



Rizzetta & Company

VillaSol Community Development District

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

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

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

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

3050 Puerta Del Sol Blvd. Kissimmee, FL 34744

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

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

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

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

October 6, 2026

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the VillaSol Community Development District will be held on **October 13, 2026, at 6:00 p.m.** at the **VillaSol Clubhouse** located at **3050 Puerta Del Sol Blvd, Kissimmee, FL 34744**. The following is the **final** agenda for the meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **PUBLIC COMMENT**
4. **STAFF REPORTS**
 - A. District Engineer
 1. Consideration of Mainline Site Development Proposals
 - a) Puerta Del Sol Blvd Storm Repairs Tab 1
 - b) Puerta Del Sol Blvd Storm Video Tab 2
 - c) Marbella Dr Curb Replacement Tab 3
 - d) Marbella Dr Sidewalk Replacement Tab 4
 - e) Marbella Dr Driveway Replacement
(Residents Responsibility) Tab 5
 - f) Siesta View Dr Storm Repairs Tab 6
 - B. Presentation of Parking Solutions
 1. ParkEntra
 2. Community Boss
 - C. District Counsel
 1. Review of Revised Recreation Facilities Policies Tab 7
 2. Consideration of Resolution 2027-01, VillaSol CDD Adopting
Policy on Damage to Entry Gates Tab 8
 - D. District Manager
 1. Q3 Website Audit Review Tab 9
 - E. Board of Supervisors
 1. Amenity Suspension Tracker Tab 10
5. **COMMUNITY UPDATES**
 - A. Magnosec Security Reports
 1. September 2026 Reports Tab 11
 - B. PGS Updates
 1. August & September 2026 Job Reports Tab 12
6. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors'
Meeting Held on September 8, 2026, ... Tab 13
 - B. Ratification of Operation and Maintenance Expenditures for the
Month(s) of August 2026 Tab 14
7. **BUSINESS ITEMS**
 - A. Consideration of Gym Window Tinting Proposal Tab 15
 - B. Consideration of Playground Mulch Proposal (Under Separate Cover)

C. Consideration of Sable Palms & Crape Myrtle Removal Proposals

- 1. United Landscape Tab 16
- 2. Davey Trees Tab 17
- 3. RightWay Landscape..... Tab 18
- 4. Enviro Tree Service Tab 19

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

Mainline Site Development, Inc.

4475 Packard Ave S
St. Cloud, FL
State License # CUC1224520

Estimate

Date	Estimate #
9/14/2026	7249

Name / Address
Hanson Walter & Associates 8 Broadway - Suite 104 Kissimmee, FL 34741 ATTEN Pete Glasscock

			Project
			Puerta Del Sol Blvd ...
Description	Qty	Rate	Total
Puerta Del Sol Blvd Storm Repair			
Mobilization	1		
Vac Truck clean storm pipe	4		
Video camera truck	4		
M.O.T. for road closure	1		
Storm pipe repair	1		
demo asphalt and road base	1		
Excavate road way for reconnection	1		
Compact subbase	1		
8" road base	1		
Asphalt Repair 15x40	1		
Restoration	1		
TOTAL	1	49,100.00	49,100.00
Notes			
1. Video of damaged pipe was not provided			
2. Does not include any certified surveys			
3. Does not include any relocation of existing utilities			
4. Does not include replacement of pipe that can't be repaired from the inside			
5.			
		Total	\$49,100.00

Tab 2

Mainline Site Development, Inc.

4475 Packard Ave S
St. Cloud, FL
State License # CUC1224520

Estimate

Date	Estimate #
9/14/2026	7248

Name / Address
1350 N Roma Way

Project
Puerta Del Sol Blvd ...

Description	Qty	Rate	Total
Clean and video storm pipe starting 140' NW of Walgreens driveway proceeding southeast 725' to third curb inlet Vac Truck. Clean debris from pipe to allow for camera to travel Video storm pipe TOTAL	4 4	2,800.00	2,800.00
		Total	\$2,800.00

Tab 3

Mainline Site Development, Inc.

4475 Packard Ave S
St. Cloud, FL
State License # CUC1224520

Estimate

Date	Estimate #
9/16/2026	7252

Name / Address
Hanson Walter & Associates 8 Broadway - Suite 104 Kissimmee, FL 34741 ATTEN Pete Glasscock

Project
Villa Sol 2779 Marb...

Description	Qty	Rate	Total
2779 Marbella Curb replacement			
Mobilization	1		
Demo curb	1		
Curb	24		
TOTAL		4,950.00	4,950.00
		Total	\$4,950.00

Tab 4

Mainline Site Development, Inc.

4475 Packard Ave S
St. Cloud, FL
State License # CUC1224520

Estimate

Date	Estimate #
9/16/2026	7254

Name / Address
Hanson Walter & Associates 8 Broadway - Suite 104 Kissimmee, FL 34741 ATTEN Pete Glasscock

Project
Villa Sol CDD 2779 ...

Description	Qty	Rate	Total
2779 Marbella Dr sunken sidewalk remove and replace			
Mobilization	1		
Demo 20' of existing sidewalk	1		
Replace 20' of sidewalk	1		
Restoration	1		
TOTAL	1	3,500.00	3,500.00
		Total	\$3,500.00

Tab 5

Mainline Site Development, Inc.

4475 Packard Ave S
St. Cloud, FL
State License # CUC1224520

Estimate

Date	Estimate #
9/16/2026	7253

Name / Address
Hanson Walter & Associates 8 Broadway - Suite 104 Kissimmee, FL 34741 ATTEN Pete Glasscock

Project
Villa Sol 2779 Marb...

Description	Qty	Rate	Total
2779 Marbella Dr driveway Owner responsibility			
Mobilization	1		
Demo	1		
Concrete driveway	565		
TOTAL	1	10,347.00	10,347.00
		Total	\$10,347.00

Tab 6

Mainline Site Development, Inc.

4475 Packard Ave S
St. Cloud, FL
State License # CUC1224520

Estimate

Date	Estimate #
9/16/2026	7255

Name / Address
Hanson Walter & Associates 8 Broadway - Suite 104 Kissimmee, FL 34741 ATTEN Pete Glasscock

Project
Villa Sol CDD Siest...

Description	Qty	Rate	Total
Siesta View Dr Storm manhole Leak, plug 4 pipes dewater system and grout and seal inside of manhole			
Mobilization	1		
Plug pipe	3		
Dewater storm system	1		
Grout Inlet	1		
TOTAL	1	16,350.00	16,350.00
		Total	\$16,350.00

Tab 7

VILLASOL COMMUNITY DEVELOPMENT 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 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 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 a.m. 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.

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

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: The professional management company with which the District has contracted to provide management services to the District, including management of the Recreation Facilities.

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 Patron and who accompanies a Patron at any of the District's amenities or Recreation Facilities. Patrons are responsible for the actions of their Guests.

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

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

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).

Patron: Residents, Tenants, and Non-Resident Users including any members of the households. The household shall mean all persons residing at the same address of any of the foregoing.

Policies: These Recreation Facilities Policies, as amended.

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

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

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

Resident: Any person owning property within the District, including their spouse or registered domestic partner.

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.

Tenant: Any tenant residing in a Resident's home pursuant to a valid rental or lease agreement. Tenants are required to comply with the requirements of **Section VI** herein.

User: Any person entering, using and/or remaining upon the District's Recreation Facilities and other property owned by the District. This shall include Patrons and their Guests.

I. GENERAL POLICIES

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 Patron. ***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 card.***

All Patrons may be required to present their Access Cards in order to gain access/use to Recreation Facilities.

Upon the District's insurance carrier's recommendation to ensure that the District mitigates children's exposure to injury, children under 15 years of age must be accompanied in the Recreation Facilities by an adult Patron or Childcare Provider twenty-one (21) years of age or older.

Guests must be accompanied by an adult Patron twenty-one (21) years of age or older. In the event the Pool Deck Area reaches maximum capacity, Guests may be asked to leave so all Patrons may enjoy the use of the facility. Patrons 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 Policies shall be submitted to the District Manager for consideration.

II. POOL AND POOL DECK AREA

All 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 Patron 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 Patron in possession of their Access Card.

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

-All Users must shower before entering the Pool.

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

-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.

-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 Users.

-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. Patrons 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.

-In compliance with the Florida Clean Air Act and to the extent authorized by Florida Law, 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 Policies 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 Patrons are responsible for being familiar with the Policies as amended or modified from time to time.

-No skateboards, skates, bikes, electric bikes, 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 Area 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, 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

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 Policies, which will be strictly enforced at all times. All Users are urged to contact a physician before starting an exercise workout routine.

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

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

-Upon the District's insurance carrier's recommendation to ensure that the District mitigates children's exposure to injury, children thirteen (13) to fourteen (14) years old must be accompanied by an adult Patron twenty-one (21) years of age or older to use the Fitness Room.

-Due to the nature and design of the equipment, children under the age of thirteen (13) are not permitted to use the Fitness Room.

-No skateboards, skates, bikes, electric bikes, 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 Room. Persons damaging any District facilities will be held financially responsible for the costs of repairs and may lose access privileges to the Fitness Room.

- 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 Room.
- 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 Manager.
- Patrons and Guests will use the Clubhouse at their own risk and will comply with the written and posted Policies of the Clubhouse. All Policies will be strictly enforced at all times.
- Patrons may be required to present their Access Cards in order to gain access to the Clubhouse.

-Upon the District's insurance carrier's recommendation to ensure that the District mitigates children's exposure to injury, children under 15 years of age must be accompanied at the Clubhouse by an adult Patron twenty-one (21) years of age or older.

-Guests must be accompanied by an adult Patron twenty-one (21) years of age or older.

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

-Cars, motorcycles, golf carts, mopeds, bicycles, etc., must be parked in the designated parking areas at Recreation Facility and are not allowed inside the Clubhouse 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 Clubhouse unless they are personal devices equipped with headphones.

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

-To the extent authorized by Florida law, there is absolutely **no smoking** in the Recreation Facilities. A designated area will be set up for this purpose.

NOTICE

THE VILLASOL COMMUNITY IS PROTECTED BY VIDEO CAMERAS IN ALL AREAS. PATRONS 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 POLICIES. IF THE BEHAVIOR CONTINUES BY THE PATRON, 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 PATRON'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 PATRON 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 Patron at all times.
- Unless specified differently herein, no more than four (4) Guests are permitted per Patron household at a time.
- Patrons are responsible for any and all actions taken by their Guests. Violations by Guests of the District's Policies could result in penalties against the Patron, as set for herein.

V. DAMAGE TO DISTRICT PROPERTY AND/OR PERSONAL INJURY

- 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 Policies 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

-Residents who rent or lease out their property shall have the right to designate the lessee/renter (the “Tenant”) as the beneficial users of the Resident’s membership privileges for purposes of Recreation Facility use.

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

-Upon confirmation of the Tenant’s status by the District Manager, the District Manager will suspend the Resident’s Access Card.

-Tenants are entitled to the same rights and privileges of the Residents and are bound to the District’s Policies.

-Residents shall be responsible for all actions of their Tenant(s).

VII. OTHER RECREATION FACILITIES

DISTRICT GATE ACCESS SYSTEM

-Should any Patron, User, or Guest damage the gates located at the entrance of the District, such individual shall be subject to reimburse the District the charge/damages 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 policy may also be subject to any applicable legal criminal and/or civil action.

-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.

SIGNAGE

-Unless otherwise specifically approved by the District 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 Patrons on a first-come, first-served 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 Patrons on a first-come, first-served basis.

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

-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 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 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 in 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.

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 October 13, 2026:

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 are subject to change on a periodic basis, at the Board's discretion.

IX. SPECIAL EVENT RENTAL PROCEDURE

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

-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.

-Any violation of these 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 Fitness Room) for the time period selected by the Board at the Board meeting 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:

- 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 Policies 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.

-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 use 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 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 Manager. Such catering service will be required to provide to the District 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's 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.

-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.

-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.

*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: October 13, 2026, 2026 (revised prior version adopted June 10, 2025)

Implemented Florida Law: Section 190.012, *Florida Statutes*; Section 190.011, *Florida Statutes*; Section 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*.

[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 Policies are incorporated into this Agreement; **Applicant acknowledges that it has received a copy of the CDD's Policies, has read and understands the CDD's Policies, and agrees to comply with all terms and requirements of the CDD's Policies.**

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 Policies.
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 Policies 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 Policies 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. **District Policies:** Applicant and Applicant's Representatives shall comply with the CDD's Policies, 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 POLICIES FOR SPECIAL EVENTS

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 Applicant has received specific approval of such from the District (in accordance with the Policies of the District).
14. Applicant shall at all times comply with the provision of the CDD's Policies, as may be amended from time to time. Copies of current Policies 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).

Tab 8

RESOLUTION 2027-01

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 13th day of October 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 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: October 13, 2026

Tab 9



Quarterly Compliance Audit Report

VillaSol

Date: September 2026 - 3rd Quarter

Prepared for: Brian Mendes

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Special Message

Hello,

This letter regards the new Florida electronic payments law that was recently passed and becomes effective 1/1/2027:

CS/HB 967: Electronic Payments Made to Units of Local Governments

GENERAL BILL by State Affairs Committee; Buchanan; (CO-INTRODUCERS) McFarland; Salzman.

Electronic Payments Made to Units of Local Governments; Requires units of local government to accept certain forms of payments; requires such local governments to accept payments online.

Link:

<https://www.flsenate.gov/Session/Bill/2026/967><https://www.flsenate.gov/Session/Bill/2026/967>

Our platform does not include built-in ecommerce or payment-processing capabilities; therefore, we are not able to accept online payments directly on your behalf.

We recommend contacting your bank or another authorized payment processor to implement a compliant electronic payments solution. Once you have chosen a provider, they can generate a hosted payment link, which we can place on a page within your site so residents can click and complete payments online directly with your payment processor. The processor will be responsible for supplying the link and handling the actual transaction.

Thank you,
Susan

Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse

Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

Compliance Criteria

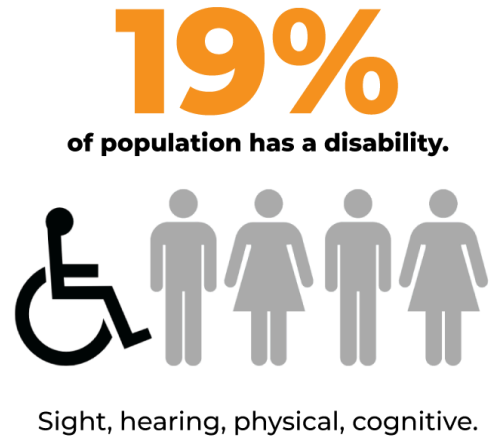
Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees,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

Notes:

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 10

Tracker List

23/33 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)	\$923 due	
✓	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)	\$514 due	
✓	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)	\$514 due	
✓	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	
✓	1/19		Abe Supply	\$923 recieved (fully paid)	

Tracker List

23/33 completed

✓	Incident Date	Notice Sent	Address/Entity Info	Payment	Amenity Deactivated
✓	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)	\$514 due	
✓	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)	\$514 due	
✓	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 assesses	
☐	9/15		Gate damage pole, non-registered vehicle	923 owed	
☐					
☐					

Tracker List

23/33 completed

✓	Incident Date	Notice Sent	Address/Enity Info	Payment	Amenity Deactivated
☐					
☐					
☐					
☐					

Tab 11



DAILY REPORT – FRIDAY, SEPTEMBER 4, 2026

Assigned Work Location:

Centro Recreacional Villa Sol

Schedule:

Friday, 2:00 PM – 10:00 PM

2:00 PM

I conducted my first patrol of the clubhouse. The parking lot, gym, and pool were in use. All other areas were calm.

3:00 PM

I checked the exterior areas. The basketball half court, playground, and gym were in use. I checked the restrooms and turned off the lights in the men's restroom.

4:00 PM

A young man was playing on the basketball half court. The gym was in use. The weather was cloudy. I checked the party room doors.

5:00 PM

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

6:00 PM

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

7:00 PM

I patrolled the rear and left side of the property, including the area near the canal. I checked the exterior restrooms and turned off the lights. The gym and parking lot were in use. The golf cart was safely parked.

8:00 PM

The parking lot and gym remained in use. I checked the gym windows. The golf cart was safely parked.

9:00 PM

I walked around the pool area and the front of the clubhouse. The gym and parking lot were in use. I returned the keycard to its designated location. The golf cart was safely parked.

10:00 PM

I ended my shift. The golf cart was safely parked, and everything was left in order.



DAILY REPORT – SATURDAY, SEPTEMBER 5, 2026

Assigned Work Location:

Centro Recreacional Villa Sol

Schedule:

Saturday, 2:00 PM – 10:00 PM

2:00 PM

I checked the clubhouse, including the pool, basketball half court, gym, parking lot, and gym windows. The golf cart was safely parked.

3:00 PM

The weather was cloudy. Children were playing on the basketball courts. The parking lot and pool were in use. I checked the windows and doors. The golf cart was safely parked.

4:00 PM

The weather became very dark, and thunder was present. I spoke with the individuals in the pool and advised them that they needed to exit due to the weather conditions. At approximately 4:22 PM, the weather cleared.

5:00 PM

I checked the gym, pool, and left side of the clubhouse. The golf cart was safely parked.

At approximately 5:13 PM, a group of young people entered the pool area. Two were residents, while the others were guests. I spoke with them and explained the community rules, including the number of guests permitted per keycard.

They stated that they were celebrating a birthday and that they had keycards and access through the app. One of the young men became very rude and used vulgar language.

They contacted their father, who later arrived and asked about the situation. I explained the rules and what had occurred. He stated that he disagreed with the rules and would seek additional information. He also commented that the association had other pending issues that had not been addressed.

The individual identified himself as Carlos Lang from 3038 Sangria.

6:00 PM

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

7:00 PM

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

8:00 PM

I checked the left side of the property and observed a young girl making a video. I also checked the pool and front area. The golf cart was safely parked.

9:00 PM

I checked the clubhouse doors and windows and walked around the pool area. I returned the keycard to its designated location.

10:00 PM

I ended my shift. The golf cart was safely parked, and everything was left in order.



DAILY REPORT – SUNDAY, SEPTEMBER 6, 2026

Assigned Work Location:

Centro Recreacional Villa Sol

Schedule:

Sunday, 2:00 PM – 10:00 PM

2:00 PM

I conducted my first patrol of the day. 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 party room doors, walked around the pool area, and checked the left side of the property. The basketball half court, gym, and pool were in use. The golf cart was safely parked.

4:00 PM

I checked the clubhouse area. The pool was in use, and all other areas were calm. The weather was cloudy with thunder. The golf cart was safely parked.

5:00 PM

The weather remained cloudy. The parking lot and pool were in use. I checked the gym area, the front of the clubhouse, and the exterior restrooms. I turned off the light in the men's restroom. The golf cart was safely parked.

At approximately 5:30 PM, several families arrived to take pictures in the rear area of the property.

6:00 PM

The parking lot and rear area were in use. The playground was also in use. All other areas were calm. I checked the restrooms. The golf cart was safely parked.

7:00 PM

The playground and gym were in use. It was raining. The golf cart was safely parked.

8:00 PM

I checked the exterior areas and restrooms. I walked around the pool and the front of the clubhouse and checked the clubhouse windows and doors. The golf cart was safely parked.

9:00 PM

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

10:00 PM

I ended my shift. The golf cart was safely parked, and everything was left in order.



DAILY REPORT – FRIDAY, SEPTEMBER 11, 2026

Assigned Work Location:
Centro Recreacional Villa Sol

Schedule:
Friday, 2:00 PM – 10:00 PM

2:00 PM

I checked the pool area, exterior restrooms, parking lot, courts, and playground. The weather was cloudy.

3:00 PM

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

4:00 PM

The Maintenance Manager, accompanied by Pedro, was checking the courts and pool area. It was raining. The basketball half court and gym were in use.

5:00 PM

The parking lot, basketball courts, and gym were in use. A family arrived at the pool area. All other areas were calm. The golf cart was safely parked.

6:00 PM

The parking lot, basketball full court, and pool were in use. Guests began arriving for an event in the party room. The golf cart was safely parked.

7:00 PM

The parking lot, basketball courts, playground, and gym were in use. The party room was also in use. I checked the exterior restrooms and turned off the light in the men's restroom. The light continues to turn on by itself. The golf cart was safely parked.

8:00 PM

I walked around the pool area and the left side of the clubhouse. I checked the parking lot and exterior restrooms and turned off the lights. The party room remained in use.

9:00 PM

I checked the gym windows. The party guests began cleaning up. I closed the trash container and returned the keycard to its designated location.

10:00 PM

I ended my shift. The golf cart was safely parked, and everything was left in order.



DAILY REPORT – SATURDAY, SEPTEMBER 12, 2026

Assigned Work Location:

Centro Recreacional Villa Sol

Schedule:

Saturday, 2:00 PM – 10:00 PM

2:00 PM

Upon arrival, I observed unattended minors on the property. I approached them and asked to see the keycard they had used to enter. I advised them that minors are not permitted to remain in the recreational area unattended and instructed them to leave.

The child in possession of the keycard, as well as the parents, are aware of this rule; however, the rule continues to be violated.

Keycard Number: 000043028448104

Registered To: 3010 Camino Real South – Sabah Benkabbou

The golf cart was safely parked.

3:00 PM

All areas were calm. I checked the exterior restrooms and turned off the light in the men's restroom. The golf cart was safely parked.

4:00 PM

The pool was in use. All other areas were calm. The golf cart was safely parked.

5:00 PM

I walked around the clubhouse and checked the exterior areas. The basketball courts, pool, and parking lot were in use. The weather was cloudy. The golf cart was safely parked.

6:00 PM

I walked around the clubhouse. The basketball half court, pool, and parking lot were in use. All other areas were calm. The golf cart was safely parked.

7:00 PM

I checked the gym windows, party room doors, left side of the property, and exterior restrooms. The golf cart was safely parked.

8:00 PM

I patrolled the front and left side of the property. I checked the courts, pool area, and party room. The gym was in use. The golf cart was safely parked.

9:00 PM

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

10:00 PM

I ended my shift. The golf cart was safely parked, and everything was left in order.



DAILY REPORT – SUNDAY, SEPTEMBER 13, 2026

Assigned Work Location:

Centro Recreacional Villa Sol

Schedule:

Sunday, 2:00 PM – 10:00 PM

2:00 PM

The weather was cloudy. The gym was in use. The golf cart was safely parked.

3:00 PM

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

4:00 PM

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

5:00 PM

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

6:00 PM

I checked the exterior areas. All areas were calm. The golf cart was safely parked.

7:00 PM

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

8:00 PM

I checked the clubhouse doors and windows and turned off the light in the men's restroom. The golf cart was safely parked.

9:00 PM

I checked the gym windows and clubhouse doors and walked around the entire property. I returned the keycard to its designated location.

10:00 PM

I ended my shift. The golf cart was safely parked, and everything was left in order.

Tab 12

**Job Report #14752**
Grouped Report • Printable A4 Format**A4 • Ready to Print****Date:** 2026-09-21 07:47:59**Version:** 1

Property (HOA): Villasol CDD
Manager: Brian Mendez
Address: 3050 puerta del sol Blvd
Email: bmendes@rizzetta.com

Employees: Herrera Pedro
Jobs: 37
Date Range: 2026-09-21 → 2026-10-02

Date Check	HOA	Employee
2026-09-21 07:47:59	Villasol CDD	Herrera Pedro
2026-09-21 09:13:19	Villasol CDD	Herrera Pedro
2026-09-21 11:56:57	Villasol CDD	Herrera Pedro
2026-09-21 12:29:21	Villasol CDD	Herrera Pedro
2026-09-21 13:56:39	Villasol CDD	Herrera Pedro
2026-09-22 08:26:15	Villasol CDD	Herrera Pedro
2026-09-22 10:22:08	Villasol CDD	Herrera Pedro
2026-09-22 10:48:19	Villasol CDD	Herrera Pedro
2026-09-22 14:13:58	Villasol CDD	Herrera Pedro
2026-09-23 07:52:29	Villasol CDD	Herrera Pedro
2026-09-23 09:50:12	Villasol CDD	Herrera Pedro
2026-09-23 10:52:01	Villasol CDD	Herrera Pedro
2026-09-23 16:08:08	Villasol CDD	Herrera Pedro
2026-09-24 08:13:17	Villasol CDD	Herrera Pedro
2026-09-24 10:52:25	Villasol CDD	Herrera Pedro
2026-09-24 15:21:55	Villasol CDD	Herrera Pedro
2026-09-25 07:41:17	Villasol CDD	Herrera Pedro
2026-09-25 08:54:57	Villasol CDD	Herrera Pedro
2026-09-25 14:25:42	Villasol CDD	Herrera Pedro
2026-09-28 08:09:56	Villasol CDD	Herrera Pedro
2026-09-28 10:57:25	Villasol CDD	Herrera Pedro
2026-09-28 15:34:20	Villasol CDD	Herrera Pedro
2026-09-29 07:54:26	Villasol CDD	Herrera Pedro
2026-09-29 09:39:15	Villasol CDD	Herrera Pedro
2026-09-29 12:24:01	Villasol CDD	Herrera Pedro
2026-09-29 13:55:26	Villasol CDD	Herrera Pedro
2026-09-30 07:31:49	Villasol CDD	Herrera Pedro
2026-09-30 11:02:12	Villasol CDD	Herrera Pedro
2026-09-30 13:53:57	Villasol CDD	Herrera Pedro
2026-10-01 07:38:54	Villasol CDD	Herrera Pedro
2026-10-01 08:53:04	Villasol CDD	Herrera Pedro
2026-10-01 11:36:17	Villasol CDD	Herrera Pedro
2026-10-01 12:32:06	Villasol CDD	Herrera Pedro
2026-10-01 14:54:12	Villasol CDD	Herrera Pedro
2026-10-02 08:30:12	Villasol CDD	Herrera Pedro
2026-10-02 10:52:41	Villasol CDD	Herrera Pedro
2026-10-02 11:32:24	Villasol CDD	Herrera Pedro



Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14752	2026-09-21 07:47:59	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER





JOB DETAILS

Item	Date	Zone	Activities
14762	2026-09-21 09:13:19	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER





JOB DETAILS

Item	Date	Zone	Activities
14776	2026-09-21 11:56:57	Parking two house	cut off excess Barilla

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER





Job Zone Reported
Villasol CDD • 2026-09-21 12:29:21

Page 5

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14777	2026-09-21 12:29:21	Entrance property	Install protective and cautionary separator posts.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



PGS Centrum • Job Report #14777

Generated: 2026-09-21 12:29:21

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14780	2026-09-21 13:56:39	Fountain tower	clearing brush and leveling the ground

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER





Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14788	2026-09-22 08:26:15	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER





Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14798	2026-09-22 10:22:08	Lake	Trash cleanup around the lake

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER





JOB DETAILS

Item	Date	Zone	Activities
14799	2026-09-22 10:48:19	basketball court	Water pressure

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER





JOB DETAILS

Item	Date	Zone	Activities
14807	2026-09-22 14:13:58	Clubhouse	Organize a meeting room

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER





Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14817	2026-09-23 07:52:29	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER





JOB DETAILS

Item	Date	Zone	Activities
14830	2026-09-23 09:50:12	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14837	2026-09-23 10:52:01	basketball court	Finish water pressure

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER





Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14851	2026-09-23 16:08:08	Court basketbol	repair cracks

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER





Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14856	2026-09-24 08:13:17	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14870	2026-09-24 10:52:25	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER





Job Zone Reported
Villasol CDD • 2026-09-24 15:21:55

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Employee: Herrera Pedro
Manager: Brian Mendez

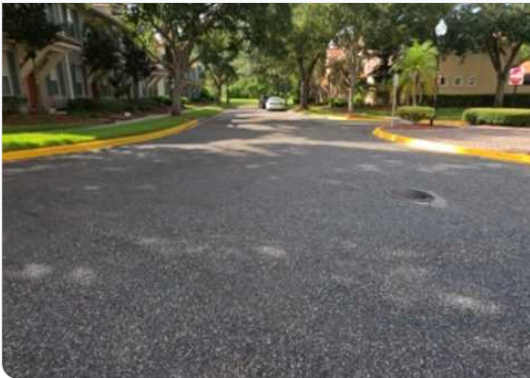
JOB DETAILS

Item	Date	Zone	Activities
14885	2026-09-24 15:21:55	TWO house	Blowers entrance two house and sidewalks car parking

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER





Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14892	2026-09-25 07:41:17	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14901	2026-09-25 08:54:57	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14916	2026-09-25 14:25:42	TWO house	Blowers entrance two house and sidewalks car parking

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER





Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14923	2026-09-28 08:09:56	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER





JOB DETAILS

Item	Date	Zone	Activities
14939	2026-09-28 10:57:25	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER





JOB DETAILS

Item	Date	Zone	Activities
14957	2026-09-28 15:34:20	TWO house	Blowers entrance two house and sidewalks car parking

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER





Employee: Herrera Pedro
Manager: Brian Mendez

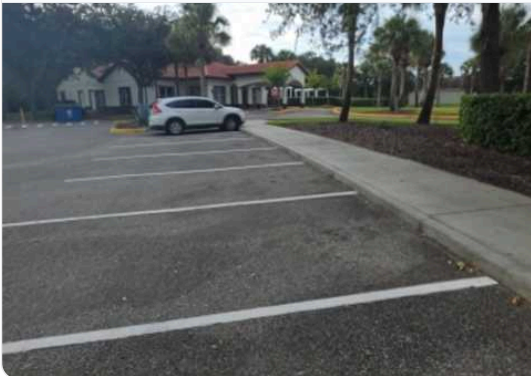
JOB DETAILS

Item	Date	Zone	Activities
14960	2026-09-29 07:54:26	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER





JOB DETAILS

Item	Date	Zone	Activities
14963	2026-09-29 09:39:15	Sports area	Cleaning the area behind the basketball court

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER





Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14976	2026-09-29 12:24:01	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER





Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14979	2026-09-29 13:55:26	TWO house	Removal of weeds around pop-up drains, ventilation units, home entrances, sidewalks, and the garage driveway.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER





Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14985	2026-09-30 07:31:49	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER





JOB DETAILS

Item	Date	Zone	Activities
15004	2026-09-30 11:02:12	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15007	2026-09-30 13:53:57	Via largo and camino Real South	Paint white lines

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER





Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15011	2026-10-01 07:38:54	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER





JOB DETAILS

Item	Date	Zone	Activities
15017	2026-10-01 08:53:04	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Herrera Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15031	2026-10-01 11:36:17	Camino Real South	paint bumper marker

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER





JOB DETAILS

Item	Date	Zone	Activities
15033	2026-10-01 12:32:06	Siesta View Drive	paint bumper marker

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER





JOB DETAILS

Item	Date	Zone	Activities
15039	2026-10-01 14:54:12	Clubhouse	apply texture to the bathroom wall

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER





Job Zone Reported
Villasol CDD • 2026-10-02 08:30:12

Page 36

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15049	2026-10-02 08:30:12	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER





JOB DETAILS

Item	Date	Zone	Activities
15065	2026-10-02 10:52:41	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER





JOB DETAILS

Item	Date	Zone	Activities
15066	2026-10-02 11:32:24	Casabella Dr	Paint white lines

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Tab 13

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 **September 8, 2026, at 6:02 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 6:02 p.m. and confirmed quorum.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

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

THIRD ORDER OF BUSINESS **Public Comment**

A resident of the community commented on the Board's upkeep of the community and community towing issues.

A resident of the community commented on towing issues in the community.

A resident of the community commented on the playground being relocated and suggested improvements to the community playground.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

1. Review of Master Trust Indenture
2. Updates on Puerta Del Sol Repairs

Mr. Glasscock reviewed updates along Puerta Del Sol with the Board and district staff, informing the Board the project is almost complete, pending a sleeve installation.

Mr. Glasscock commented on the current issues in Siesta View.

Mr. Glasscock stated he will inspect and recommend repairs for the issues at Siesta View.

The members of the Board and district staff discussed potentially resurfacing some areas in the community.

Mr. Glasscock commented to the Board about conducting a study of the community asphalt roads.

The members of the Board and district staff discussed ongoing issues with the storm drains.

The members of the Board requested proposals for CCTV of Puerta Del Sol from the entranceway to the four-way stop sign.

The members of the Board and district staff discussed repairs within Marbella.

On a motion by Mr. Gosdin, seconded by Mr. Gagnon, with all in favor, the Board Authorized a sidewalk repair survey for an amount not to exceed \$1,200, for VillaSol Community Development District.

B. District Counsel

1. Updates on Land Exchange with Osceola County
2. Consideration of Amended Recreation Facilities Policies
 - a. Review of Board of Supervisor Recommended Revisions

Ms. Webster provided an update regarding the proposed land exchange with Osceola County to the members of the Board.

The members of the Board and district staff discussed amendments to the Recreation Facilities Policies.

The Board members requested role changes within the rules, revisions to the policies and revisions to homeowner definitions.

C. District Manager

1. Updates on Gym Repairs
2. Updates on Off Duty Police Officer Patrols

Mr. Mendes reviewed with the Board, that the gym repairs remain in progress; manufacturer delays have impacted completion.

Mr. Mendes reviewed that the off-duty patrol signage has been installed and passed final inspection and the final agreement execution is pending.

The members of the Board discussed off-duty police patrol operations.

D. Board of Supervisors

1. Discussion of Warning System

2. Amenity Suspension Tracker

3. Consideration of Composite Wood Picnic Table Purchase (4)

The members of the Board discussed establishing a towing warning system and improving towing communications.

The members of the district staff reported 36 total suspension cases, with 28 successfully resolved and 8 pending payment, reflecting approximately a 77% closure rate.

On a motion by Mr. Cordova, seconded by Mr. Gosdin, with all in favor, the Board approved the ongoing amenity suspensions, for VillaSol Community Development District.

On a motion by Mr. Gosdin seconded by Mr. Correa-Betancourt, with all in favor, the Board approved the purchase of four composite picnic tables after September 30, 2026, for VillaSol Community Development District.

FIFTH ORDER OF BUSINESS

Magnosec Security Reports

1. July & August 2026 Reports

The members of the Board and district staff reviewed the July and August 2026 Magnosec security reports.

SIXTH ORDER OF BUSINESS

PGS Updates

The members of the Board and district staff reviewed the scheduling of the clubhouse interior painting and light bulb replacements.

SEVENTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Meeting Held on
July 14, 2026,**

The Board reviewed and approved the meeting minutes from the Board of Supervisors from the meeting held on July 14, 2026.

On a motion by Mr. Gagnon seconded by Mr. Correa-Betancourt, with all in favor, the Board approved the minutes of the Board of Supervisors' Meeting held on July 14, 2026, in substantial form, for VillaSol Community Development District.

EIGHTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures for the
Month(s) of June & July 2026**

The members of the Board reviewed the maintenance expenditures for the months of June & July 2026.

On a motion by Mr. Gagnon, seconded by Mr. Perez, with all in favor, the Board ratified the Operation and Maintenance Expenditures for June 2026 (\$39,349.52) and July 2026 (\$41,870.41), for VillaSol Community Development District.

NINTH ORDER OF BUSINESS

Ratification of District Items

1. Roadway Infrastructure Cost Sharing Agreement with My First Academy

The members of the Board reviewed and ratified the Roadway Infrastructure Cost Sharing Agreement with My First Academy.

On a motion by Mr. Gagnon, seconded by Mr. Cordova, with all in favor, the Board ratified the Roadway Infrastructure Cost Sharing Agreement with My First Academy, for VillaSol Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Rizzetta &
Company's Second Addendum to the
Contract for Professional District
Services**

The members of the Board reviewed and approved Rizzetta & Company's Second Addendum to the Contract for Professional District Services.

On a motion by Mr. Gosdin, seconded by Mr. Gagnon, with all in favor, the Board approved Rizzetta & Company's Second Addendum to the Contract for Professional District Services, for VillaSol Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Hog Trapping
Proposals**

The members of the Board reviewed the hog trapping proposal and discussed additional fencing requirements. Staff was directed to obtain additional pricing.

The members of the Board tabled the consideration of hog trapping proposals.

TWELFTH ORDER OF BUSINESS

**Consideration of Kitchen Remodel
Proposals**

1. Recker Construction
2. HP Home Maintenance Solutions
3. PGS (Under Separate Cover)
4. Elite Home Services

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

On a motion by Mr. Cordova, seconded by Mr. Perez with all in favor, the Board approved the proposal from Recker Construction and to schedule the project after January 2027, for VillaSol Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Clean Star Services
Price Increase**

On a motion by Mr. Gagnon, seconded by Mr. Correa-Bentancourt, with all in favor, the Board approved Clean Star Services price increase, not to exceed \$1,890, for VillaSol Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Clubhouse Access
Control Upgrade**

1. Guardian Access Solutions
2. Techfense

The members of the Board reviewed proposals from Guardian Access Solutions and Techfense.

On a motion by Mr. Cordova, seconded by Mr. Gosdin, with all in favor, the Board approved the Techfense proposal, in an amount not to exceed \$6,496, for VillaSol Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Window Shutter
Proposal**

The members of the Board tabled the consideration of window shutter proposals.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Gate Engraving
Proposal**

The members of the Board tabled the consideration of gate engraving proposals.

SEVENTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-06,
Adopting FY 26-27 Annual Meeting
Schedule**

The Board and district staff reviewed Resolution 2026-06, Adopting FY 26-27 Annual Meeting Schedule.

On a motion by Mr. Gagnon, seconded by Mr. Perez, with all in favor, the Board adopted Resolution 2026-06 in substantial form, removing the October 12, 2027, meeting date, for VillaSol Community Development District.

EIGHTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-07,
VillaSol CDD Adopting Policy on
Damage to Entry Gates**

Ms. Webster reviewed the policy regarding gate damages with the members of the Board and district staff.

The Board tabled the Consideration of Resolution 2026-07, VillaSol CDD Adopting Policy on Damage to Entry Gates, until October for further review.

The Board directed district staff to provide a photo of the proposed fine sign.

NINETEENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-08,
Adopting FY 26-27 Annual Goals and
Objectives**

The Board reviewed and adopted Consideration or Resolution 2026-08, Adopting FY 26-27 Annual Goals and Objectives, electing to roll over the previous fiscal year's goals and objectives.

On a motion by Mr. Cordova, seconded by Mr. Gosdin, with all in favor, the Board adopted Resolution 2026-08, Adopting FY 26-27 Annual Goals and Objectives, rolling over the previous fiscal year's goals and objectives, for VillaSol Community Development District.

TWENTIETH ORDER OF BUSINESS

**Supervisor Requests & Audience
Comments.**

On a motion by Mr. Gosdin, seconded by Mr. Cordova, with all in favor, the Board approved Guardian quote #261216 upon exhaustion of current equipment life, for VillaSol Community Development District.

On a motion by Mr. Gosdin, seconded by Mr. Cordova, with all in favor, the Board retracted the previous motion regarding tree removal and area cleanup, for VillaSol Community Development District.

The Board directed district staff to create an informational e-blast concerning daycare construction activity.

The members of the Board reviewed the options for a vacant lot and requested sidewalk pricing from Mr. Glasscock.

TWENTY-FIRST ORDER OF BUSINESS

Adjournment

On a motion by Mr. Cordova, seconded by Mr. Gosdin, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 8:25 p.m. for VillaSol Community Development District.
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[SIGNATURES ON FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Tab 14

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

August 2026

For Board Approval

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

The total items being presented: **\$39,388.85**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 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.	300401	1233947511	Security Monitoring & Maintenance 09/26	\$ 53.74
Blade Runners Commercial Landscaping Orlando, LLC	300402	2097272	Landscape Replacement 05/26	\$ 2,004.66
CSS Clean Star Services of Central Florida, Inc.	300388	18651	Cleaning Services 07/26	\$ 1,800.00
Daniel Flores	300394	714-080426	Room Rentals 08/26	\$ 500.00
Florida Department of Revenue	20260820	5980156305945-081926	Sales & Use Tax 07/26	\$ 75.23
Grau & Associates, P.A.	300391	30028	Audit Services FY 24/25	\$ 1,100.00
Grau & Associates, P.A.	300403	30030	Audit Services FY 24/25	\$ 1,500.00
Hanson Walter & Associates, Inc.	300389	5296451	Engineering Services 05/26	\$ 2,800.00
Hanson Walter & Associates, Inc.	300397	5296901	Engineering Services 07/26	\$ 2,250.00
Kissimmee Utility Authority	20260804-1	001632660000709740- 071626	Electric Services 06/26	\$ 2,039.38
Kissimmee Utility Authority	20260804-3	001632660000770990- 071626	Electric Services 06/26	\$ 16.48
Kissimmee Utility Authority	20260804-6	001632660000774280- 071626	Electric Services 06/26	\$ 67.91

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Kissimmee Utility Authority	20260804-2	001632660000779000-071626	Electric Services 06/26	\$ 305.34
Kissimmee Utility Authority	20260804-5	001632660000816360-071626	Electric Services 06/26	\$ 153.48
Kissimmee Utility Authority	20260804-4	001632660000842000-071626	Electric Services 06/26	\$ 1,277.11
MagnoSec, Corp.	300390	2503	Security Monitoring & Maintenance 07/26	\$ 1,472.00
MagnoSec, Corp.	300398	2515	Security Monitoring & Maintenance 08/26	\$ 1,104.00
MagnoSec, Corp.	300398	2516	Security Monitoring & Maintenance 08/26	\$ 112.00
PGS Centrum, Inc.	300404	1808	Electrical Maintenance 08/26	\$ 4,960.66
PGS Centrum, Inc.	300404	1824	Maintenance & Repairs 08/26	\$ 157.10
Resort Pool Services	300392	AV32778	Pool Maintenance 07/26	\$ 250.00
Resort Pool Services	300396	AV33080	Pool Maintenance 08/26	\$ 1,995.00
Rizzetta & Company, Inc.	300387	INV0000111385	Accounting Services 08/26	\$ 4,256.30
Spectrum	20260817	2017464072826	Internet Services 08/26	\$ 175.38

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Straley Robin Vericker	300399	28946	Legal Services 07/26	\$ 2,739.00
Terminix	300393	474748987	Pest Control 07/26	\$ 108.55
The Chamberlain Group, LLC	20260804	IN14161686	Access Control 08/26	\$ 665.00
Toho Water Authority	20260803	001632660000774280-010726	Water-Sewer Services 12/25	\$ 14.54
Toho Water Authority	20260803	001632660000774280-020626	Water-Sewer Services 01/26	\$ 14.54
Toho Water Authority	20260803	001632660000774280-030926	Water-Sewer Services 02/26	\$ 14.54
Toho Water Authority	20260803	001632660000774280-040826	Water-Sewer Services 03/26	\$ 58.16
Toho Water Authority	20260803	001632660000774280-050726	Water-Sewer Services 04/26	\$ 14.54
Toho Water Authority	20260803	001632660000774280-060526	Water-Sewer Services 05/26	\$ 14.54
Toho Water Authority	20260803	001632660000774280-070726	Water-Sewer Services 06/26	\$ 14.54
Toho Water Authority	20260805-2	001632660000816360-070726	Water-Sewer Services 06/26	\$ 37.76
Toho Water Authority	20260805-3	001632660000842000-070726	Water-Sewer Services 06/26	\$ 27.01

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Toho Water Authority	20260805-1	001632660001257480-070726	Water-Sewer Services 06/26	\$ 7.75
United Land Services	300400	218392	Landscape Maintenance 08/26	\$ 5,000.00
Valley National Bank	20260826	CC073126-714	Credit Card Expenses 07/26	<u>\$ 232.61</u>
Report Total				<u>\$ 39,388.85</u>

Tab 15



YOUR REP CONTACT INFO:

Rob 352-606-1332

Villasol CDD

(813) 949-3456 office
(877) 575-3456 toll freeinfo@advancedfilmfl.com
www.advancedfilmfl.comNAME: Giovanni EST: 9/23/26
STR: 3050 Puerta del Sol Blvd CTY: Kissimmee ST: FL ZIP: 34744
EMAIL: gmassimo@villasol.com PH: 407-480-4841 ALT:

HOW DID THEY HEAR ABOUT US? LADDER/TOOLS NEEDED/MISC:

ROOM	PANES	WIDTH X HEIGHT	SQFT TOTAL	FILM TYPE	R	FP	Frame	LF		NOTES
	12	33 X 35		R-07						
		X		(1						
		X								
		X								
		X								
		X								
		X								
		X								
		X								
		X								
		X								
		X								
		X								
		X								

TOTAL SQ FT	97 SQ FT
TOTAL LINEAR FT/ADDITIONAL CHARGES	
FILM TYPE	R-07
TOTAL CHARGES	1,067

☐ Locks ☐ Removal ☐ Caulk ☐ Scaffolding ☐ High ladder ☐ #FP. ☒ Pictures

Acceptance: This estimate-proposal shall constitute a contract only when signed by both parties. This estimate-proposal may be withdrawn at the option of the dealer if not accepted within a period of 90 days from the issue date. Only full paid contracts will activate warranty coverage

A 25% deposit is required at time of acceptance. Any cancellations within two weeks of installation will incur a 10% non refundable restocking fee on the total order

Payment Terms: A 3% convenience fee will be added to all payments made by credit card. There is no additional fee for payment by cash, check, or ACH/bank transfer.

Payment in full at installation completion is understood and accepted as the payment term unless otherwise noted.

Customer Signature:

Dealer Signature:

Date: 9-23-26

Why choose Advanced Film Solutions?

Rated top 15 dealers in the country since 2010

Our staff has over 200 years combined experience in the window film industry

Access to every major brand of window film available

Better Business Bureau Rated A+

Dealer Advisory Board member of the International Window Film Association (IWFA)

\$3,000,000 General Liability Insurance

Drug and Background tested employees, not subcontractors

Lifetime Warranty Residential window film

Industry – leading Commercial window film Warranties

Quality of workmanship labor Guarantee

SE Dealer of the Year 2015 | 2018 | 2023 | 2024 award

2020 NATIONAL DEALER OF THE YEAR



877-575-FILM (3456)
www.AdvancedFilmSolutions.com

Tab 16



Proposal #250442

Date: 9/9/2026

PO #

Jorge Ramirez

BILL TO

Rizzetta & Company

Property:

Villa Sol CDD
Puerta del Sol
Kissimmee, FL 34744

**5 -PALM TREE REMOVAL- 1-CRAPE MYRTLE - TRIM OAK TREE
BRANCHES AWAY FROM LEFT HAND SIDE OF CLUB HOUSE (12-14
FT AWAY**

** A Fuel Surcharge of 3% may be added at the time of invoice to this proposal ** Please see Terms and Conditions for details.**

Site Prep \$4,844.07

Items	Quantity	Unit	Price/Unit	Price
Site Prep				
Demo / Debris Removal / Site Prep	5.00	Hr	\$78.39	\$391.95
tree removal	5.00	ea	\$675.00	\$3,375.00
stump grinding	3.00	Hr	\$150.00	\$450.00
Labor - Midtown Enhancements	8.00	Hr	\$78.39	\$627.12
			Sale	\$4,844.07
			Sales Tax	\$0.00
			Total	\$4,844.07

Terms & Conditions

*After acceptance and signing by the customer, United Land Services will make two revisions to the landscape and hardscape design at no charge. Any additional revisions will be billable on a design fee and hourly rate basis. The minimum design fee for each redesign is \$125.00 plus the hourly rate. The design fee is payable prior to any revisions being made. The hourly rate will be incorporated into the final landscape or hardscape quote.

*Any changes or additional work, from the above specifications, involving extra cost will be executed upon written orders. Any changes will become an extra charge over and above the quote.

*Irrigation amount/allowance is an estimate. An irrigation tech will perform a site visit based on final plan to determine exactly what adjustments will be needed to be performed for 100% coverage on all newly planted areas. The final statement will be based on actual work performed and materials used. For the warranty on irrigation, supplied and installed by United Land Services, please refer to Line Item 4 of

Terms and Conditions below as part of this contract.

*There are no plant materials warranties against damage caused by deer or other wildlife. It is the homeowner's responsibility to initiate all proper safeguards for plant materials from the time it is installed. For warranty details on nursery stock, supplied and installed by United Land Services, please refer to Line Item 3 of Terms and Conditions below as part of this contract.

*The tree pricing is based on the current market availability concerning tree size and caliper. The price may change based upon the size of the trees at the time of installation.

*Sod, soil, rock, pavers and mulch quantities are an estimate. The final statement will be based on actual work performed and materials used. These items come in rolls, pallets, etc, of standard quantities. Extra amounts above quoted are normally delivered to the project to cover cut/trim waste. Unused portions will be removed from the project site.

*Pavers and wall materials are not part of this contract.

*Homeowner/Builder is required to have the site ready and accessible on day of installation.

*United Land Services employees are fully covered by workman's compensation insurance.

TERMS AND CONDITIONS OF SALE

1. Bills Due: All bills are considered due upon receipt unless specified differently on the face of this proposal.

2. Retail discounts: United Land Services Garden Center discount coupons, publications/flyers/etc for special retail offers, etc., are not applicable towards any professional design services and/or plant materials supplied for said services.

3. Nursery Stock: All nursery stock is warranted to be of the variety and type described and to be alive and remain alive for a period of:

a. No warranty on annuals.

b. Perennials, plants and shrubs, 1 gallon and larger, six (6) months from date of install

c. Trees and palms, 30 gallon and under, 6 months from date of install. 30 gallon and larger, one (1) year from the date of installation.

d. All plant material and trees must be maintained (including watering, fertilizing, and pest and disease control) by the customer in accordance with acceptable maintenance practices. This guarantee is limited to only the nursery stock planted by Seller and is limited to the replacement of similar stock or equal.

e. Plant material loss or damage from theft, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, failure to maintain, or acts of God are excluded from this warranty.

f. No plant materials will be warranted unless an operational, timed automatic irrigation system is in place supplying proper Ph fresh water to installed plants.

United Land Services is not responsible for damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

WARRANTY POLICY CONSISTS OF A "ONE TIME" REPLACEMENT OF PLANT MATERIAL.

4. Irrigation: An irrigation system is guaranteed for a period of one (1) year for parts and labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as

outlined in this proposal.

Manufacturer's warranty applies for all electrical/electronic parts

Irrigation system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for irrigation system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

PARTS AND LABOR REPLACED UNDER WARRANTY POLICY ARE A "ONE TIME" REPLACEMENT

5. Lighting: United Land Services warrants the installation labor for 1 year from completed installation date. All lighting system parts are manufacturer warranty only, including, but not limited to, housings/enclosures, controls, transformers, bulbs, LED or other current light emitting technology/sources.

Lighting system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for lighting system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

6. Hardscape: Hardscape installation has a one (1) year warranty on labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Hardscape loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for hardscape damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

7. SOD: Customer has option to inspect and/or reject sod at delivery before installation. After installation there is no warranty.

United Land Services is not responsible for damage to new or existing sod done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

8. STATED WARRANTIES ARE ONLY EFFECTIVE UPON CUSTOMER'S PAYMENT IN FULL OF TOTAL CONTRACT PRICE, INCLUDING ANY CHANGE-ORDERS. WARRANTY IS EFFECTIVE FROM THE DATE OF PLANT INSTALLATION. SELLER HEREBY DISCLAIMS ANY AND ALL OTHER WARRANTIES, WHETHER EXPRESSED OR IMPLIED, INCLUDING FITNESS FOR ANY PARTICULAR PURPOSE OR MERCHANTABILITY. CUSTOMER WAIVES ALL INCIDENTAL OR CONSEQUENTIAL DAMAGES AND AGREES THAT THE LIABILITY OF THE SELLER FOR ANY AND ALL CLAIM, WHETHER BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE OR OTHERWISE, IS LIMITED TO THE PURCHASE PRICE OF THE DEFECTIVE WORK OR MATERIAL.

9. ALL WARRANTY IS NULL AND VOID IF INVOICE HAS NOT BEEN PAID IN FULL

10. Resale/Transfer of Warranties: In the event of resale, the seller does not adopt or ratify any warranty, expressed or implied, made by the Customer, and the Seller shall have no liability hereunder. Customer agrees to defend, indemnify, and hold seller harmless from and against any liability of any kind to any person or entity whatsoever arising out of any warranty, expressed or implied, made by the Customer in connection with any resale. The warranties provided herein fully accrue only to the benefit of the original Client and are neither transferable to nor enforceable by any other party.

11. Return policy and claims not arising under warranty: No merchandise may be returned or exchanged without the prior authorization of the Seller. Requests for the return of merchandise and any claims or

complaints not arising under Seller's warranty, including credits on unused landscape material, must be made within ten (10) days after Customer's receipt of the merchandise. Customers' returning merchandise will be charged a 10% charge for restocking materials and any transportation costs that are incurred related to the return of the merchandise.

12. Delays in delivery, shortages and substitutions: Seller shall not be responsible for delays in delivery or for any loss or damage resulting from the delays due to weather conditions, crop failures, government action, strikes, acts of war, fire, casualty shortages, inability to obtain materials or other causes beyond the seller's control. In the event one or more of the foregoing occurrences, the seller reserves the right to make partial shipment or to substitute such other, similar merchandise for the merchandise ordered, as may be reasonably available, and of equal quality and suitability.

13. Corporate Approval: This Agreement shall not be valid or enforceable until signed by an authorized agent of Seller at its office in Jacksonville, Florida.

14. Governing Law and Venue: The laws of the state of Florida shall govern the rights, duties, and obligations of the parties. The Customer hereby submits to the jurisdiction of the courts of that state as to any dispute arising out of the contract between the parties and agrees that any litigation between the parties shall be brought in the courts of Duval County, Florida.

15. Collection Costs and Attorneys Fees: In the event that collection efforts are necessary for seller to collect any amounts due under this agreement, Customer agrees to pay all of Seller's resulting expenses and collection costs, including but not limited to attorney's fees and court costs, whether suit be filed or not. In the event of litigation, the prevailing party shall be entitled to recover reasonable attorney's fees.

16. Integration and Modification: The terms and conditions of the sale stated herein and, on the face, hereof constitute the final, complete and exclusive agreement of the parties and all prior negotiations and agreements with salesperson or other agents of Seller are merged herein. The Customer acknowledges that he has not relied upon any representations not contained herein. No modifications of the terms and conditions of sale shall be of any force or effect unless in writing and signed by a corporate officer of Seller at its office.

17. Survival: If any provision of the terms and conditions of the sale stated herein and, on the face, hereof shall for any reason be held prohibited by or invalid under applicable law, in whole or part, such provision shall be ineffective to the extent of such promotion or invalidity, without invalidating the remainder of such provision or the remaining provision or the remaining provisions hereof.

18. Interest: Customer agrees to pay interest at the rate of 18% per annum on all amounts not paid within thirty (30) days from the date of the invoice.

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

20. Lien Law Notice: The Lien Law Notice attached hereto is hereby incorporated by reference

21. Fuel Surcharge: The Company reserves the right to apply a fuel surcharge or adjust existing fuel surcharges at any time due to fluctuations in fuel prices, transportation costs, or related operating expenses. Any such surcharge shall be added as a separate line item and is payable under the same terms as the underlying services.

LIEN LAW NOTICE

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUB-SUBCONTRACTORS, OR

MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR

WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

By _____

Jorge Ramirez

Date 9/9/2026

By _____

Date _____

Villa Sol CDD

Tab 17

Client	9/11/2026
VillaSol CDD 2930 Puerta Del Sol Blvd Kissimmee, FL 34744-9414	Proposal #: 20067300-1789128917 Account #: Email: Gmassimino@rizzetta.com

Tree Care	Service Period	Price	Tax	Total
☐ Tree Removal		\$2,800.00		\$2,800.00
Remove 5 palm trees and 1 small crape myrtle on back side of clubhouse. (Closest to clubhouse)				
Tree Removal: cut as close to the ground as is practical using a chain saw.				
Clean-up the debris and remove it from property.				
Davey Tree company will not be liable for any harm to the driveway, and sidewalks. To prevent harm to underline plants, yard furniture and stones/pavers in the area, we recommended that the these items be moved prior to work beginning. Davey Tree will take all precautionary measures to minimize any harm to yard that may occur during service.				
☐ Tree Pruning		\$800.00		\$800.00
Large oak on left side of clubhouse				
- Remove branches that extending over clubhouse and prune other branches to give clearance over and away from clubhouse.				
Clean up and haul away debris.				
Landscape	Service Period	Price	Tax	Total
☐ Stump Removal (Landscape)		\$700.00		\$700.00
Grind stumps of 3 palms and 1 small crape myrtle.				
(2 palms that are within the viburnum bushes can't be ground.				
Stump grinding will be between 6 and 10" below the surface. Grindings will be raked back into the footprint of the stump. Surface roots are not part of stump grinding unless requested and quoted. Please note that The Davey Tree Expert Company is not responsible for damage to underground utilities or to irrigation systems.				
Total of All Services		\$4,300.00	\$0.00	\$4,300.00

☐ YES, please schedule the Services marked above.

Other Important Terms: See the attached "Terms and Conditions" either set forth on the reverse side of this Agreement or attached to this Agreement for additional information, such as early termination, maintenance responsibilities, warranties, late and default charges and insurance.

Client

9/11/2026

VillaSol CDD
2930 Puerta Del Sol Blvd
Kissimmee, FL 34744-9414

Proposal #: 20067300-1789128917
Account #:
Email: Gmassimino@rizzetta.com

ACCEPTANCE OF PROPOSAL: By signing below, Client agrees and accepts the terms and conditions stated above and the Terms and Conditions either set forth on the reverse side of this Agreement or attached to this Agreement. Company is authorized to do this work as specified. All deletions have been noted. I understand that once accepted, this Agreement constitutes a binding contract. If Client is a legal entity, the undersigned hereby represents that the undersigned has full authority to enter into this Agreement on behalf of Client. This proposal may be withdrawn if not accepted within 30 days.

YOU ARE ENTITLED TO A COMPLETELY FILLED IN COPY OF THIS AGREEMENT, SIGNED BY BOTH YOU AND US, BEFORE ANY WORK MAY BE STARTED

DOOR-TO-DOOR SALE/ HOME SOLICITATION: If this Agreement is the result of a Door-to-Door or Home Solicitation Sale (under applicable state or federal law), the following provision applies:

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation form for an explanation of this right. If you cancel this agreement, the seller may not keep all or part of any cash down payment.

CLIENT:

Signature: _____
Name (print): _____
Title: _____
Date: _____

COMPANY:

Signature: Kristoffer Baker
Name (print): Kristoffer Baker
Title: Sales Arborist
Date: 9/11/2026

CLIENT CARE GUARANTEE:

We guarantee to deliver what we contract to deliver. If we fail to deliver, we will work with you until you are satisfied, or we will not charge you for the disputed service. All work is done in accordance with ANSI A300 standards.

Tab 18



RightWay Landscape Professionals, LLC.

PO Box 5005 | Haines City, FL 33845
(863) 236-0000 | rightwaytrees@yahoo.com | www.RightWayTrees.com

RECIPIENT:

Rizetta & Company

Puerta Del Sol Boulevard
Kissimmee, Florida

Phone: 8135140400

Estimate #2929

Sent on

Sep 15, 2026

Total

\$2,400.00

Product/Service	Description	Total
Tree Work	(5) SABAL PALMS: -cut down -grind stumps (1) CREPE MYRTLE: -cut down -grind stump BRANCHES: -cut back branches from structure (5ft)	\$2,400.00

*Price includes: labor and haul away debris

Total

\$2,400.00

MUST SEE NOTES PRIOR TO APPROVAL:

*Stump Grindings are spread out and Not hauled away. Please advise if you wish for them to be hauled off as this can be done at an additional cost. You must specify this upon approval of the quote.

**This Quote is valid for the next 30 days, after which values may be subject to change. Also please be aware that the price may change, if you decide to approve partial but not all of the work quoted on your quote.

***Once orders are approved, we will provide you with a scheduled date. We cannot provide a time for the appointment.

Please keep in mind that all scheduled dates can change depending on weather conditions, employee availability, etc.
Safety is our main priority!

Signature: _____ **Date:** _____

Tab 19



Enviro Tree Service LLC

3202 Phils Lane

Apopka FL 32712

www.envirotreeservice.com

Proposal #15848

Created: 09/10/2026

From: Dana Mickler

Proposal For

Rizzetta & Company: Villa Sol

Rizzetta & Company

1000 Stonebrook Dr.

Sanford, FL 32773

main: 407-322-9556

BMendes@rizzetta.com

Location

3050 Puerta Del Sol Blvd

Kissimmee, FL 34744

Palm Removals / Oak Prune

Terms

Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
1) CR - Remove Five (5) Designated Sabal Palms, One (1) Crape Myrtle, and Remove Limb from Oak Tree Encroaching Clubhouse. Grind Palm and Crape Myrtle Stumps to 6" Below Grade Near Pool Shower.	1	\$ 3,600.00	\$ 3,600.00

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees. Work Includes clean-up and disposal. Bid Valid for 30 days.

Signature

SUBTOTAL	\$ 3,600.00
SALES TAX	\$ 0.00
TOTAL	\$ 3,600.00

x

Date:

Please sign here to accept the terms and conditions

Please call mobile number for scheduling questions

Dana Mickler

Office: [407-574-6140](tel:407-574-6140)

Mobile: [407-414-3643](tel:407-414-3643)

amickler@envirotreeservice.com



Terms and Conditions

1. License and Permits: Contractor shall maintain required insurance if required by state or local law and will comply with all other license and permit requirements required by the city, state and federal governments, as well as all other requirements of the law.
2. Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, etc. required by law or Client/Owner's contract agreement as specified in signed contract prior to and through duration of work.
3. Client/Owner and the Contractor bind themselves, their partners, successors, & assignees to the other party with respect to all covenants of Contract. If property or business is sold or there is a change in ownership during contract period, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in contract agreement to be effective.
4. Client/Owner shall provide all utilities to perform work at Job Site. Client/Owner shall furnish access to all parts of the job site where Contractor is to perform work as required by the Contract or other job-related functions in compliance with the contract during normal working hours or hours required by the contract or other reasonable periods of time. Contractor will commence work as reasonably practical after the owner makes the site available to perform work.
5. Any additional services not specified in the signed written contract that involves additional costs will be executed only upon signed written work order and additional fees will be assessed over and above the estimate.
6. Contractor shall recognize and perform in accordance with only written terms, contract specifications, and drawings contained or referred to herein. All materials shall conform to contract specifications.
7. Contractor reserves the right to hire qualified subcontractors in accordance with the contract specifications.
8. Contractor shall designate a qualified representative with experience in tree management to oversee work. Workforce shall always dress in proper work attire. All employees shall be competent and qualified and legally authorized to work in the U.S.
9. If the jobsite conditions materially change from the time of approval of this proposal to the commencement of work causing the job costs to adversely change, this proposal is null and void. Scheduling of work is dependent on weather conditions and workloads. Safety of workforce will always take precedence.
10. The Contractor shall recognize and perform in accordance with only written terms, specifications, and drawings containing or referred to herein. All Materials shall conform to bid specifications.
11. Crown thinning more than twenty-five percent, or any requests not in accordance with ISA standards will require a signed waiver of liability.
12. Contractor shall indemnify the Client/Owner and its agents and employees from liabilities which may be caused due to the Contractor's work. It is understood and agreed that the Contractor shall not be liable for any damages that are the result of the sole negligence or willful misconduct of the Client/Owner or an indemnified party. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by acts of nature such as hail, fire, flood, hurricane, windstorm, etc. Under these instances, Contractor shall have the right to renegotiate the terms and prices of this proposal within thirty (30) days. Any illegal trespass claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and authorization shall be the sole responsibility of Client/Owner.
13. Notice of Cancellation of work must be received in writing to a Principle/Management of Enviro Tree Service before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel/hourly wage charge of \$150.00.
14. Client/Owner shall make payment to Contractor within fifteen (15) days of receipt of invoice unless otherwise agreed upon in writing. Failure to make payment per terms may result in a Mechanic's Lien, & 18% APR with a minimum of \$10.00 per month. If a check is returned for any reason at all, client/owner will pay an additional \$30.00 per returned check. We accept Visa and Mastercard. We DO NOT accept American Express or Discover. A 3% fee is charged by the credit card company for this service.
15. All work, including emergency work, overtime and weekend work performed outside of the normal working hours (Mon-Fri 6:30 a.m.- 5:00 p.m.) shall be billed at overtime rates. Power equipment will commence at 7:00 a.m., unless otherwise specified in the contract agreement. Additional charges will apply if crews are unable to use power equipment by 9:00 a.m.
16. Trees removed will be cut as close to the ground as possible based the conditions next to the bottom of the tree trunk. Additional charges will be assessed for unseen hazards such as, but not limited to concrete or brick filled trunks, metal rods, etc. If requested, mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility and cable lines prior to commencement of work. Enviro Tree Service is not responsible for damage to underground utilities such as, but not limited to, cables, wires, pipes, and irrigation systems. Enviro Tree Service will repair damaged irrigation lines at the Client/Owner's expense. Additionally, we will do our best to protect lawn and landscaping; however, some repair or replacement may be required and is the responsibility of homeowner.
17. Disclaimer: Contract is based on the information given at the time of contract and priced based upon information gathered during the proposal process using ordinary means and information given, at or about the time the proposal was prepared. The price quoted in the proposal for work performed is the result of that information and therefore Enviro Tree Service will not be liable for any additional costs or damages for additional work not described on the contract or proposal and terms and conditions, that were not ascertainable at the time proposal or contract. The work performed by Enviro Tree Service is intended to preserve the tree's integrity and any property of the corresponding work and enhance the overall value of the property but is not a guarantee. Enviro Tree Service cannot be held liable for unknown or otherwise hidden defects of any trees on or near work being performed, which may fail in the future. The work performed cannot guarantee exact results.

Client/Owner		Enviro Tree Service		407-574-6140
Signature	Title	Signature	Title	
Printed Name	Date	Printed Name	Date	