items that may be damaged during installation.
- Cost of installing, and monthly rental on, high-speed internet service required by the programmable entry device.

ADDITIONAL INFORMATION

Warranty

Our warranty covers **all parts, labor & travel**, with the only exclusions being vandalism (such as being hit by a vehicle) and natural disaster (such as lightning or flooding). The warranty for the system is **one year** from date of completed installation.

Annual Service Agreement

Equipment manufacturers recommend regular preventive maintenance, similar to automobiles and HVAC units. Consistent and professional service calls ensure your return on investment by enhancing equipment effectiveness, prolonging equipment longevity, and minimizing downtime. Service technicians from Guardian Access Systems will perform factory-trained work on all of our installed equipment.

Benefits included in the maintenance plan:

- 10% discount on parts for service related to vandalism.
- 10% discount on 24/7 emergency services after business hours and weekends.

Service Support

At Guardian Access Solutions, we are very proud of our service department. We have provided sales and service in Central Florida since **1942** and have been installing and maintaining gated entry systems for over **25** years. Guardian Access Solutions provides factory-trained technicians, computerized dispatch for our service vehicles and a large inventory of spares for most products sold. If the highest quality installation and service after the sale are of importance in your purchasing decision, Guardian Access Solutions is the right choice for your investment.

Quotation Expiration

This quotation remains valid for 15 days from the submission date. Guardian Access reserves the right to requote after this time period elapses.

Contract Cancellation

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

Terms of Sale

Normal terms of sale require that fifty percent (50%) of the quoted system cost is due at time of order. Forty percent (40%) is due when all equipment is installed on site and must be received before the system is made operational. The remaining ten percent (10%) Net 30 after substantial completion.

Price Fluctuation Disclosure

Please note that due to recent changes in tariffs, prices for certain products may fluctuate. These adjustments are beyond our control and may impact the cost of goods. We are committed to providing transparency and will notify customers of any significant price changes as they occur. We appreciate your understanding and continued support.

If you have any questions, please be sure and give me a call. We look forward to serving you soon.

Sincerely yours,

Steve Guettler

Steven Guettler
Access Control Systems, LLC
dba Guardian Access Solutions
Cell 407-274-7745 / Office 407-422-8850
steve.guettler@guardianaccess.com

Tab 17

ESTIMATE

TECHFENSE SOLUTIONS LLC

1500 Tileston Rd

Ste 203

Saint Cloud, FL 34771-8879

billing@techfense.com

+1 (407) 988-4293

www.techfense.com



Bill to

Villa Sol CDD

3050 Puerta Del Sol Blvd

Kissimmee, FL 34744 USA

Ship to

Villa Sol CDD

3050 Puerta Del Sol Blvd

Kissimmee, FL 34744 USA

Estimate details

Estimate no.: 2052

Estimate date: 08/21/2026

Expiration date: 10/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			CLUBHOUSE ACCESS CONTROL UPGRADE			
2.		LiftMaster CAP4AP	4-Door access control panel. NEMA Rated enclosure. Wi-Fi, Ethernet and Cellular (with MYQCOMM)	1	\$1,295.00	\$1,295.00
3.		LiftMaster SRDRST Smart Reader	BLE Radio enables myQ mobile credentials with the myQ Community app via 3 modes; Tap, Touch and Alert. Compatible with 125 KHz proximity cards and fobs; 26 Bit (HID), 30 Bit, 36 Bit LiftMaster, and 37 Bit.	7	\$399.00	\$2,793.00
4.		LiftMaster SRDRMM Mullion Mount Smart Reader	BLE Radio enables myQ mobile credentials with the myQ Community app via 3 modes; Tap, Touch and Alert. Compatible with 125 KHz proximity cards and fobs; 26 Bit (HID), 30 Bit, 36 Bit LiftMaster, and 37 Bit. ***OPTIONAL***	0	\$349.00	\$0.00
5.		HES 5000 Electric Strike	Tamper resistant. Static strength 1500 lb and Dynamic strength 70 ft- lb. Endurance 1,000,000 cycles. Field selectable fail secure / fail safe. Dual voltage 12/24VDC/VAC.	1	\$325.00	\$325.00
6.		Commercial Grade Lever	Grade 1 Store Room Commercial Lever	1	\$188.00	\$188.00
7.		Armored Door Loop / Chord	18" armored door loop used to transfer low-voltage electrical current from the door frame to the door	1	\$50.00	\$50.00

8.	Power Supply	Altronix ACM4 Power Supply	1	\$350.00	\$350.00
9.	Access Control Labor	Labor Per Door/Gate - Includes installation and configuration of lock (electric strike/mag lock), reader, exit devices, lever and wiring material. Includes cutting of door/gate frames for electric strikes or modifications for mag locks.	1	\$1,495.00	\$1,495.00

			Subtotal	\$6,496.00
			Sales tax	\$487.20
Note to customer				
CLUBHOUSE ACCESS CONTROL UPGRADE			Total	\$6,983.20
			Expiry date	10/31/2026

Accepted date

Accepted by

Tab 18



ORLANDO
6524 ALL AMERICAN BLVD
ORLANDO, FL 32810
Ph (407) 862-3100

SOLD TO:	MOBILE 407-472-2471	HOME	WORK	FAX
	NAME: RIZZETTA & COMPANY			
ADDRESS: VILLASOL CLUBHOUSE GYM				
CITY, STATE, ZIP				
NEEDS FINAL MEASURE		NO	PREVIOUS WORK	NO
DATE:		SALES REP. Todd Hansen		
JOBSITE INFORMATION				
ALTERNATE CONTACT:		BRIAN MENDES		
PHONE:				
ADDRESS:		3050 PUERTA DEL SOL BLVD		
CITY, STATE, ZIP		KISSIMMEE, FL 34744		
EMAIL ADDRESS		BMEDES@RIZZETTA.COM		
We agree to furnish as per following specifications. This quote is subject to change or withdrawal without notice 15 days from the above date.				

SQ. FEET	LINE	QTY.	ROOM	LOUVER SIZE	NO. OF PANELS	SIZE OF OPENING		HINGING	DIVIDER RAIL	SHUTTER TYPE	SPECIAL OPTIONS	TILT	INSTALL CODE	PRODUCT CODE	COLOR	EACH	TOTAL	OTHER
						WIDTH	HEIGHT											
38 114	1	3	FRONT, SIDE, BACK	3 1/2	4	76	72	1L 1R T 1L R1	SPLIT	POLYWOOD		H.T.	Z	SP	SNOW	\$1,292.00	\$ 3,876.00	
0	3																	
0	4																	
0	5																	
0	6																	
0	7																	
0	8																	
0	9																	
0	10																	
0	11																	
0	12																	
0	13																	
0	14																	
0	15																	
0	16																	

CUSTOMER IS RESPONSIBLE FOR MOVING MACHINES AWAY FROM THE WINDOWS FOR INSTALLATION

tot sq ft 114	tot panels 12	INSTALL CODES S = Surface Mount Z = Decorative Trim I = Inside Mount	PRODUCT CODES SP = SMOOTH POLY SMWP = SMOOTH WOOD PAINT SBWP = SANDBLAST WOOD PAINT ULTRA CLEAR = SHUTTER WITH NO CONTROL ROD TXP = TEXTURED POLY SMWS = SMOOTH WOOD STAIN SBWS = SANDBLAST WOOD STAIN	HINGING CODES / = PANELS T = T-POST — = BI - PASS TRACK V = BI - FOLD PANELS
------------------	------------------	--	--	--

DELIVERY	WARRANTY	YOUR RESPONSIBILITIES	CANCELLATION
Delivery commitments begin upon receipt of a signed contract and a paid deposit. Delivery commitment is subject to change if final window measurements cannot be taken, and or if job specifications have not been finalized. Arches, custom shapes, custom finishes require additional lead time.	Sunburst Shutters is proud to offer a Lifetime Warranty on the Polywood Shutter. This Warranty grants the original purchaser a Lifetime Warranty against all manufacturing defects. The Ovation Wood Shutter has a 10 year warranty against manufacturing defects. Horizontal blinds have a 2 year warranty against manufacturing defects. Wood products have a 2 year warranty on the finish.	You will be expected to clear surfaces for Installation by removing all obstacles (existing window treatments, furniture, etc.) prior to installation. Your balance due is payable upon installation. If installation is incomplete, payment for completed portion of contract is expected. We ask that you be present to inspect the shutters and pay the balance.	I understand this is custom made merchandise and cannot be cancelled. Changes or cancellation of a confirmed installation date must be made at least 3 working days prior to the scheduled installation date. A cancellation with less than 3 working days will result in a \$50.00 cancellation charge.

I hereby agree to order the above merchandise upon the terms and conditions set forth. Payment will be made as outlined.
I understand that this is custom made merchandise and cannot be cancelled. I have read, understand and am in agreement with these terms. Seller reserves the right to remove panels if payment is not made at the time of installation.

Current delivery time is approximately 4-5 weeks.

A) TOTAL PAGE 1	\$ 3,876.00	
B) TOTAL		
C) OTHER		
D)		
E) SUBTOTAL	\$ 3,876.00	
F) SALES TAX		
G) TOTAL SALE	\$ 3,876.00	
H) 50% DEPOSIT AT TIME OF ORDER	\$ (1,938.00)	
I) BALANCE DUE UPON INSTALLATION	\$ 1,938.00	

The seller reserves the right to correct misquotes and errors in calculations

PAYMENT INFORMATION

VISA MASTER CARD AMERICAN EXPRESS
EXP.

CHECK # CASH

If legal action should become necessary for the Seller to enforce the terms of this agreement or collect any amount payable hereunder, Purchaser shall be responsible for the Seller's reasonable attorney fees and legal costs. Interest at the rate of 1-1/2% per. month(18% per annum) will be charged on past due accounts.

SIGNATURE

DATE

TAMPA SARASOTA FORT MYERS BOCA RATON FORT PIERCE JACKSONVILLE OCALA CALIFORNIA NEVADA ARIZONA ILLINOIS TEXAS NEW YORK NEW JERSEY

Tab 19

*American All Secure Gates & Fence, LLC
1316 29th St.
Orlando, FL 32805
Phone: 407-423-4962 / Fax: 407-839-0602
E-mail: info@securitygate.com*

CONTRACT:

AUGUST 25, 2026
VILLA SOL COD
C/O RIZZETTA & COMPANY
3035 PUERTA DEL SOL BLVD.
KISSIMMEE, FL 34744
ATTN: GIOVANNI MASSIMINO
PHONE: 407-472-2471
EMAIL: gmassimino@rissetta.com

WORK SCOPE

CUSTOM FABRICATE, SUPPLY AND INSTALL CUSTOM LASER CUT LETTERS FOR CUSTOMERS EXISTING GATES. TO BE APPLIED BY ADHESIVE ON OUTSIDE ONLY OF CUSTOMERS EXISTING GATES. CUSTOMER CAN CHOOSE TYPE STYLE/SCRIPT AND BASIC SIMPLE COLOR FOR LETTERS. LETTERS TO BE "VS"

\$1,465.00 PER GATE X 4 = \$5,860.00

THIS QUOTE DOES NOT INCLUDE ANY INITIAL SERVICE CALL FEES FOR DIAGNOSTIC

50% GOOD FAITH AND MOBILIZATION NON-REFUNDABLE DEPOSIT IS NORMALLY REQUIRED. THE REMAINING BALANCE IS DUE UPON COMPLETION OF INSTALLATION.

TO INITIATE THIS PROJECT, RETURN THIS QUOTE SIGNED ALONG WITH YOUR DEPOSIT.

AUTHORIZED SIGNATURE(S) THANK YOU
JOHN MILLS

THIS QUOTE IS GOOD FOR 7 DAYS, DUE TO FLUCTUATING COSTS AND AVAILABILITY OF STEEL AND ALUMINIUM. PLEASE CONTACT OUR OFFICE FOR UPDATED PRICING AND AVAILABILITY TO RENEW QUOTE.

We have our own fabrication shop for aluminum and steel fence and gates. We also install chain link fence and gates. We have qualified service technicians for installation and repairs of gate operators, telephone entries, key pads, card readers and almost anything related to gates.



info securitygate.com <info@securitygate.com>

To Giovanni Massimino; Brian Mendes



Reply



Reply All



Forward



Tue 8/25/2026 9:14 AM

You can look up our Facebook page, there are pictures there. You can basically go on word and see the different fonts.

From: Giovanni Massimino [<mailto:GMassimino@rizzetta.com>]

Sent: Tuesday, August 25, 2026 9:11 AM

To: info securitygate.com <info@securitygate.com>; Brian Mendes <BMendes@rizzetta.com>

Subject: RE: [EXTERNAL]RE: VillaSol CDD - Community Gate Metal Initials

Thank you for your help John, I will have this presented to the board for their next meeting (Sept 8th) for discussion and consideration. Along with the quote, are there pictures you could provide of different font styles and also examples of jobs you have performed similar to this scope of a work, that would be most helpful in the boards assessment for considering the bid

Very Kindly,

Giovanni Massimino
District Coordinator
Rizzetta & Company



407.472.2471



GMassimino@rizzetta.com







Tab 20

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLASOL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS 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 District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Osceola County, a schedule of the District's regular meetings.

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

PASSED AND ADOPTED THIS 8th DAY OF SEPTEMBER 2026.

**VILLASOL COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASSISTANT SECRETARY

EXHIBIT "A"

**VILLASOL COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING DATES
FOR FISCAL YEAR 2026/2027**

October 13, 2026
November 10, 2026
December 8, 2026
January 12, 2027
February 9, 2027
March 9, 2027
April 13, 2027
May 11, 2027
June 8, 2027
July 13, 2027
August 10, 2027
September 14, 2027
October 12, 2027

The Board of Supervisors of the VillaSol Community Development District will hold their regular meetings for Fiscal year 2026 at 6:00PM at the VillaSol Clubhouse, 3050 Puerta Del Sol Blvd., Kissimmee, FL 34744, on the second Tuesday of the month, unless otherwise indicated.

Tab 21

RESOLUTION 2026-07

A RESOLUTION OF THE VILLASOL COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS ADOPTING A POLICY ON DAMAGE TO ACCESS CONTROL GATES WITHIN THE VILLASOL COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR ADMINISTRATIVE COSTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the VillaSol Community Development District (the “**District**”) is a local unit of special purpose government organized and existing in accordance with Chapter 190, Florida Statutes, being situated in Osceola County, Florida; and

WHEREAS, the District owns, maintains, and operates certain facilities and amenities within its boundaries for the benefit of its residents (the “**District Facilities**”), including but not limited to, vehicular access control gates at the entrance to the District on Puerta Del Sol Boulevard (the “**Access Control Facilities**”); and

WHEREAS, the District has experienced recurring improper use of the Access Control Facilities by residents and/or visitors resulting in damage to the District Facilities; and

WHEREAS, the District has incurred costs to track, repair, and replace the damaged Access Control Facilities, and desires a mechanism to recoup those costs from the violating user; and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Section 190.011(15), Florida Statutes, to establish a policy governing damage to its District Facilities and defray costs of administration, pursuant to Chapter 120, Florida Statutes; and

WHEREAS, the Board held a public meeting to receive public comment on its proposed Policy on Damage to Access Control Gates attached hereto as Exhibit “A”; and

WHEREAS, the District desires to reserve the right to terminate this Resolution at any time in the future.

NOW THEREFORE, be it resolved by the Board of Supervisors of VillaSol Community Development District (the “**Board**”) as follows:

Section 1. Authority for this Resolution. This Resolution is adopted pursuant to Chapters 190 and 120, Florida Statutes.

Section 2. Adoption of Policy on Damage to Access Control Gates. The District hereby adopts the Policy on Damage to Access Control Gates attached in **Exhibit “A”**.

Section 3. Repeal of Resolution 2019-01. This Resolution shall repeal and replace Resolution 2019-01 previously adopted by the Board on October 15, 2018.

Section 4. Conflicts. The policies and rights of the Board and District as provided for herein shall be in addition to any other policies or rules of the District or any other legal remedies available. This Resolution is not intended to limit any authority or actions of the Board.

Section 5. Termination. This resolution may be terminated by the District at any time.

Section 6. Effective Date. This Resolution shall become effective upon its adoption.

Approved and adopted this 8th day of September 2026.

Attest:

**VillaSol
Community Development District**

By: _____
Name: _____
Title: _____

By: _____
Herman Perez
Chair of the Board of Supervisors

EXHIBIT “A”

VILLASOL COMMUNITY DEVELOPMENT DISTRICT POLICY ON DAMAGE TO ACCESS CONTROL GATES

The VillaSol Community Development District (the “**District**”) owns, maintains, and operates certain facilities and amenities within its boundaries for the benefit of its residents (the “**District Facilities**”), including but not limited to, vehicular access control gates at the entrance to the District on Puerta Del Sol Boulevard (the “**Access Control Facilities**”). Residents of the District shall be responsible for the cost of damage to the Access Control Facilities caused by that resident and/or their visitors.

Administrative Costs for the above-described violations:

If any damage occurs to the Access Control Facilities due to the actions of a resident and/or their visitor, that resident will be subject to the costs below:

1. The actual costs of repair and/or replacement of the damaged Access Control Facilities.
2. An administrative cost of **\$250 per incident**.
3. If an incident requires excessive staff time and the above administrative cost is not sufficient to cover the actual costs of staff time caused by any certain incident, the resident may also be responsible for additional staff time at a rate of **\$25.00 per hour**.

The administrative costs provided for herein are just and equitable and have been based upon: (i) the costs of materials and labor to repair and/or replace the damaged Access Control Facilities; and (ii) the cost for staff time in tracking each incident, determining liability for gate damages, interacting with the gate access control contractor, remedying the gate damage, communicating with the residents regarding the violation, and collecting the costs.

In the event that the costs are not paid within thirty (30) days after demand by the District, the unpaid balance thereof shall accrue interest at the rate of 10% per annum. Any costs provided for hereunder shall be due and payable in the full within fifteen (15) days after being invoiced by the district.

The administrative costs provided for herein shall not be deemed a replacement of or limitation on any other District policies, rules, rights and remedies the Board or District may have. The District retains all other rights and remedies provided by District policies, District rules, or Florida law.

The above policy statement may be amended as the Board of Supervisors deems necessary.

Policy Adoption Date: September 8, 2026

RESOLUTION 2019-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLASOL COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED USER FEES FOR DAMAGE TO DISTRICT ACCESS CONTROL FACILITIES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the VillaSol Community Development District ("District") is a local unit of special purpose government established and existing pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Fla. Stat., and by Ordinance No. 01-05 of the Board of County Commissioners of Osceola County, Florida, effective February 26, 2001, as amended and supplemented;

WHEREAS, the District owns and operates certain facilities and amenities within its boundaries for the benefit of its residents ("District Facilities"), including without limitation access control gates at the entrance to the District on Puerta del Sol Boulevard ("Access Control Facilities");

WHEREAS, recurrently, improper use of the Access Control Facilities by certain residents and/or visitors results in damage to the facilities;

WHEREAS, typically, the District bears the costs to repair and replace the damaged Access Control Facilities, having no means to enforce collection of such costs from the violating user;

WHEREAS, pursuant to Chapters 120 and 190, Fla. Stat., the District is authorized to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation, and to adopt resolutions as may be necessary for the conduct of District business;

WHEREAS, the Board of Supervisors of the District ("Board") is specifically authorized, pursuant to §190.035, Fla. Stat., to fix fees, rentals and charges for use of the District Facilities;

WHEREAS, the Board previously adopted Resolution 2017-05 on May 2, 2017, adopting User Fees in cases where Access Control Facilities are damaged, but finds that the costs to the District in remedying and obtaining reimbursement for such damage is greater than the current User Fee; and

WHEREAS, the Board desires to amend User Fees as set forth herein on persons damaging the Access Control Facilities ("User Fees");

WHEREAS, the Board finds that the imposition of the User Fees in the amounts set forth in **Schedule A** attached hereto and incorporated herein by reference, is necessary to provide for the costs of repair and replacement of the Access Control Facilities when damaged by violating users, and is in the best interests of the District; and

WHEREAS, the Board on this date conducted a public hearing as required to consider the proposed User Fees, and has otherwise complied with applicable Florida law concerning rule development and adoption of the User Fees.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The recitals stated above are true and correct and are incorporated herein by this reference.

2. The User Fees set forth in Schedule A are just and equitable and have been based upon: (i) the costs to repair and/or replace the damaged Access Control Facilities; (ii) a fee for the District's administrative costs of determining liability for gate damages, interaction with the gate access control contractor and collection of the User Fees; and (iii) a per hour charge for District staff time incurred in remedying gate damage and collecting the User Fees. In the event that the User Fees are not paid within thirty (30) days after demand by the District, the unpaid balance thereof shall accrue interest at the rate of 10% per annum. Any fees established hereunder shall be due and payable in full within fifteen (15) days after being invoiced by the District.

3. In the event that the fees established hereunder are not paid when due, such User Fees shall be subject to enforcement as provided in Fla. Stat. §190.036.

4. The User Fees are hereby adopted and imposed by the District, and shall be enforceable against any person found to have damaged the Access Control Facilities. The User Fees shall remain in full force and effect unless revised or repealed by the District in accordance with Chapters 120 and 190, Florida Statutes.

5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

6. The Resolution shall become effective upon its adoption.

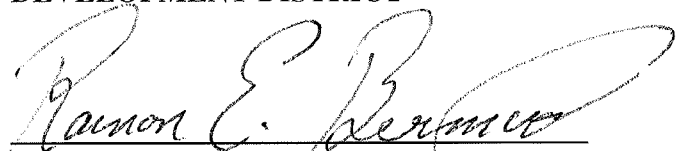
Introduced, considered favorably, and adopted this 15th day of October, 2018.

ATTEST:

**VILLASOL COMMUNITY
DEVELOPMENT DISTRICT**



Secretary/Assistant Secretary



Chairman, Board of Supervisors

SCHEDULE A

USER FEES

1. Actual costs of repair and/or replacement of the damaged Access Control Facilities, to be imposed upon any person determined by the District to have damaged such facilities.
2. Administrative Fee - \$250.00 per event
3. Staff time incurred in collection of the User Fees - \$25.00 per hour