

**VISTA LAKES
COMMUNITY DEVELOPMENT DISTRICT
AGENDA PACKAGE**

JUNE 4, 2020

Due to the COVID-19 pandemic, and pursuant to Executive Orders 20-52, 20-69, 20-112, as extended by 20-114 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020 and May 11, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes, the meeting will be conducted using the following means of communications media technology (CMT):

<https://meetingsamer14.webex.com/>, Meeting ID (Access Code) **#1266912623**, Password:
cCwBWbHx556 (by phone or video system **22929249**)

or telephonically at **1-408-418-9388**, Meeting ID (Access Code) **#1266912623**, Password:
22929249

Inframark, Infrastructure Management Services

210 North University Drive • Suite 702 • Coral Springs, Florida 33071

Telephone: (954) 603-0033 • Fax: (954) 345-1292

May 28, 2020

Dear Board Members:

The regular meeting of the Board of Supervisors of the Vista Lakes Community Development District will be held **Thursday, June 4, 2020 at 10:00 a.m.**, via teleconference under Executive Orders 20-52, 20-69, 20-112, as extended by 20-114 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020 and May 11, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes: <https://meetingsamer14.webex.com/>, Meeting ID (Access Code) **#1266912623**, Password: **cCwBWbHx556** (by phone or video system **22929249**) or telephonically at **1-408-418-9388**, Meeting ID (Access Code) **#1266912623**, Password: **22929249**. While it is necessary to hold the meeting utilizing communications technology, the District fully encourages public participation in a safe and efficient manner. Additionally, participants are encouraged to submit questions and comments to the District Manager at least 24 hours in advance of the meeting by email to kristen.suit@inframark.com to facilitate the Board's consideration of such questions and comments during the meeting. The email subject should be "Written Comments: **Vista Lakes CDD June 4, 2020**" and the email must provide your name, address and email address. Future meetings may be cancelled, or locations and technology may be changed, so please refer to the District's website www.vistalakes.org for current information. Following is the advance agenda for the meeting.

1. **Roll Call**
2. **Public Comments**
3. **Business Administration Items**
 - A. Consideration of the Minutes of the May 14, 2020 Board of Supervisors Meeting
 - B. Consideration of April 2020 Check Register and Invoices
 - C. Consideration of April 2020 Financial Statements
4. **Staff Reports**
 - A. District Engineer
 - i. Consideration of Obtaining CCTV Proposals for Storm Sewer Pipes
 - ii. Update Regarding Proposed Stucco Wall Between Vista Promenade and Pembroke Subdivision
 - iii. Update on Proposed Camera Locations
 - iv. Update on Sidewalk Inventory
 - v. Update on the Vista Lake Control Structure Modification
 - vi. Wetland #21 Maintenance
 - B. District Counsel
 - C. Field Manager
 - i. Field Management Report
 - ii. Discussion and Consideration of Solitude Lake Management Proposal
 - iii. Proposal from Solitude Lake Management for Fountain Aerator
 - iv. Plans from Servello for Irrigation Permit in Newport
 - v. Proposals for Playground
 - a. Proposals for Playground - Option 1
 - b. Proposals for Playground - Option 2
 - c. Proposals for Playground - Equipment
 - vi. Summary of Proposals for Sidewalk Pressure Washing
 - a. Miracle Malones Affordable Power Wash LLC
 - b. Pressure Wash This Inc.
 - c. Simple Solutions Exterior Cleaning LLC
 - vii. HOA Liaison Report
5. **Supervisor Requests**
6. **Adjournment**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

Kristen Suit

Kristen Suit
District Manager

Third Order of Business

3A.

**MINUTES OF MEETING
VISTA LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Vista Lakes Community Development District was held Thursday, May 14, 2020 at 10:00 a.m. via Webex media technology pursuant to Executive Orders 20-52, 20-69, 20-112 and extended by 20-114, issued by Governor DeSantis.

Present and constituting a quorum were:

Frank Sebestyen	Chairman
William Pass	Vice Chairman
Paula Edwards	Assistant Secretary
John DeCrotie, Sr.	Assistant Secretary
Jason McCright	Assistant Secretary

Also present were:

Kristen Suit	District Manager
Scott Clark	District Counsel
David Hamstra	District Engineer
Ariel Medina	Field Supervisor
Carla Daly	HOA Liaison
Dan Hunt	Solitude Lake Management

The following is a summary of the discussions and actions taken at the May 14, 2020 Vista Lakes Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Sebestyen called the meeting to order. All Supervisors were present and a quorum was established.

- Ms. Suit presented opening remarks as to how meeting should be conducted.

SECOND ORDER OF BUSINESS**Public Comments**

- Mr. Jonathan Sanchez inquired on the status of extending the brick wall at the buffer area between Vista Park and Vista Lakes. Some vegetation was removed. This will be addressed further during the District Engineer's report.
- Ms. Daly requested the Board authorize her and other staff members to perform their normal walk-through, as there are issues to be addressed. Social distancing rules will be adhered to. Walk-throughs are usually done prior to each Board meeting. The Board concurred to authorize the walk-through. Staff will contact Mr. MacCubbin.

THIRD ORDER OF BUSINESS**Business Administration Items****A. Consideration of the Minutes of the February 13, 2020 Board of Supervisors Meeting**

Mr. Sebestyen stated each Board member received a copy of the Minutes of the February 13, 2020 Meeting, and requested any additions, corrections or deletions.

- On Page 4 in the fourth bullet, regarding installation of security cameras, *some* should replace *the*.
- On Page 5 in the second bullet, *by the HOA* should be inserted at the end of the first sentence.
- On Page 5 in the third bullet, *Orlando Municipal Planning Board* should be inserted after *there was a meeting with the*.
- On Page 5 in the fourth bullet, *only a portion of* should be inserted before *the fees*.
- On Page 5, with regards to the informal vote by the Board, Mr. Sebestyen and Ms. Edwards were in favor, but the other three were against it.
- On Page 5, with regards to pressure washing, the statement, *there are no funds in the CDD's budget to do this. They will have to do it on an ongoing basis*, should be deleted.
- On Page 8, regarding the Work Order Authorization, the amount should be included in the approval.

There being no further additions, corrections or deletions,

On MOTION by Mr. Sebestyen, seconded by Mr. Pass, with all in favor, the Minutes of the February 13, 2020 Meeting were approved as amended.

B. Consideration of March 2020 Check Register and Invoices

The March 2020 Check Register and Invoices were presented for the Board's review and approval.

There being no comments or questions,

On MOTION by Mr. Pass, seconded by Mr. Sebestyen, with all in favor, the March 2020 Check Register and Invoices were approved.

C. Consideration of March 2020 Financial Statements

The March 2020 Financial Statements were presented for the Board's review and approval.

- Debt service payments are made November 1 and May 1.

On MOTION by Mr. Sebestyen, seconded by Ms. Edwards, with all in favor, the March 2020 Financial Statements were approved.

D. Consideration of Resolution 2020-01, Confirming the District's Use of the Orange County Supervisor of Elections to Continue Conducting the General Election, and Qualifying to Run for Office Information

Resolution 2020-01 was presented for adoption.

- Seat 4 held by Mr. Pass and Seat 5 held by Mr. McCright are up for election.
- The qualifying period is from noon on June 8, 2020 through noon on June 12, 2020.

On MOTION by Mr. Pass, seconded by Mr. DeCrotie, Sr., with all in favor, Resolution 2020-01, Confirming the District's Use of the Orange County Supervisor of Elections to Continue Conducting the District's Election of Supervisors in Conjunction with the General Election, was adopted.

E. Report on Number of Registered Voters (4,201)

- This report is presented on annual basis for the Board's information only.

FOURTH ORDER OF BUSINESS

**Consideration of Lake Management
Services Proposals**

- A. Option 1 Includes Fluoridone Treatments on the Entire Lake #8**
- B. Option 2 Includes Only Spot Spraying on Littoral Shelf of Lake #8**
 - Mr. Dan Hunt of Solitude Lake Management confirmed the proposals are for the big lake.
 - Mr. Hunt indicated it will be cheaper to include the Fluoridone treatment in the contract, then getting it done on a work order basis.
 - The Fluoridone treatment needs to be done sooner rather than later due to the start of the rainy season.

Mr. Pass MOVED to accept the proposal from Solitude Lake Management for Option 1 which includes Fluoridone treatments on Lake #8 in the amount of \$25,140.

- Mr. Sebestyen would like more information regarding the vegetation in the lakes. He would like Solitude to provide a presentation regarding all the work to be done on the lakes and ponds, prior to approving this proposal.
- Ms. Suit indicated the budget will be changed if the Board does not vote on this contract today.
- The contract effective date of April 1, 2020 is not accurate, as this was to be presented at the April 9, 2020 meeting which was cancelled.
- Mr. DeCrotie, Sr. suggested including a placeholder in the budget for lake maintenance. Ms. Suit indicated the budget already has an item for lake maintenance. This work would be additional.
- Mr. Hunt suggested they could do a lake assessment at an additional fee, which includes a lab workup of the water.
- The Fluoridone treatment will not be effective if the Board delays this contract.
- Mr. Sebestyen suggested approving this contract, having Solitude make a presentation at the next meeting, and include an addendum to the contract for additional recommended work.
- Water testing was discussed.

Mr. Sebestyen SECONDED the prior motion, subject to Solitude Lake Management providing a full presentation at the next meeting of the condition of all lakes and ponds and outlining their services to the District.

- Ms. Daly mentioned that Mr. Medina did not receive a new detailed contract regarding treatment of all lakes as of May 5, 2020. Mr. Medina has since seen it and was able to review it.
- *Miscellaneous Contingency* in the budget may have to be increased.
- Mr. Hamstra commented the Board needs to determine whether they are just looking for aesthetics or also water quality, for the June presentation. These are stormwater ponds, and are not for fishing and swimming.
- The effective date should be revised.
- Mr. Clark will draft a contract for Solitude's regular services to the District.

On VOICE vote, with all in favor, the proposal from Solitude Lake Management for Option 1 which includes Fluoridone treatments on Lake #8 in the amount of \$25,140 was accepted, subject to Solitude Lake Management providing a full presentation at the next meeting of the condition of all lakes and ponds, and outlining all of their services to the District.

- Mr. Medina will work with Solitude and Mr. Hamstra to ensure the Board has everything requested at this meeting.

FIFTH ORDER OF BUSINESS

Presentation and Discussion of the Proposed Fiscal Year 2021 Budget

- The District is in a satisfactory financial condition.
- The Coronavirus should not affect the District financially.
- Ms. Suit recommended any additional expenses for the lake should be allocated to *Miscellaneous Contingency*. The total funds in the item are not solely for Solitude Lake Management. Mr. Sebestyen recommended the item be increased by \$30,000.
- There is less interest in this budget.
- Insurance increased due to a prepayment.

- *R&M-Tree Replacements* were discussed. This item may be increased at the Board's discretion.
- The Unassigned Fund Balance was discussed. Mr. Sebestyen recommended the line item be increased to \$35,000.

On MOTION by Mr. DeCrotie, Sr., seconded by Ms. Edwards, with all in favor, the proposed Fiscal Year 2021 Budget was approved, with the use of \$74,045 in the Fund Balance.

A. Consideration of Resolution 2020-02, Approving the Budget and Setting the Public Hearing for August 6, 2020

There being no comments or questions,

On MOTION by Mr. Sebestyen, seconded by Mr. Pass, with all in favor, Resolution 2020-02, Approving the Budget for Fiscal Year 2020/2021 and Setting a Public Hearing Thereon Pursuant to Florida Law, to be held Thursday, August 6, 2020 at 10:00 a.m. at the Vista Lakes Clubhouse, located at 8841 Lee Vista Boulevard, Orlando, Florida 32829, was adopted.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

i. Consideration of Obtaining CCTV Proposals for Storm Sewer Pipes

- Seven problem areas have been identified based on resident complaints.
- Mr. Hamstra is going to solicit proposals for cameras at the June meeting, once he ranks the priority areas from residents.

ii. Update Regarding Proposed Stucco Wall Between Vista Promenade and Pembroke Subdivision

- There is access between the off-site businesses coming onto CDD property in which individuals are leaving trash and damaging the irrigation system.
- A survey is underway, and once it is complete, a conceptual site plan and cost estimate will be prepared to extend the wall.

iii. Update on Proposed Camera Locations

- The camera maps are complete and were submitted. Staff has everything necessary to obtain City permits.

iv. Update on Sidewalk Inventory

- The inventory for every CDD sidewalk is complete. A spreadsheet was provided. This will be discussed further at the June meeting.

v. Update on the Vista Lake Control Structure Modification

- A permit will be required to modify the control structure. Engineering staff will seek permission from the Board to proceed with the work.
- Plans will be finalized, and bids will be solicited.

Board members presented questions and comments to Mr. Hamstra.

- Wall features were discussed. A cost estimate will be prepared to repair the wall. Mr. Sebestyen would like the wall to be done soon before the start of the hurricane season. Mr. Hamstra will prepare something. There will be a temporary pump for construction use only.
- Ms. Edwards noticed sticks with flags at the Bark Park and on the street in Warwick. Mr. Hamstra explained the surveyors must get called ahead before any work commences. She will submit a photo to Ms. Suit when she returns to Florida.
- Mr. DeCrotie, Sr. would like a copy of the map and spreadsheet regarding the sidewalk inventory.

B. District Counsel

There being no report, the next item followed.

C. District Manager

i. Ratification of Chair-Authorized Expenditures Between Meetings

- There being no Chair-authorized expenditures, the next item followed.

ii. Consideration of Servello Landscaping Hurricane Authorization

- This was also approved last year.
- Mr. Sebestyen suggested the Board pursue this further at the June meeting for a more detailed explanation.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

Hearing no requests from Supervisors, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Sebestyen, seconded by Mr. DeCrotie, Sr.,
with all in favor, the meeting was adjourned at approximately 11:24
a.m.

Kristen Suit
Secretary

Frank Sebestyen
Chairman

3B.

VISTA LAKES
Community Development District

Check Register and Invoices

April 2020

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 4/1/2020 to 4/30/2020
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	008159	04/02/20	BMZ PARTNERSH P	42409	APR RENT BLDG 2	Lease- Building	544031-53902	\$620.00
001	008160	04/02/20	CITY OF ORLANDO	APR-20	LIGHTING AGRMNT - APR 2020	Electricity - Streetlighting	543013-53901	\$1,440.39
001	008161	04/02/20	LEXINGTON POOL & MA NTEANCE, LLC	6155	MARCH FOUNTAIN SVCS	Contracts-Fountain	534023-53901	\$600.00
001	008161	04/02/20	LEXINGTON POOL & MA NTEANCE, LLC	6179	NEW 7.5 HP MOTOR FOR FOUNTAIN	R&M-Fountain	546032-53901	\$2,991.76
001	008162	04/02/20	ORANGE COUNTY PROPERTY APPRAIS	1415	APPRAISER FEES FOR FY19/20	FY 19/20	531035-51301	\$2,196.00
001	008163	04/02/20	PEGASUS ENGINEERING	224871	SSMC PERFORMED TOPOGRAPHIC COVERAGE	ProfServ-Engineering	531013-51501	\$2,565.00
001	008164	04/02/20	SERVELLO	16074	MAR LANDSCAPE MAINT	Contracts-Landscape	534050-53902	\$29,123.40
001	008164	04/02/20	SERVELLO	16201	NOZZLE SIDE STRIPS FOR VARIOUS ZONES	R&M-Irrigation	546041-53902	\$901.70
001	008164	04/02/20	SERVELLO	16233	IRR REPAIRS - BATTERIES/LATCHING SOLENOID	R&M-Irrigation	546041-53902	\$936.37
001	008165	04/09/20	CLARK, ALBAUGH LLP	16979	GENTRY AGRMNT FOR CAMERA	ProfServ-Legal Services	531023-51401	\$1,190.00
001	008166	04/09/20	NNERSYNC STUDIO, LTD	18421	QRTLY WEBSITE COMPLIANCE SVCS	Website Compliance	534397-51301	\$388.13
001	008167	04/16/20	NFRAMARK, LLC	50685	APR MGMT FEES	Printing and Binding	547001-51301	\$15.85
001	008167	04/16/20	NFRAMARK, LLC	50685	APR MGMT FEES	Postage and Freight	541006-51301	\$5.00
001	008167	04/16/20	NFRAMARK, LLC	50685	APR MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,773.92
001	008167	04/16/20	NFRAMARK, LLC	50685	APR MGMT FEES	ProfServ-Field Management	531016-53901	\$6,846.33
001	008167	04/16/20	NFRAMARK, LLC	50685	APR MGMT FEES	R&M-Common Area	546016-53901	\$2,750.00
001	008167	04/16/20	NFRAMARK, LLC	50685	APR MGMT FEES	CRASH REPORT	549900-53901	\$14.95
001	008168	04/16/20	LEXINGTON POOL & MA NTEANCE, LLC	6241	APRIL FOUNTAIN SVC	Contracts-Fountain	534023-53901	\$600.00
001	008169	04/16/20	SERVELLO	16246	NEW PLANTS/TREE & IRR REPAIRS	R&M-Irrigation	546041-53902	\$302.87
001	008169	04/16/20	SERVELLO	16246	NEW PLANTS/TREE & IRR REPAIRS	R&M-Plant&Tree Replacement	546170-53902	\$3,272.92
001	008170	04/16/20	SOLITUDE LAKE MGMT	PI-A00386491	APRIL LAKE/POND MGMT	Contracts-Lake and Wetland	534021-53901	\$1,803.00
001	008170	04/16/20	SOLITUDE LAKE MGMT	PI-A00386492	APRIL FOUNTAIN/AERATOR MAINT	Contracts-Fountain	534023-53901	\$513.00
001	008171	04/16/20	TREETOP PRODUCTS	040720	PURCH OF 3 BENCHES/MOUNTING HARDWARE	Misc-Contingency	549900-53901	\$2,786.48
001	008172	04/23/20	HOME DEPOT CREDIT SVS	032020-7884	ALL WEATHER BLACKTOP/REAMER PLUG KIT	Misc-Contingency	549900-53901	\$402.31
001	008173	04/23/20	PEGASUS ENGINEERING	224939	CDD MEETINGS/SITE NSPECTION	ProfServ-Engineering	531013-51501	\$5,101.70
001	DD406	04/09/20	DUKE ENERGY FLORIDA, INC.	031820 ACH	B LL PRD 2/14-3/18	Streetlights Gated	543046-53901	\$59.12
001	DD406	04/09/20	DUKE ENERGY FLORIDA, INC.	031820 ACH	B LL PRD 2/14-3/18	Electricity - Streetlighting	543013-53901	\$931.53
001	DD407	04/15/20	DUKE ENERGY FLORIDA, INC.	033020 ACH	B LL PRD 2/27-3/30/20	Electricity - Streetlighting	543013-53901	\$2,900.11
001	DD408	04/28/20	AT&T - ACH	041020-9620 ACH	B LL PRD 4/10-5/9/20	Communication - Teleph - Field	541005-53901	\$316.53
001	DD409	04/28/20	BRIGHT HOUSE NETWORKS	023029901041220 ACH	B LL PRD 4/11-5/10/20	R&M-Common Area	546016-53901	\$123.02
001	DD410	04/24/20	ORANGE COUNTY UT LITIES	041420-7700 ACH	B LL PRD 3/13-4/13/20 WATER	Utility - Water & Sewer	543021-53901	\$7,418.67
001	DD411	04/30/20	AT&T - ACH	041320-2683 ACH	4/13-5/12/20 COMM FIELD	Communication - Teleph - Field	541005-53901	\$260.22
001	DD413	04/29/20	WASTE CONNECTIONS OF FLOR DA	1272906 ACH	REFUSE REMOVAL 4/25/20	Misc-Contingency	549900-53901	\$137.43
001	DD414	04/23/20	AT&T - ACH	040520-1037 ACH	B LL PRD 4/5-5/4	Communication - Teleph - Field	541005-53901	\$263.44
Fund Total								\$84,551.15

Total Checks Paid	\$84,551.15
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3C.

VISTA LAKES
Community Development District

Financial Report

April 30, 2020

Prepared by:



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VISTA LAKES
Community Development District

Financial Statements

(Unaudited)

April 30, 2020

Balance Sheet

April 30, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 A1 & A2 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	\$ 402,561	\$ -	\$ 402,561
Interest/Dividend Receivables	4,826	-	4,826
Due From Other Funds	-	121,953	121,953
Investments:			
Certificates of Deposit - 12 Months	954,566	-	954,566
Money Market Account	1,363,251	-	1,363,251
Reserve Fund (A-1)	-	28,722	28,722
Reserve Fund (A-2)	-	63,060	63,060
Revenue Fund (A-1)	-	251,674	251,674
Revenue Fund (A-2)	-	363,731	363,731
Deposits	15,891	-	15,891
TOTAL ASSETS	\$ 2,741,095	\$ 829,140	\$ 3,570,235
LIABILITIES			
Accounts Payable	\$ 63,375	\$ -	\$ 63,375
Accrued Expenses	15,377	-	15,377
Accrued Taxes Payable	28	-	28
Due To Other Funds	121,953	-	121,953
TOTAL LIABILITIES	200,733	-	200,733
FUND BALANCES			
Nonspendable:			
Deposits	15,891	-	15,891
Restricted for:			
Debt Service	-	829,140	829,140
Assigned to:			
Operating Reserves	306,532	-	306,532
Reserves - Fences / Walls	264,940	-	264,940
Reserves - Gate/Entry Features	41,859	-	41,859
Reserves - Irrigation System	117,483	-	117,483
Reserves - Other	112,545	-	112,545
Res-Pav/Concrete/Basin/Curb	484,487	-	484,487
Reserves - Ponds / Lakes	219,561	-	219,561
Reserves-Reserve Study	1,247	-	1,247
Unassigned:	975,817	-	975,817
TOTAL FUND BALANCES	\$ 2,540,362	\$ 829,140	\$ 3,369,502
TOTAL LIABILITIES & FUND BALANCES	\$ 2,741,095	\$ 829,140	\$ 3,570,235

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-20 ACTUAL
REVENUES				
Interest - Investments	\$ 6,000	\$ 10,400	173.33%	\$ 309
Hurricane Irma FEMA Refund	-	558	0.00%	-
Interlocal Agreement	40,000	44,082	110.21%	44,082
Interest - Tax Collector	2,000	1,330	66.50%	-
Special Assmnts- Tax Collector	1,188,895	1,108,300	93.22%	28,683
Special Assmnts- Other	240	479	199.58%	-
Special Assmnts- Discounts	(47,556)	(43,494)	91.46%	(594)
TOTAL REVENUES	1,189,579	1,121,655	94.29%	72,480
EXPENDITURES				
Administration				
P/R-Board of Supervisors	5,000	1,800	36.00%	-
FICA Taxes	383	138	36.03%	-
ProfServ-Arbitrage Rebate	1,200	-	0.00%	-
ProfServ-Dissemination Agent	1,000	-	0.00%	-
ProfServ-Engineering	15,000	26,489	176.59%	8,730
ProfServ-Legal Services	20,000	11,319	56.60%	1,190
ProfServ-Mgmt Consulting Serv	57,287	33,417	58.33%	4,774
ProfServ-Property Appraiser	2,196	2,196	100.00%	-
ProfServ-Special Assessment	5,330	5,392	101.16%	-
ProfServ-Trustee Fees	8,500	6,963	81.92%	-
Auditing Services	5,500	5,700	103.64%	-
Website Compliance	3,765	2,202	58.49%	388
Postage and Freight	800	279	34.88%	5
Insurance - General Liability	12,250	7,969	65.05%	-
Printing and Binding	2,500	1,372	54.88%	16
Legal Advertising	1,428	396	27.73%	-
Miscellaneous Services	1,000	1,388	138.80%	77
Misc-Assessmnt Collection Cost	2,000	1,975	98.75%	-
Office Supplies	550	176	32.00%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	145,864	109,346	74.96%	15,180
Field				
ProfServ-Field Management	82,156	47,924	58.33%	6,846
Contracts-Lake and Wetland	21,000	12,409	59.09%	1,803
Contracts-Fountain	9,732	7,791	80.06%	1,113
Communication - Teleph - Field	6,540	5,552	84.89%	840

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-20 ACTUAL
Electricity - Streetlighting	72,000	37,131	51.57%	6,242
Utility - Water & Sewer	70,000	41,616	59.45%	7,419
Streetlights Gated	70,000	40,405	57.72%	5,813
Streetlights Non-Gated	115,000	65,252	56.74%	9,326
R&M-Common Area	10,000	7,926	79.26%	2,873
R&M-Fountain	25,000	494	1.98%	176
Misc-Contingency	12,507	6,168	49.32%	2,915
Holiday Lighting & Decorations	15,000	17,317	115.45%	-
Total Field	508,935	289,985	56.98%	45,366
<u>Landscape Services</u>				
Contracts-Landscape	349,480	203,864	58.33%	29,123
Contracts-Landscape Consultant	5,400	500	9.26%	-
Contracts-Mulch	30,000	-	0.00%	-
Contracts-Annuals	23,457	7,335	31.27%	-
Lease - Building	7,440	4,340	58.33%	620
R&M-Irrigation	30,000	26,513	88.38%	5,822
R&M-Trees and Trimming	10,000	7,956	79.56%	-
R&M-Plant&Tree Replacement	40,000	23,352	58.38%	680
Total Landscape Services	495,777	273,860	55.24%	36,245
<u>Reserves</u>				
Reserve	92,300	20,954	22.70%	-
Total Reserves	92,300	20,954	22.70%	-
TOTAL EXPENDITURES & RESERVES	1,242,876	694,145	55.85%	96,791
Excess (deficiency) of revenues				
Over (under) expenditures	(53,297)	427,510		(24,311)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(53,297)	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	(53,297)	-	0.00%	-
Net change in fund balance	\$ (53,297)	\$ 427,510		\$ (24,311)
FUND BALANCE, BEGINNING (OCT 1, 2019)	2,112,852	2,112,852		
FUND BALANCE, ENDING	\$ 2,059,555	\$ 2,540,362		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-20 ACTUAL
REVENUES				
Interest - Investments	\$ 500	\$ 2,027	405.40%	\$ 236
Interest - Tax Collector	200	1,832	916.00%	-
Special Assmnts- Tax Collector	743,127	704,665	94.82%	14,126
Special Assmnts- Discounts	(29,725)	(27,781)	93.46%	(298)
TOTAL REVENUES	714,102	680,743	95.33%	14,064
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	14,862	1,283	8.63%	-
Total Administration	14,862	1,283	8.63%	-
Debt Service				
Principal Debt Retirement A-1	192,000	-	0.00%	-
Principal Debt Retirement A-2	263,000	-	0.00%	-
Interest Expense Series A-1	93,868	46,934	50.00%	-
Interest Expense Series A-2	156,114	78,057	50.00%	-
Total Debt Service	704,982	124,991	17.73%	-
TOTAL EXPENDITURES	719,844	126,274	17.54%	-
Excess (deficiency) of revenues				
Over (under) expenditures	(5,742)	554,469		14,064
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(5,742)	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	(5,742)	-	0.00%	-
Net change in fund balance	\$ (5,742)	\$ 554,469		\$ 14,064
FUND BALANCE, BEGINNING (OCT 1, 2019)	274,671	274,671		
FUND BALANCE, ENDING	\$ 268,929	\$ 829,140		

Notes to the Financial Statements
April 30, 2020

General Fund

► **Assets**

■ **Cash and Investments** - In order to maximize liquidity, the District has invested in various CDs with varying maturities and Money Market Accounts (See Cash & Investments Report).

■ **Interest/Dividend Receivables** - Accruals for CD's @ 9/30/19.

■ **Deposits** - Duke Energy and OCU utility deposits.

► **Liabilities**

■ **Accounts Payable** - Invoices for current month but not paid in current month.

■ **Accrued Expenses** - Lake & Fountain services, Electricity - Streetlighting Gated / Non Gated & Legal Advertising.

■ **Due to Other Funds** - Funds owed to Debt service for Tax Assessments collected.

► **Fund Balance**

■ **Assigned To:** To be assigned by the board.

Operating Reserves	\$	306,532
Fences, Walls		264,940
Gates, Entry Features		41,859
Irrigation System		117,483
Other		112,545
Pavement, Concrete, Catch Basins, Curb Inlets		484,487
Ponds, Lakes		219,561
Reserve Study		1,247

Total Reserves	\$	1,548,654
-----------------------	-----------	------------------

Notes to the Financial Statements

April 30, 2020

Financial Overview / Highlights

Revenues

Total General Fund Non-Ad Valorem assessments are 93% collected and Debt Service are at 95%.

Interlocal Agreement - Reimbursement from City of Orlando Electric.

Total General Fund expenditures and reserves are 56% of the adopted budget below the prorated 58%.

Special Assessments Other: CVS reimbursement for the shared cost of streetlighting & landscaping.

Significant variances explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Administrative</u>				
ProfServ-Engineering	\$ 15,000	\$ 26,489	177%	Engineering issues regarding the Gentry Park drainage and parking issues, call to City of Orlando to determine Engineering Permit close-out requirements associated with the Chickasaw Trail directional drill project, plans to modify Vista Lakes outfall system, Reserve Study report & Sidewalk repair.
ProfServ - Property Appraiser	\$ 2,196	\$ 2,196	100%	Property appraiser fees are paid in full.
ProfServ-Special Assessment	\$ 5,330	\$ 5,392	101%	Assessment roll service paid in full.
ProfServ-Trustee Fees	\$ 8,500	\$ 6,963	82%	Trustee Fees paid in full.
Auditing Services	\$ 5,500	\$ 5,700	104%	Auditing fees are paid in full.
Insurance- General Liability	\$ 12,250	\$ 7,969	65%	Insurance is paid in full for: Public Officials Employment Liability, General Liability, Property & Inland Marine coverage.
Miscellaneous Services	\$ 1,000	\$ 1,388	139%	Bank fees & Inframark fees related to Go Daddy.com email renewals.
Annual District Filing Fee	\$ 175	\$ 175	100%	Annual fee paid in full.
<u>Field</u>				
Contracts-Fountain	\$ 9,732	\$ 7,791	80%	Two vendors are doing the monthly fountain services.
Holiday Lighting & Decorations	\$ 15,000	\$ 17,317	115%	Decorations are paid in full.
<u>Landscape Services</u>				
Contracts-Landscape Consultant	\$ 5,400	\$ 500	9%	Not a monthly service.
R&M-Trees and Trimming	\$ 10,000	\$ 7,956	80%	Tree removals have been done and bubblers have been installed.
<u>Reserves</u>				
Reserve	\$ 92,300	\$ 20,954	23%	Fence repairs, new 7.5HP fountain pump with new impeller.

2017 Debt Service Fund

- **Interest Expense** - Interest Expense on Series A -1&2 is at 50% with the next payment due in May.
- **Principal Payment** - Principal payments Series A-1&2 will be paid in May.

VISTA LAKES
Community Development District

Supporting Schedules

April 30, 2020

**Non-Ad Valorem Special Assessments - Orange County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2020**

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Debt Service 2017 Fund
Assessments Levied FY 2020				\$ 1,932,022	\$ 1,188,895 62%	\$ 743,127 38%
11/12/19	\$ 9,713	\$ 539	\$ -	\$ 10,252	\$ 6,243	\$ 4,009
11/18/19	45,531	1,890	-	47,421	30,409	17,012
11/22/19	74,516	3,105	-	77,621	49,501	28,120
12/09/19	270,898	11,287	-	282,185	172,892	109,293
12/16/19	236,609	9,859	-	246,468	151,090	95,377
12/23/19	55,966	2,332	-	58,298	36,152	22,146
01/13/20	723,471	30,143	-	753,614	451,050	302,564
02/18/20	142,996	5,958	-	148,955	91,653	57,301
03/16/20	60,926	2,631	1,283	64,840	40,505	26,310
03/23/20	75,889	2,640	-	78,529	50,123	28,406
04/13/20	41,917	891	-	42,808	28,683	14,126
TOTAL	\$ 1,738,432	\$ 71,275	\$ 1,283	\$ 1,810,990	\$ 1,108,300	\$ 704,665
% COLLECTED				94%	93%	95%
TOTAL OUTSTANDING				\$ 121,032	\$ 80,595	\$ 38,462

Cash and Investment Report
April 30, 2020

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND				
Checking Account - Operating	SunTrust	N/A	0.10%	\$ 402,561
Certificate of Deposit - 12 Months	BankUnited	2/27/2021	1.45%	\$ 105,305
Certificate of Deposit - 12 Months	BankUnited	2/27/2021	1.45%	\$ 105,305
Certificate of Deposit - 12 Months	BankUnited	9/17/2020	1.89%	\$ 268,063
Certificate of Deposit - 12 Months	BankUnited	9/17/2020	1.89%	\$ 268,063
Certificate of Deposit - 12 Months	BankUnited	11/1/2020	2.35%	\$ 103,914
Certificate of Deposit - 12 Months	BankUnited	11/1/2020	2.35%	\$ 103,914
Subtotal 12 Mo. CD's				\$ 954,566
Money Market Account	BankUnited	N/A	1.05%	\$ 1,363,251
DEBT SERVICE FUND				
Series 2017 A-1 Reserve account				
US Bank Open-Ended Interest Bearing Commercial Paper	US Bank	N/A	0.02%	\$ 28,722
Series 2017 A-2 Reserve account				
US Bank Open-Ended Interest Bearing Commercial Paper	US Bank	N/A	0.02%	\$ 63,060
Series 2017 A-1 Revenue account				
US Bank Open-Ended Interest Bearing Commercial Paper	US Bank	N/A	0.02%	\$ 251,674
Series 2017 A-2 Revenue account				
US Bank Open-Ended Interest Bearing Commercial Paper	US Bank	N/A	0.02%	\$ 363,731
Subtotal Debt Service Fund				\$ 707,187
Total				\$ 3,427,565

Vista Lakes CDD

Bank Reconciliation

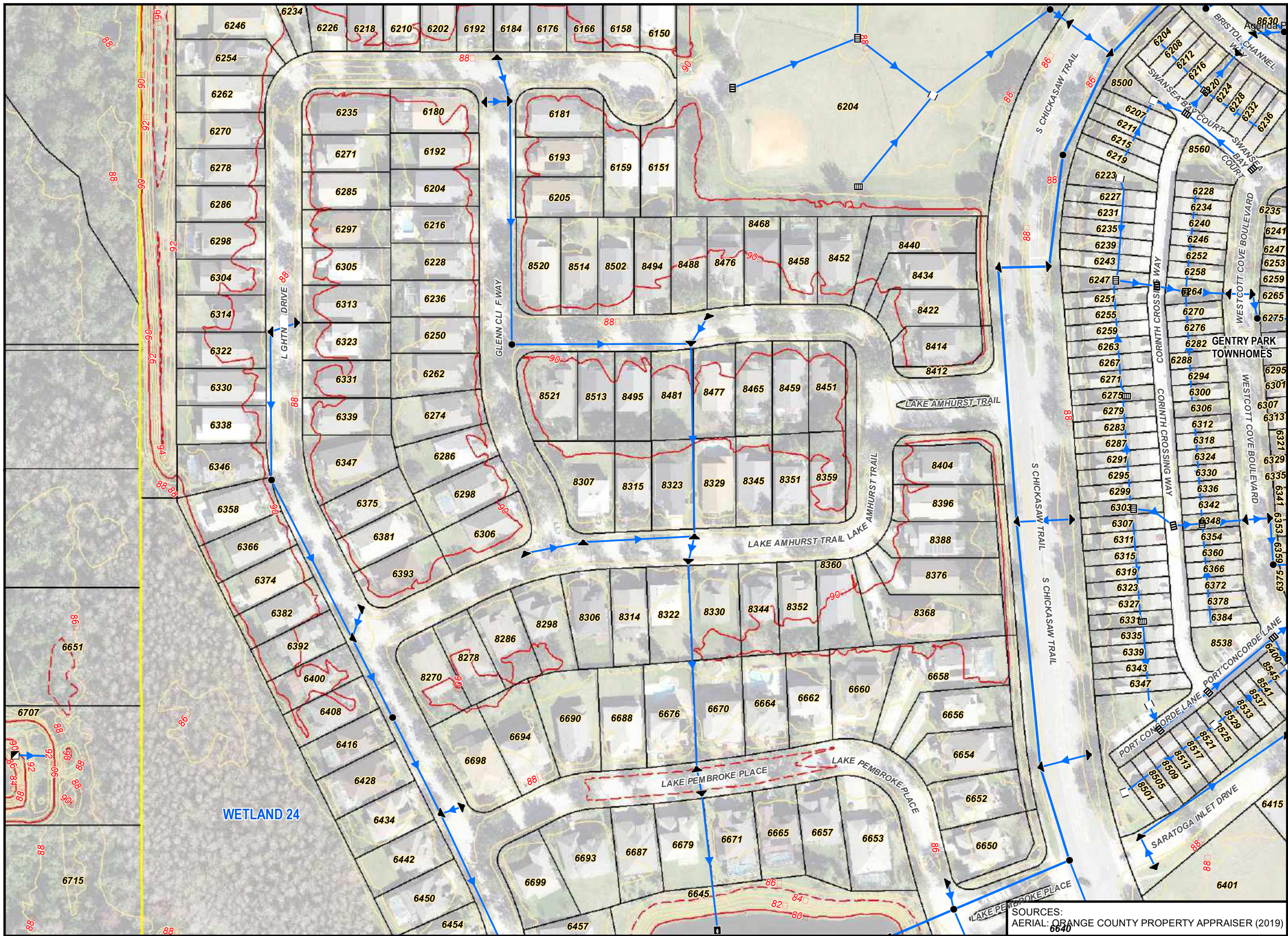
Bank Account No. 2505 SunTrust Bank GF Checking
Statement No. 04-20
Statement Date 4/30/2020

G/L Balance (LCY)	402,561.05	Statement Balance	405,915.47
G/L Balance	402,561.05	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	405,915.47
Subtotal	402,561.05	Outstanding Checks	3,354.42
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	402,561.05	Ending Balance	402,561.05
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
2/17/2020	Payment	008141	WILLIAM H. PASS	184.70	0.00	184.70
4/16/2020	Payment	008171	TREETOP PRODUCTS	2,786.48	0.00	2,786.48
4/28/2020	Payment	DD409	Payment of Invoice 010902	123.02	0.00	123.02
4/30/2020	Payment	DD411	Payment of Invoice 010926	260.22	0.00	260.22
Total Outstanding Checks.....				3,354.42		3,354.42

Fourth Order of Business

4Ai.



**AMHURST SUBDIVISION
STORMWATER INFRASTRUCTOR**

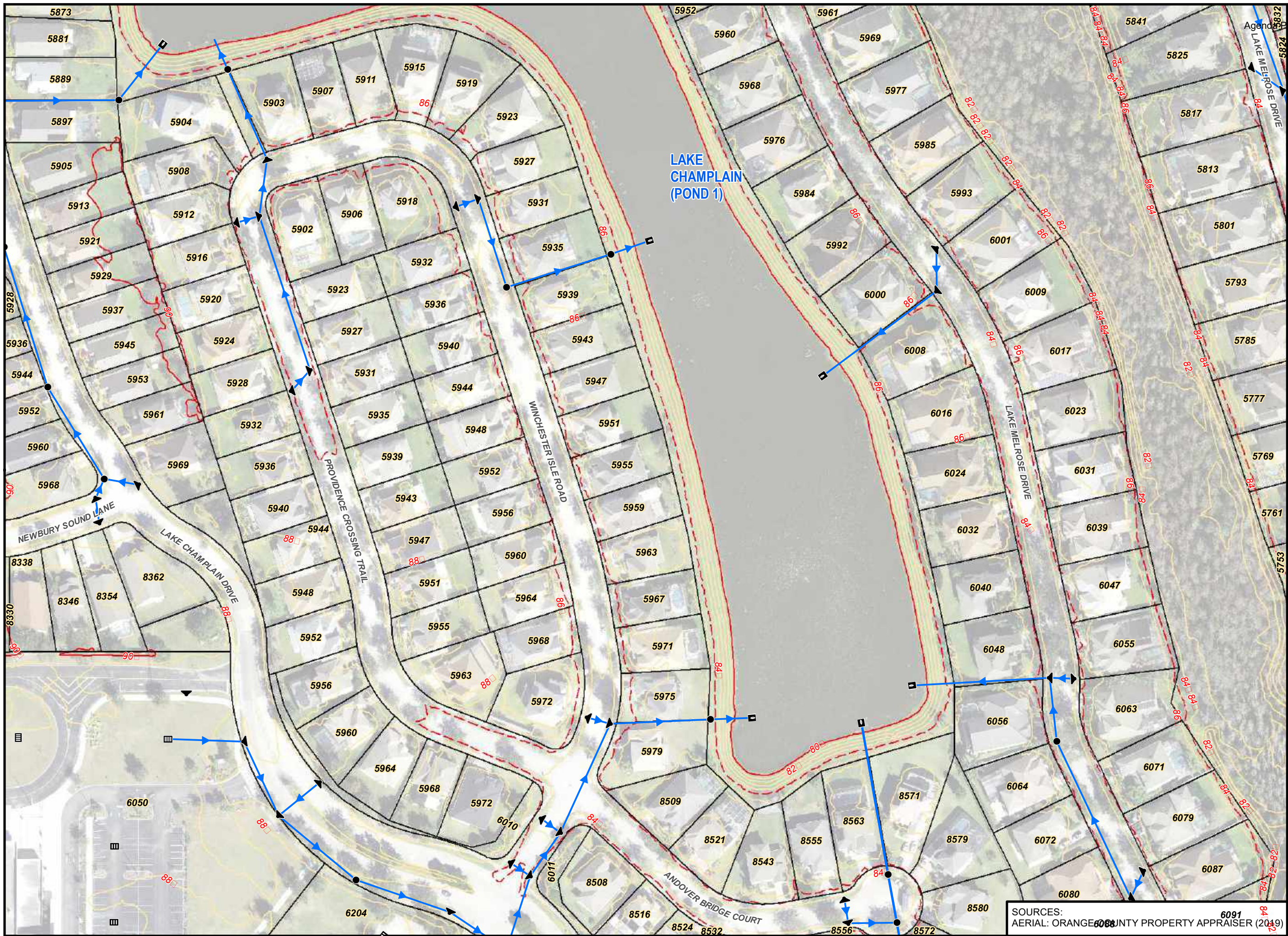
VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA

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JOB NO.: MSC-22024
DATE: 02-28-2020

SOURCES:
AERIAL: ORANGE COUNTY PROPERTY APPRAISER (2019)



**WINCHESTER ISLE ROAD
(COLONIE SUBDIVISION)
STORMWATER INFRASTRUCTOR**

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA

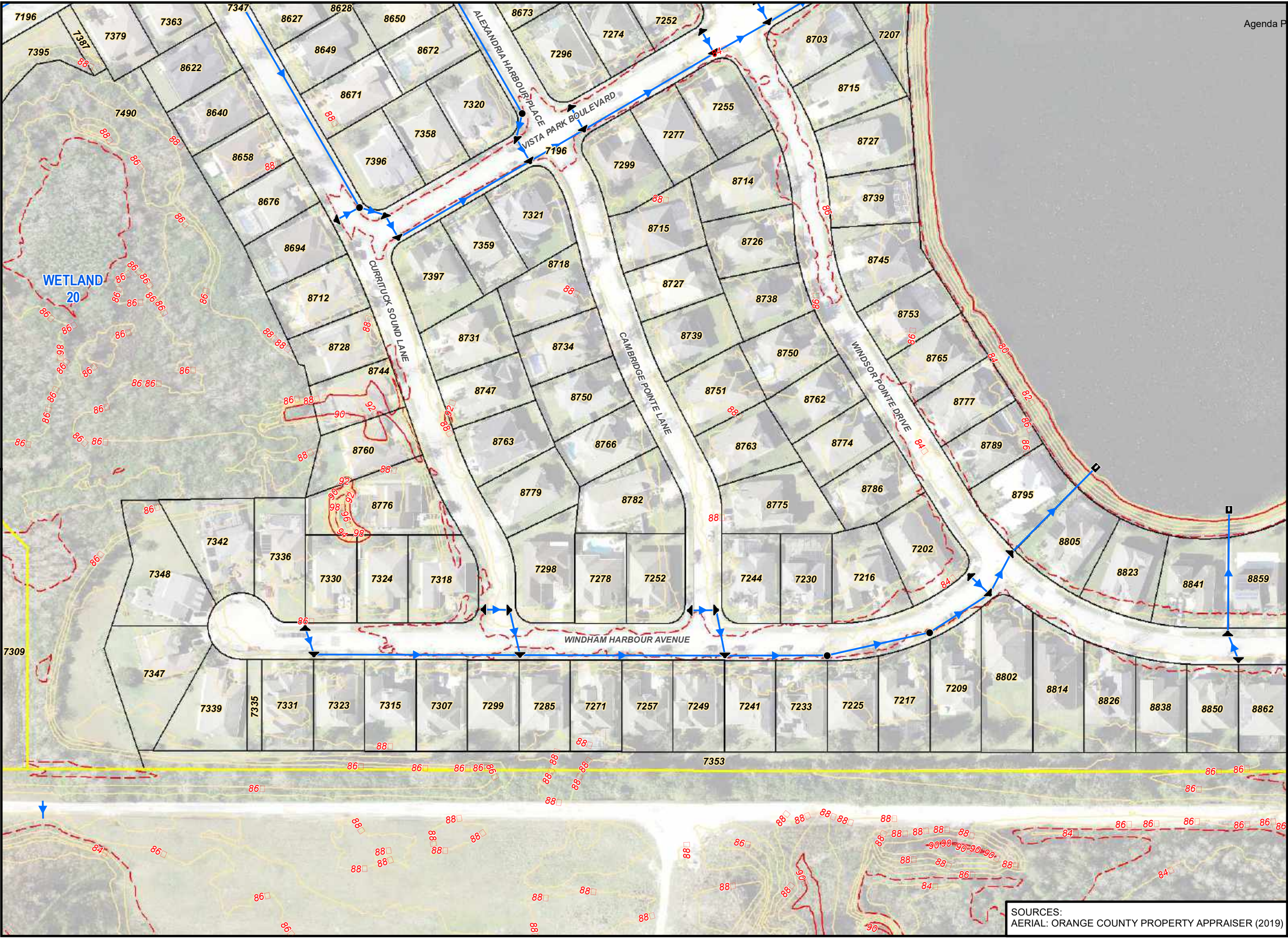
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FIGURE
1

SOURCES:
AERIAL: ORANGE COUNTY PROPERTY APPRAISER (2019)



7343 WINDHAM HARBOR AVENUE
(WINDSOR SUBDIVISION)
STORMWATER INFRASTRUCTOR

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA

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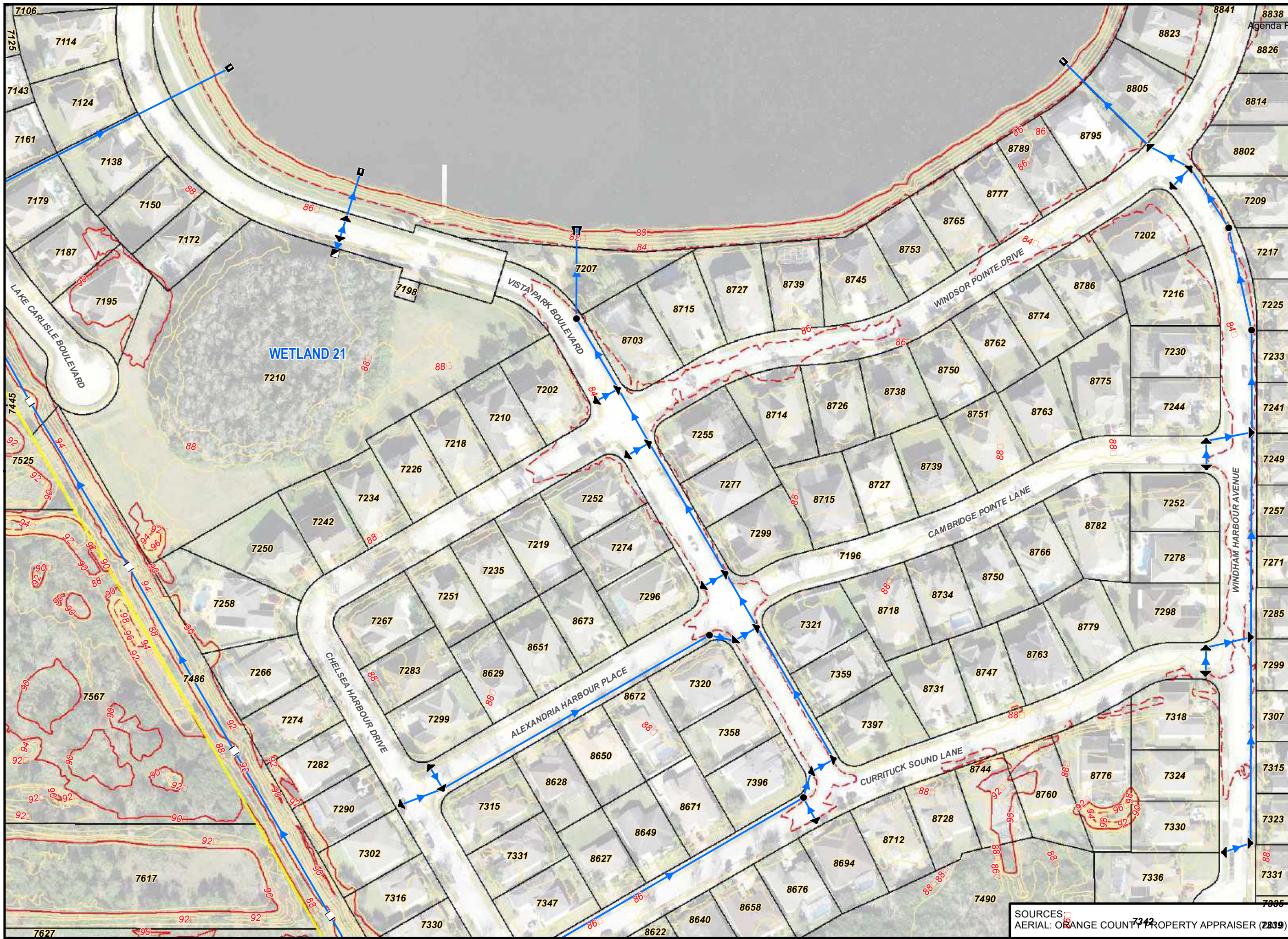
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FIGURE

1

SOURCES:
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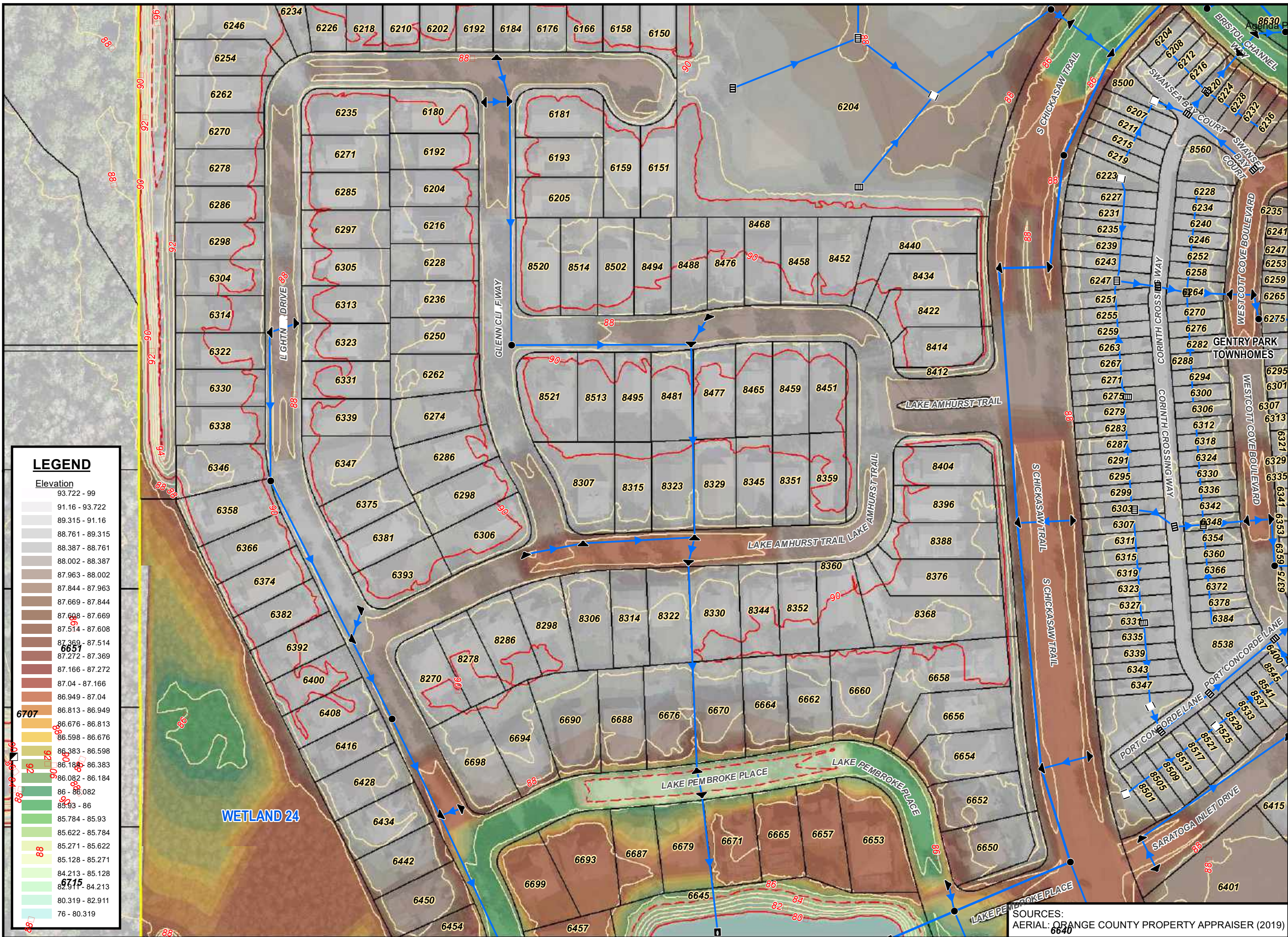
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AERIAL: ORANGE COUNTY PROPERTY APPRAISER (2019)



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LEGEND

Elevation

93.722 - 99
91.16 - 93.722
89.315 - 91.16
88.761 - 89.315
88.387 - 88.761
88.002 - 88.387
87.963 - 88.002
87.844 - 87.963
87.669 - 87.844
87.608 - 87.669
87.514 - 87.608
87.369 - 87.514
87.272 - 87.369
87.166 - 87.272
87.04 - 87.166
86.949 - 87.04
86.813 - 86.949
86.676 - 86.813
86.598 - 86.676
86.383 - 86.598
86.184 - 86.383
86.082 - 86.184
86 - 86.082
85.93 - 86
85.784 - 85.93
85.622 - 85.784
85.271 - 85.622
85.128 - 85.271
84.213 - 85.128
82.911 - 84.213
80.319 - 82.911
76 - 80.319



**AMHURST SUBDIVISION
STORMWATER INFRASTRUCTOR**

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FIGURE

2

SOURCES:
AERIAL: ORANGE COUNTY PROPERTY APPRAISER (2019)



LEGEND	
Elevation	
93.722 - 99	
91.16 - 93.722	
89.35 - 91.16	
88.761 - 89.315	
88.387 - 88.761	
88.002 - 88.387	
87.963 - 88.002	
87.844 - 87.963	
87.669 - 87.844	
87.608 - 87.669	
87.514 - 87.608	
87.369 - 87.514	
87.272 - 87.369	
87.166 - 87.272	
87.04 - 87.166	
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86 - 86.082	
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85.784 - 85.93	
85.622 - 85.784	
85.271 - 85.622	
85.128 - 85.271	
84.213 - 85.128	
82.911 - 84.213	
80.319 - 82.911	
76 - 80.319	

Agenda Page #38

SCALE: 1" = 120'

0 120

VISTA LAKES

CARLISLE SUBDIVISION
STORMWATER INFRASTRUCTOR

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA

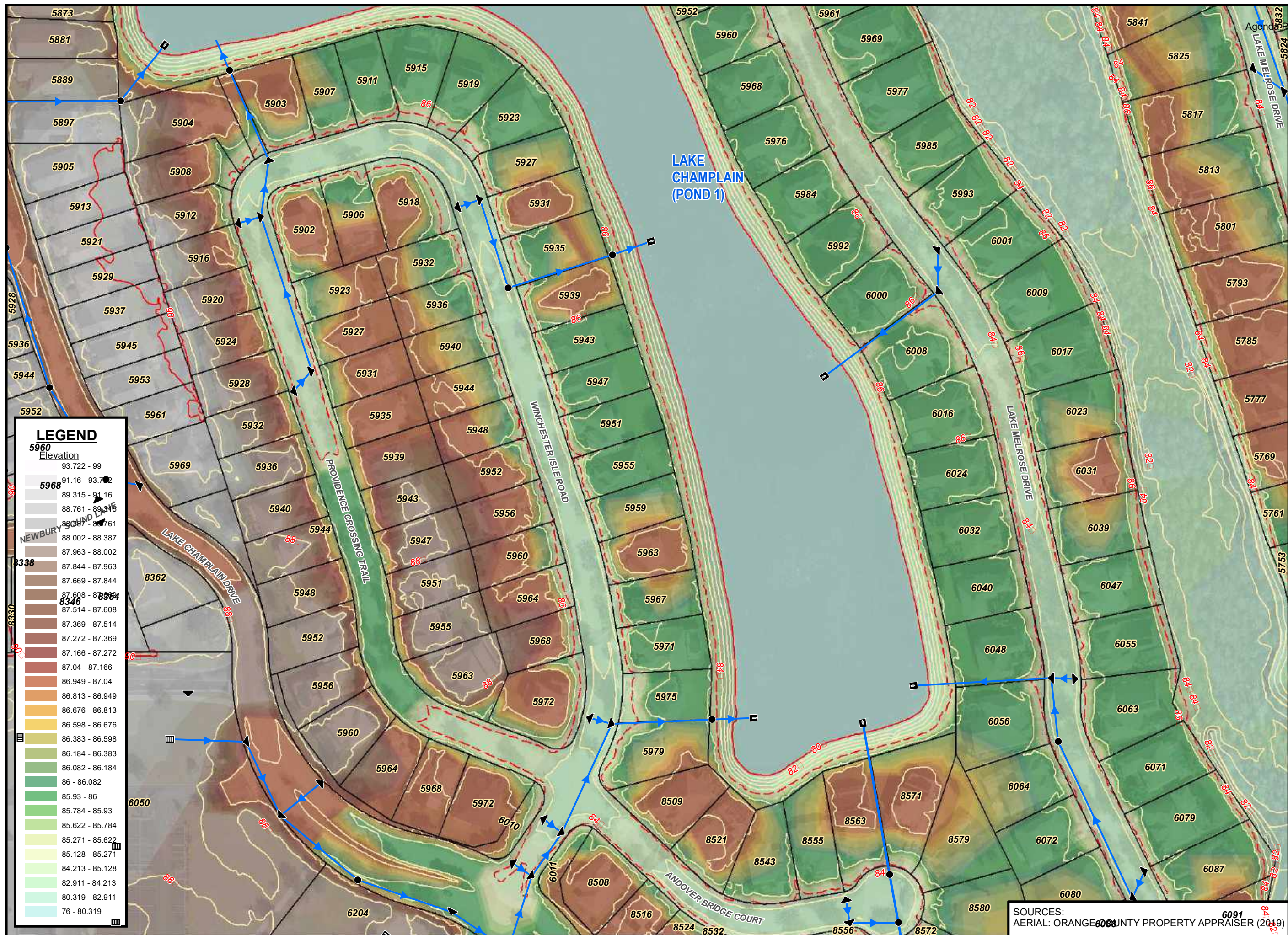
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FIGURE
2

SOURCES:
AERIAL: ORANGE COUNTY PROPERTY APPRAISER (2019)



**WINCHESTER ISLE ROAD
(COLONIE SUBDIVISION)
STORMWATER INFRASTRUCTOR**

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA

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FIGURE
2

SOURCES:
AERIAL: ORANGE COUNTY PROPERTY APPRAISER (2019)



LEGEND

Elevation

93.722 - 99
91.16 - 93.722
89.315 - 91.16
88.761 - 89.315
88.387 - 88.761
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86 - 86.082
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85.622 - 85.784
85.271 - 85.622
85.128 - 85.271
84.213 - 85.128
82.911 - 84.213
80.319 - 82.911
76 - 80.319

Agenda Page #40

SCALE: 1" = 120'

0 120

VISTA LAKES

**7343 WINDHAM HARBOR AVENUE
(WINDSOR SUBDIVISION)
STORMWATER INFRASTRUCTOR**

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA

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FIGURE

2

SOURCES:
AERIAL: ORANGE COUNTY PROPERTY APPRAISER (2019)



LEGEND

Elevation

93.722 - 99
91.16 - 93.722
89.315 - 91.16
88.761 - 89.315
88.387 - 88.761
88.002 - 88.387
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86.598 - 86.676
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85.784 - 85.93
85.622 - 85.784
85.271 - 85.622
85.128 - 85.271
84.213 - 85.128
82.911 - 84.213
80.319 - 82.911
76 - 80.319

Agenda Page #41

SCALE: 1" = 120'

0 120

VISTA LAKES

**WINDSOR POINTE DR. AND VISTA PARK BLVD.
(WINDSOR SUBDIVISION)
STORMWATER INFRASTRUCTOR**

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA

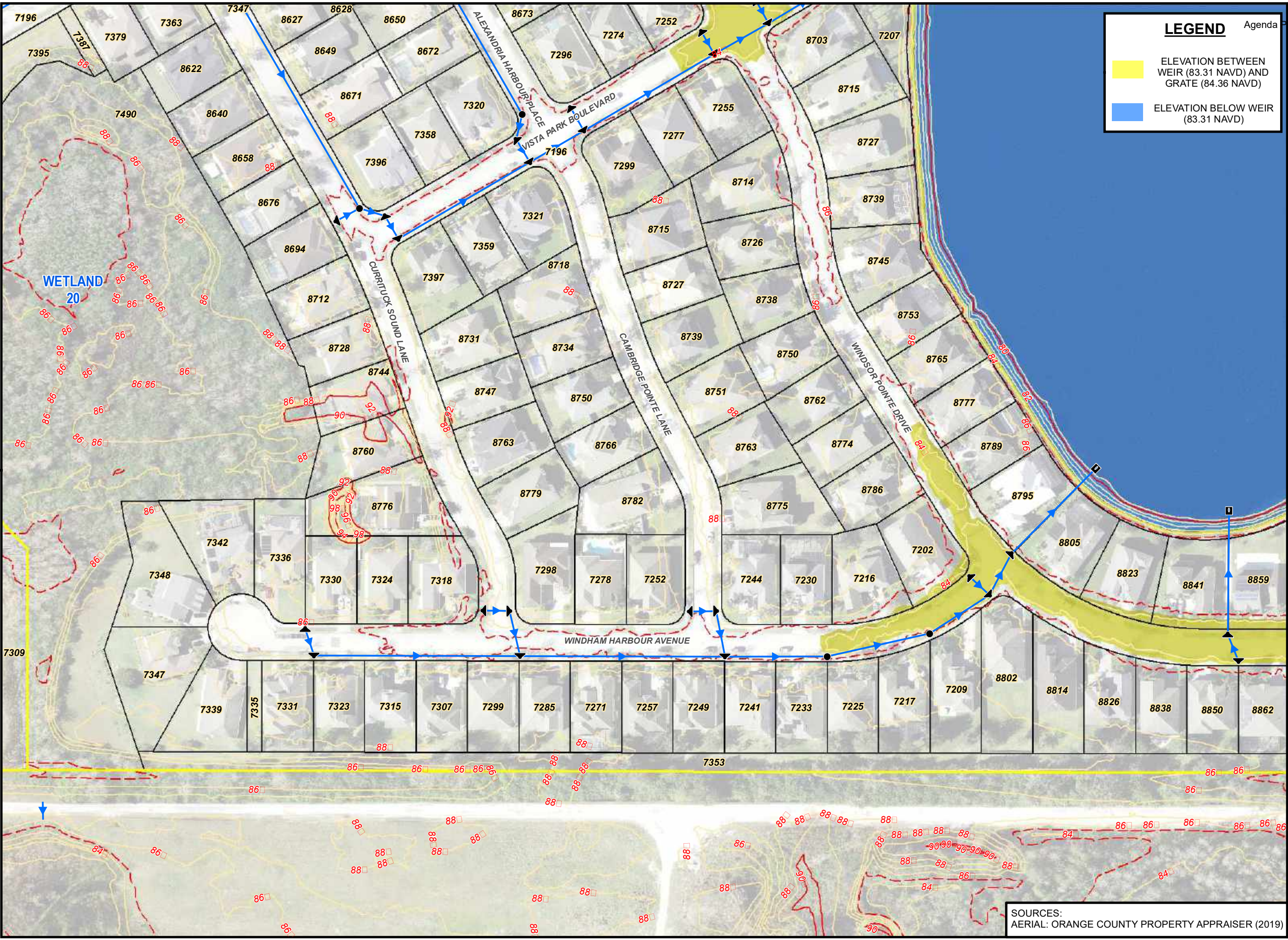
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FIGURE
2

SOURCES:
AERIAL: ORANGE COUNTY PROPERTY APPRAISER (2019)



LEGEND

ELEVATION BETWEEN WEIR (83.31 NAVD) AND GRATE (84.36 NAVD)

ELEVATION BELOW WEIR (83.31 NAVD)

Agenda Page #42

SCALE: 1" = 120'

0 120

VISTA LAKES

7343 WINDHAM HARBOR AVENUE
(WINDSOR SUBDIVISION)
STORMWATER INFRASTRUCTOR

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA

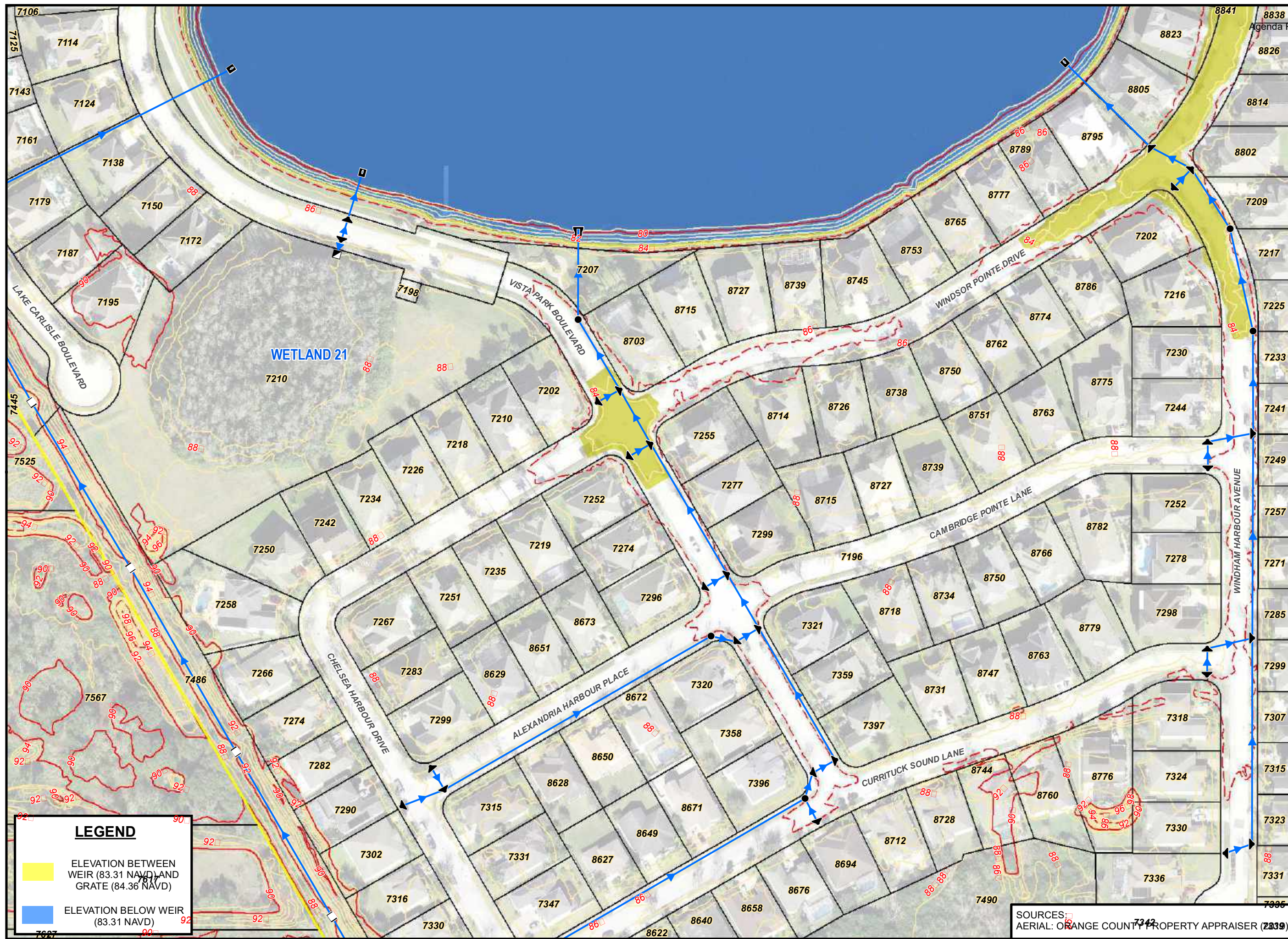
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FIGURE
3

SOURCES:
AERIAL: ORANGE COUNTY PROPERTY APPRAISER (2019)



**WINDSOR POINTE DR. AND VISTA PARK BLVD.
(WINDSOR SUBDIVISION)
STORMWATER INFRASTRUCTOR**

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA

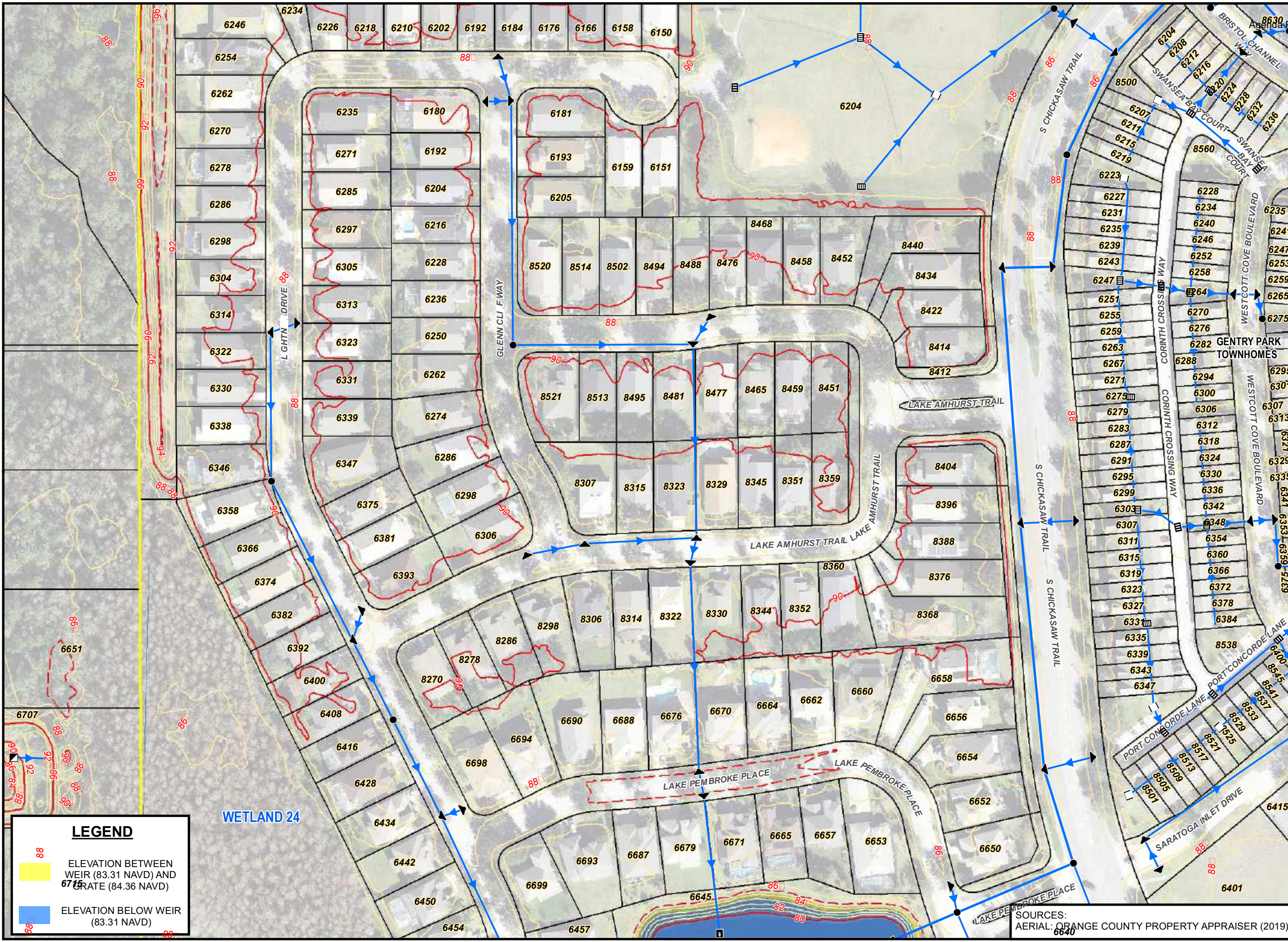
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DATE: 02-28-2020

FIGURE
3

SOURCES:
AERIAL: ORANGE COUNTY PROPERTY APPRAISER (2019)



LEGEND

ELEVATION BETWEEN WEIR (83.31 NAVD) AND GATE (84.36 NAVD)

ELEVATION BELOW WEIR (83.31 NAVD)

Page #44

SCALE: 1" = 120'

0 120



**AMHURST SUBDIVISION
STORMWATER INFRASTRUCTOR**

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA

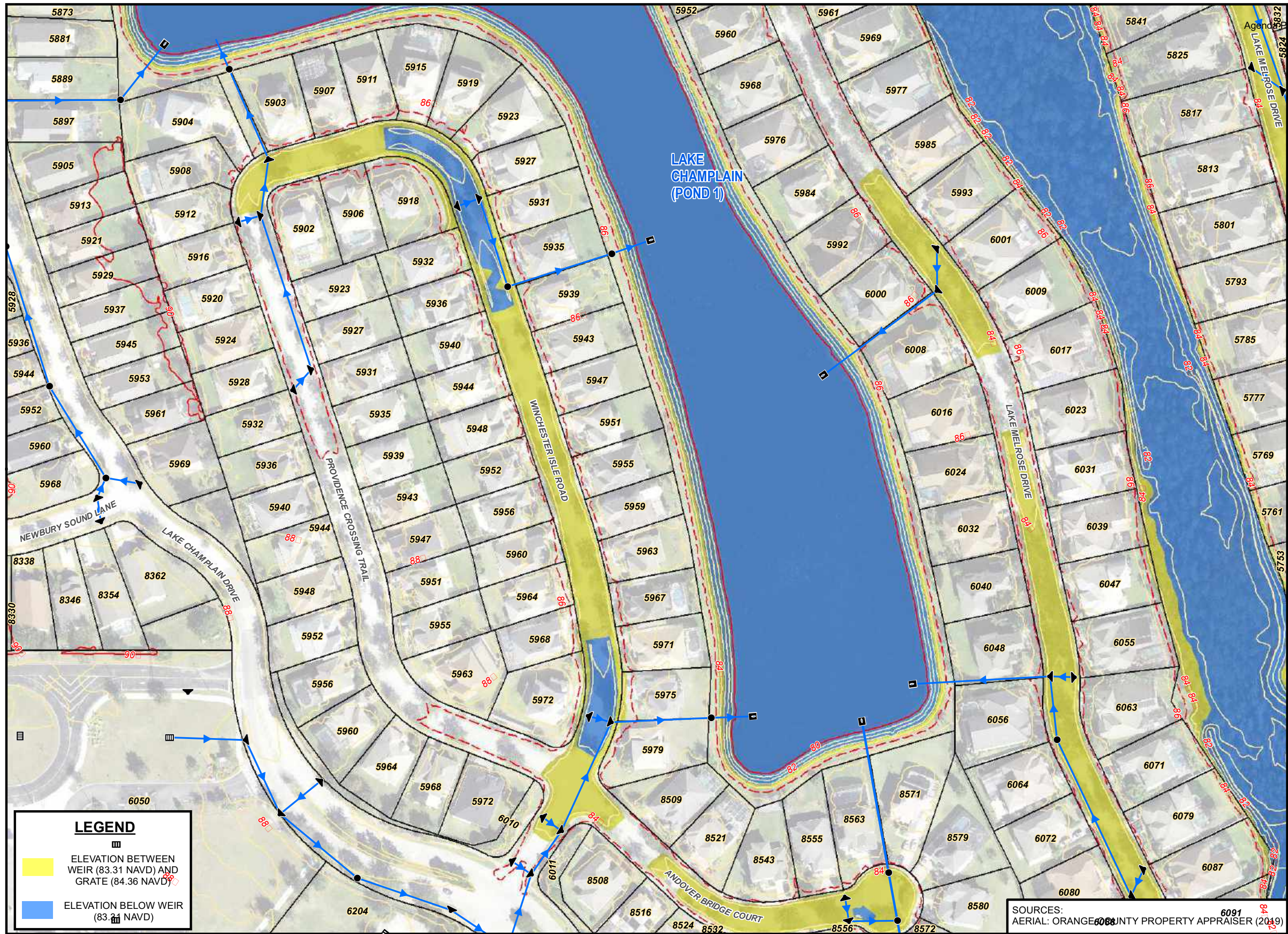
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JOB NO.: MSC-22024
DATE: 02-28-2020

FIGURE
3

SOURCES:
AERIAL: ORANGE COUNTY PROPERTY APPRAISER (2019)



LEGEND

ELEVATION BETWEEN
WEIR (83.31 NAVD) AND
GRATE (84.36 NAVD)

ELEVATION BELOW WEIR
(83.31 NAVD)

SOURCES:
AERIAL: ORANGE COUNTY PROPERTY APPRAISER (2019)

Agenda Page #46

SCALE: 1" = 120'

VISTA LAKES

WINCHESTER ISLE ROAD
(COLONIE SUBDIVISION)
STORMWATER INFRASTRUCTOR

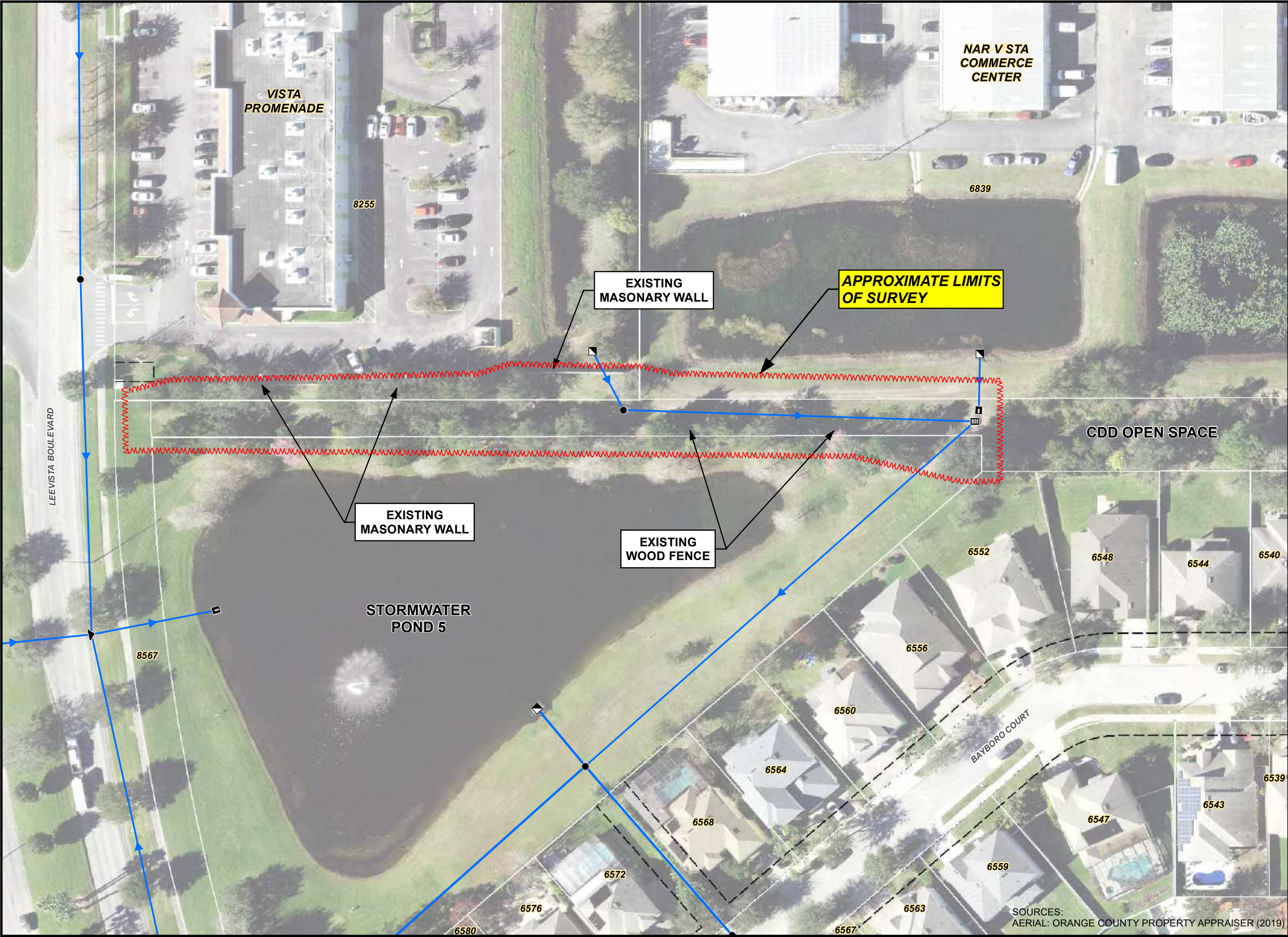
VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA

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JOB NO.: MSC-22024
DATE: 02-28-2020

FIGURE
3

4Aii.



TRACT F
(LANDSCAPING BUFFER/MAINTENANCE ACCESS)
PEMBROKE SUBDIVISION
VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA

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JOB NO.: MSC-22024
DATE: 03-12-2020

FIGURE
1

SOURCES:
AERIAL: ORANGE COUNTY PROPERTY APPRAISER (2019)

PROJECT INFORMATION	
Project Name:	Vista Lakes Community
Location:	Pembroke Subdivision
Inspection Date:	February 20, 2020

Photograph No.
1
Photographer Location:
Northeast of Vista Promenade
Direction Photo was taken:
Facing northwest
Comments:
Existing irrigation lines that may require repairs.



Photograph No.
2
Photographer Location:
Northeast of Vista Promenade
Direction Photo was taken:
Facing north
Comments:
Example of trash located inside Vista Lakes (Pembroke Subdivision),



PROJECT INFORMATION	
Project Name:	Vista Lakes Community
Location:	Pembroke Subdivision
Inspection Date:	February 20, 2020

Photograph No.
3
Photographer Location:
Northeast of Vista Promenade
Direction Photo was taken:
Facing northwest
Comments:
Existing privacy wall between Pembroke Subdivision and Vista Promenade.



Photograph No.
4
Photographer Location:
Northeast of Vista Promenade
Direction Photo was taken:
Facing northwest
Comments:
Existing wood fence between Pembroke Subdivision and NAR-Vista Commerce Center.



PROJECT INFORMATION	
Project Name:	Vista Lakes Community
Location:	Pembroke Subdivision
Inspection Date:	February 20, 2020

Photograph No.
5
Photographer Location:
Northeast of Vista Promenade
Direction Photo was taken:
Facing south
Comments:
Existing privacy wall between Pembroke Subdivision and Vista Promenade.



Photograph No.
6
Photographer Location:
Northeast of Vista Promenade
Direction Photo was taken:
Facing north
Comments:
Existing wood fence between Pembroke Subdivision and NAR-Vista Commerce Center.



LEE VISTA BOULEVARD
150.00' RIGHT OF WAY
PER OFFICIAL RECORD BOOK 5713, PAGE 3218

ASPHALT PAVEMENT
8.00' UTILITY EASEMENT PER PDS 2045, PG. A36
8.00' UTILITY EASEMENT PER PDS 2045, PG. A36
CONCRETE WALK
2" CURB AND GUTTER
FOUND 5/8" IRON ROD
ELEVATION=90.05
SITE BENCHMARK
SET NAIL & DISK
SSMC TRAV. PT.
ELEVATION=90.05

TRACT C
LANDSCAPING BUFFER AND WALL
VISTA LAKES VILLAGE N-1 (PEMBROKE)
PLAT BOOK 43, PAGES 90-94

TRACT F
LANDSCAPING BUFFER AND MAINTENANCE ACCESS
VISTA LAKES VILLAGE N-1 (PEMBROKE)
PLAT BOOK 43, PAGES 90-94

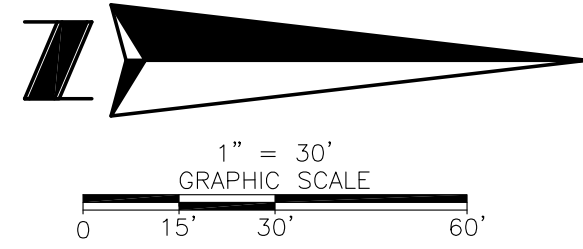
LOT 5
SEMBLER/YEAGER PROPERTY
PLAT BOOK 55, PAGES 17-19

TRACT C
RETENTION AND MAINTENANCE ACCESS
VISTA LAKES VILLAGE N-1 (PEMBROKE)
PLAT BOOK 43, PAGES 90-94

PARCEL ID: 24-23-30-0000-00-013
PER OFFICIAL RECORDS BOOK 10746, PAGE 5746

PARCEL ID: 24-23-30-0000-00-036
PER OFFICIAL RECORDS BOOK 10484, PAGE 6186

- LEGEND & ABBREVIATIONS:**
- | | | | |
|----------|------------------------------------------------|---|-----------------------|
| -X- | = CHAINLINK FENCE | ⊕ | = DRAINAGE MANHOLE |
| -O- | = WOOD FENCE | □ | = FLAT GRATE INLET |
| -BE- | = BURIED ELECTRIC LINE | ⊕ | = GAS VALVE |
| -G- | = BURIED GAS LINE | ⊕ | = WATER SPIGOT |
| CPP | = CORRUGATED PLASTIC PIPE | □ | = HAND HOLE |
| RCP | = REINFORCED CONCRETE PIPE | ○ | = IRON PIPE |
| TRAV.PT. | = TRAVERSE POINT | ● | = IRON ROD |
| SSMC | = SOUTHEASTERN SURVEYING & MAPPING CORPORATION | ⊕ | = IRRIGATION VALVE |
| ⊕ | = TREE | ⊕ | = MITERED END SECTION |
| CE | = CEDAR | ○ | = NAIL W/DISC |
| CY | = CYPRESS | ⊕ | = TRANSFORMER ON SLAB |
| O | = OAK | ⊕ | = WATER METER |
| PI | = PINE | | |
- SIZE SHOWN IS TRUNK DIAMETER
IN INCHES MEASURED AT CHEST
HEIGHT



DESCRIPTION:
A portion of Section 24, Township 23 South, Range 30 East, lying in Orange County, Florida.

SURVEYOR'S REPORT:

- Utility locations shown hereon are based on field locations of markings by Southeastern Surveying & Mapping Corp. Field markings are based on signals received from Ground Penetrating Radar (GPR) and electronic equipment. Locations are approximate and Test Holes should be performed for verification.
- Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
- Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter SJ-17 requirements of Florida Administration Code. The map and measurement methods used for this survey meet or exceed this requirement. The dimensions shown hereon are in United States survey feet and decimals thereof.
- This survey does not determine ownership of the lands shown hereon.
- Underground foundations have not been located.
- Survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
- Features shown by symbol as indicated in the legend are not to scale.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Vertical information shown hereon refers to a City of Orlando Benchmark number BM 7024 being a 3" Aluminum Disk labeled "7024 VISTA LAKE" having a published elevation of 88.669 feet, North American Vertical Datum 1988 (NAVD 88).
- Horizontal positions for all features shown on the map are relative to North American Datum of 1983 (NAD83), 2007 adjustment, State Plane Coordinate System, Florida East Zone. Control point(s) used for this survey are National Geodetic Survey (NGS) point PID# AK7135; distances shown are GRID distances.
- This Survey was performed without benefit of an abstract, title search, title opinion or title commitment. A title search may reveal additional information affecting the parcel as shown.
- Improvements and Topographic features shown hereon are limited to areas per specific instructions of the client.
- Right of Way information shown hereon was determined by found monumentation, recorded plats and information obtained on the Orange County Property Appraisers web site.

NOTICE OF LIABILITY:

This survey is certified to those individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use this survey, without express written consent of the surveyor.

Topographic Survey

8255 Lee Vista Boulevard
Orlando, Florida

Pegasus Engineering, LLC

Certified for:

DRAWING NUMBER

61147003

SHEET

NUMBER

1 OF 1

REVISION DATE

REVISION

BY

SHEET NUMBER 1 OF 1

NOT VALID WITHOUT SHEETS 1 THROUGH 1

Scale: 1" = 30'

Drawn By: DH

Field Date: May 13, 2020

Project:

Pegasus Engineering, LLC

DRAWING NUMBER

61147003

SHEET

NUMBER

1 OF 1

SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION

6500 All American Boulevard
Orlando, Florida 32817-4359
(407) 292-8580
e-mail: info@southesternsurveying.com
Certification Number 182106

Southeastern Surveying

RYAN JOHNSON, PS
Professional Surveyor

Southeastern Surveying

4Aiii.



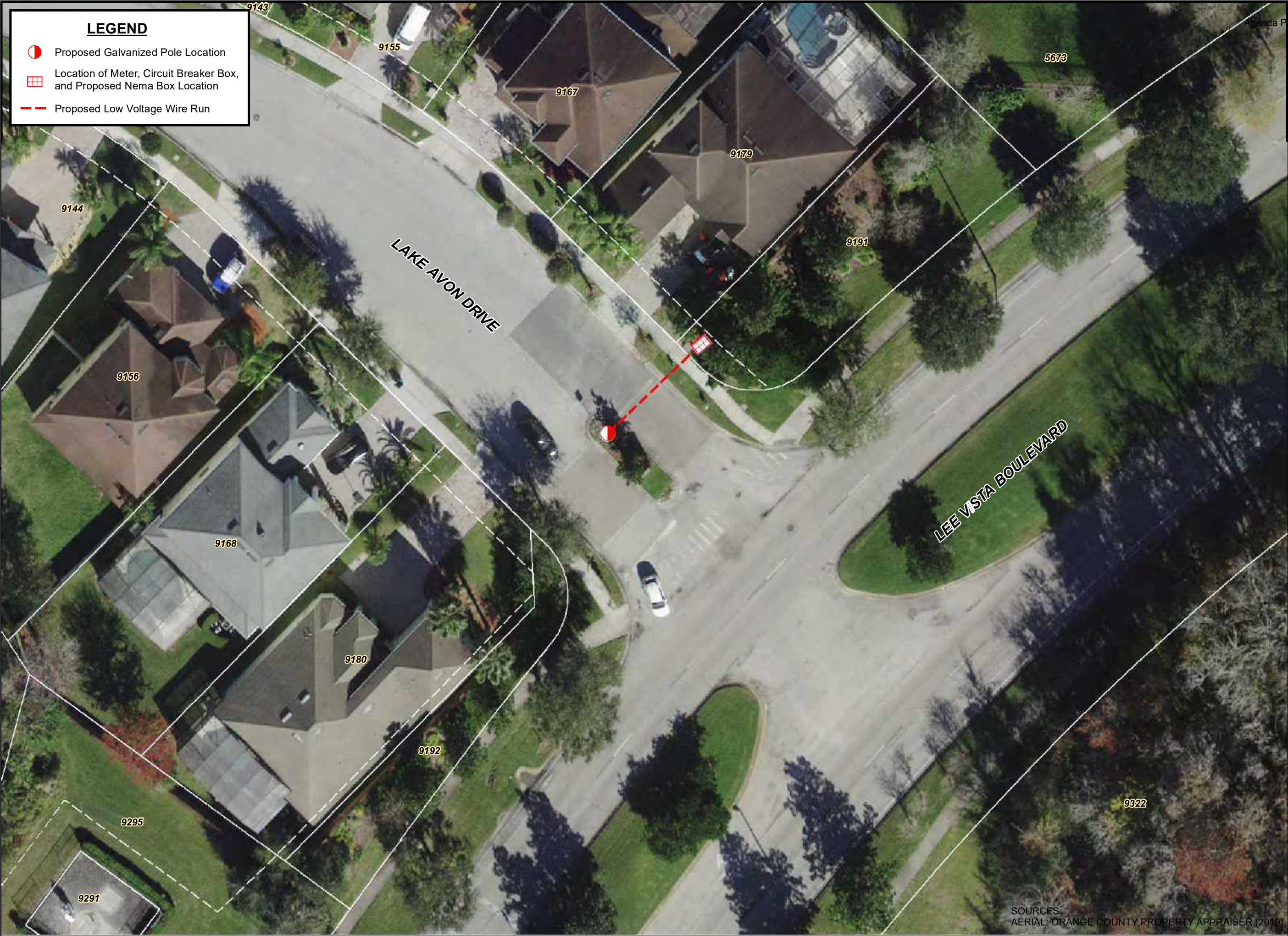
PROPOSED CAMERA LOCATION MAP
VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA






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JOB NO.: MSC-22024
DATE: 3/13/2020

INDEX



LEGEND

-  Proposed Galvanized Pole Location
-  Location of Meter, Circuit Breaker Box, and Proposed Nema Box Location
-  Proposed Low Voltage Wire Run



SCALE: 1" = 30'



VISTA LAKES

**PROPOSED CAMERA LOCATION (A)
AVON SUBDIVISION**
VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA

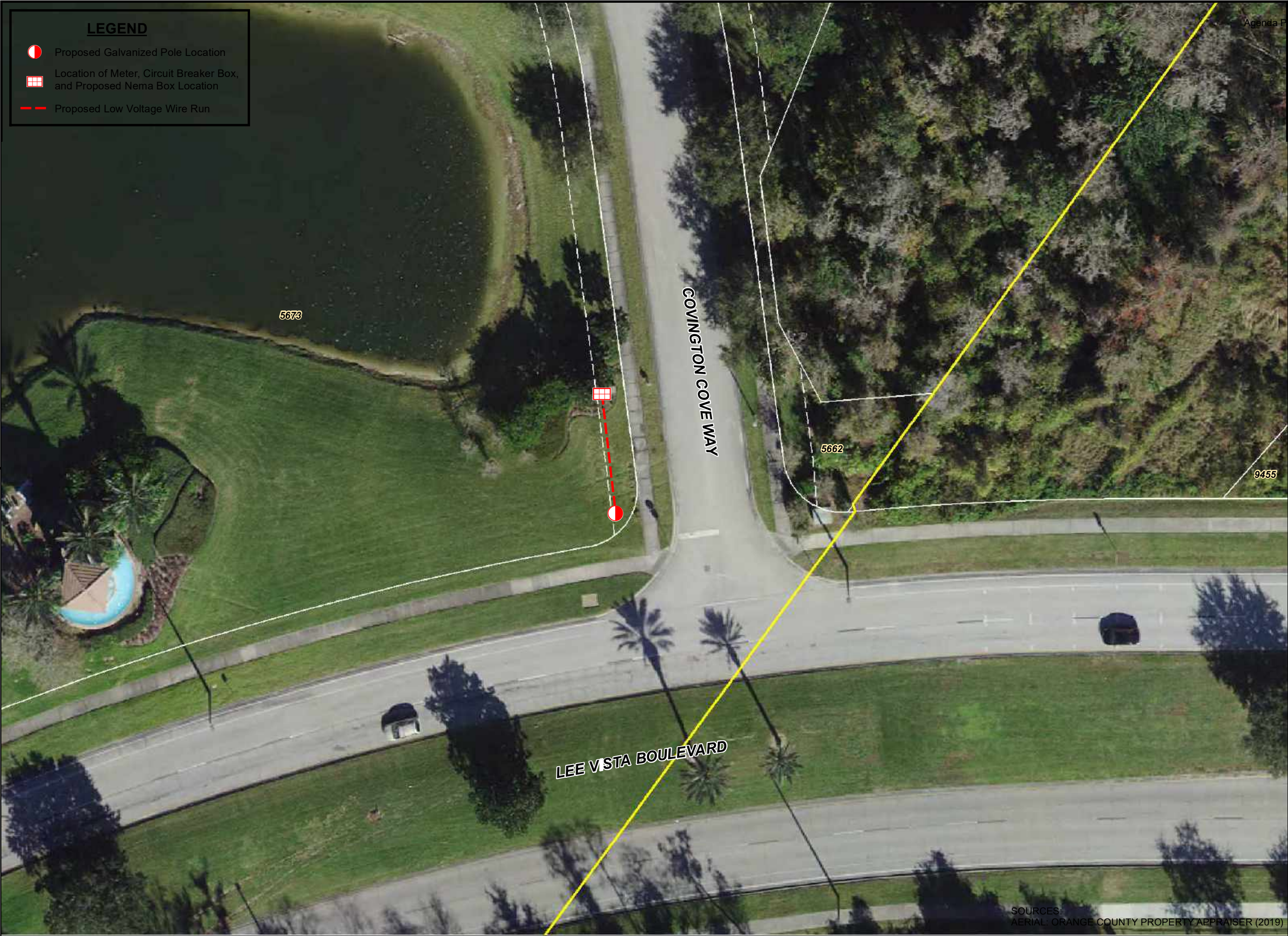
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JOB NO.: MSC-22024
DATE: 03-13-2020

FIGURE

1

SOURCES:
AERIAL: ORANGE COUNTY PROPERTY APPRAISER (2019)



LEGEND

- Proposed Galvanized Pole Location
- Location of Meter, Circuit Breaker Box, and Proposed Nema Box Location
- Proposed Low Voltage Wire Run



SCALE: 1" = 30'



VISTA LAKES

**PROPOSED CAMERA LOCATION (B)
AVON SUBDIVISION**
VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA

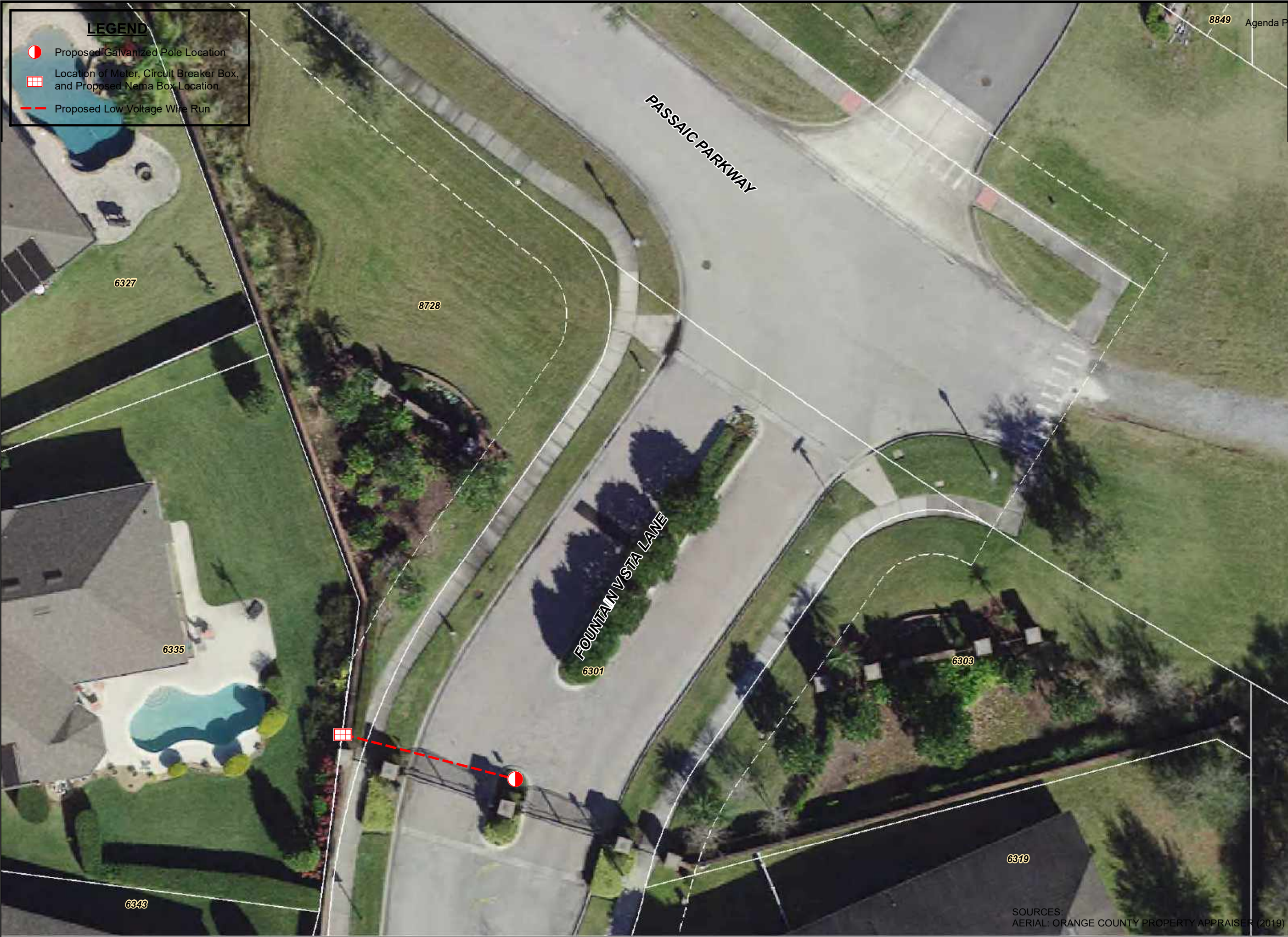
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DATE: 03-13-2020

FIGURE

1

SOURCES:
AERIAL: ORANGE COUNTY PROPERTY APPRAISER (2019)



LEGEND

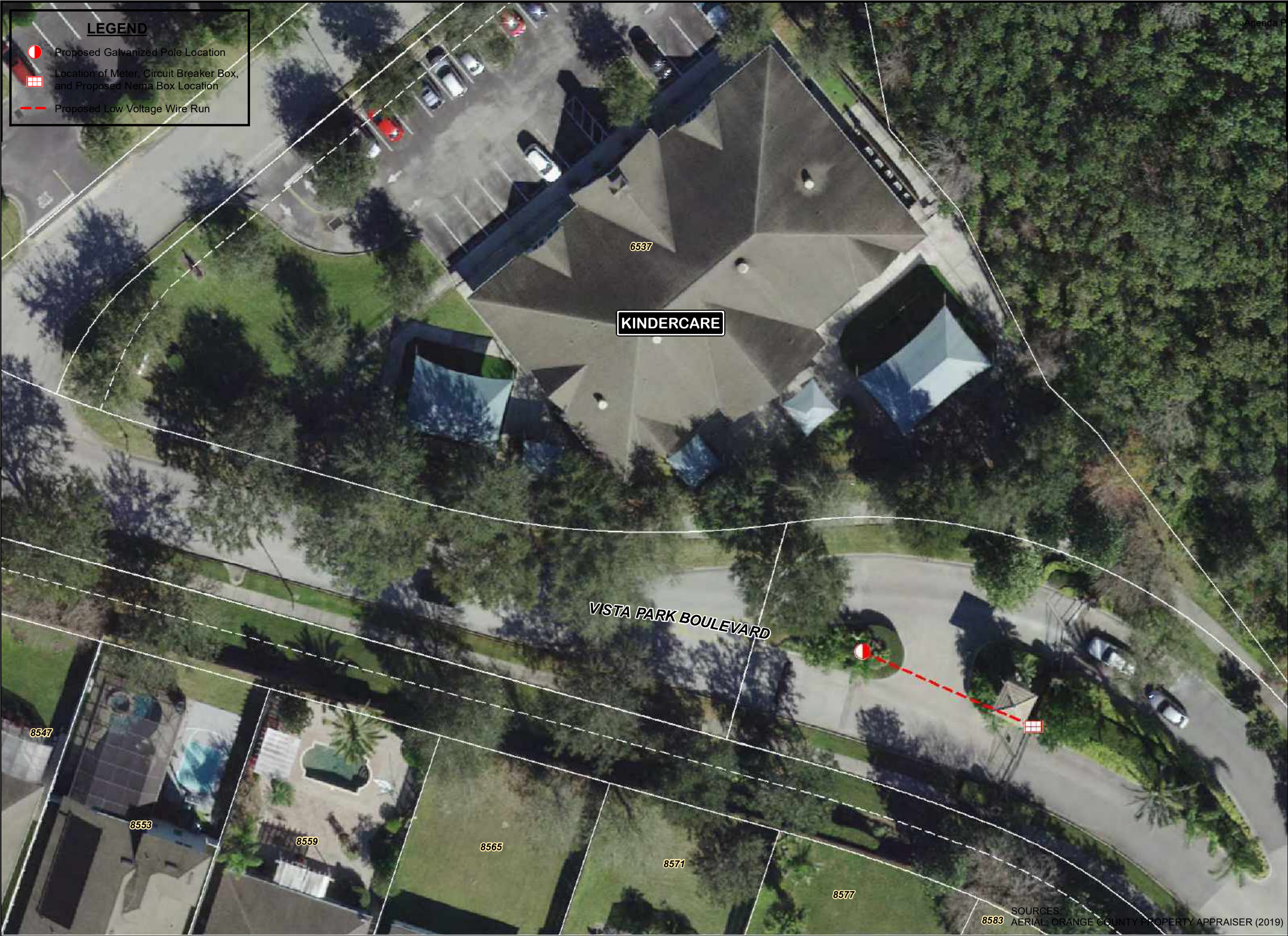
- Proposed Galvanized Pole Location
- Location of Meter, Circuit Breaker Box, and Proposed Nema Box Location
- Proposed Low Voltage Wire Run

**PROPOSED CAMERA LOCATION (D)
WARWICK SUBDIVISION**
VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA

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DATE: 03-13-2020

FIGURE
1



LEGEND

- Proposed Galvanized Pole Location
- Location of Meter, Circuit Breaker Box, and Proposed Nema Box Location
- Proposed Low Voltage Wire Run

SCALE: 1" = 20'



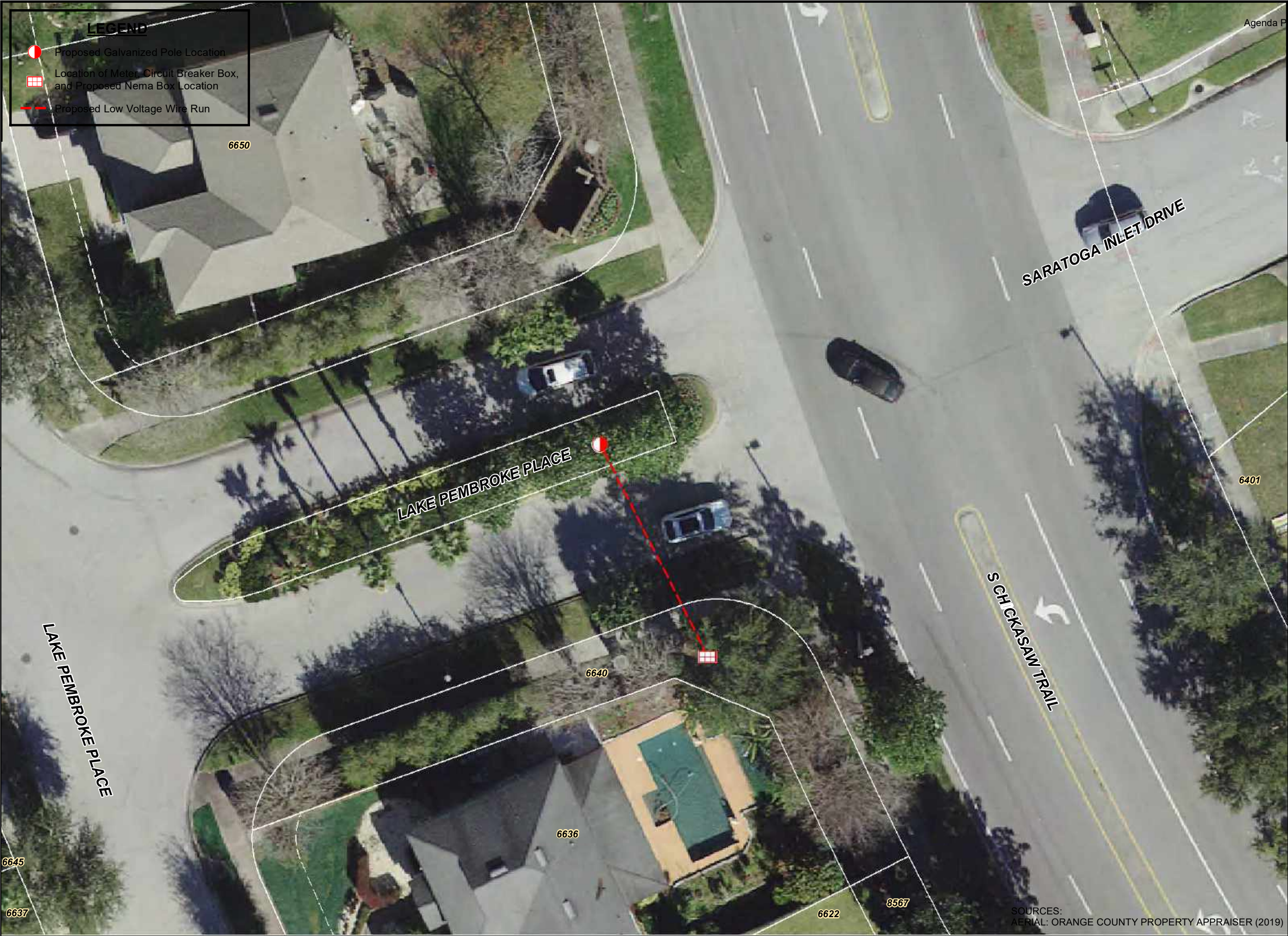
PROPOSED CAMERA LOCATION (E)
WAVERLY, CARLISLE
& WINDSOR SUBDIVISIONS
VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA

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DATE: 03-13-2020

FIGURE
1

SOURCES:
8583 AERIAL: ORANGE COUNTY PROPERTY APPRAISER (2019)



SCALE: 1" = 20'



VISTA LAKES

**PROPOSED CAMERA LOCATION (F)
PEMBROKE SUBDIVISION**
VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA

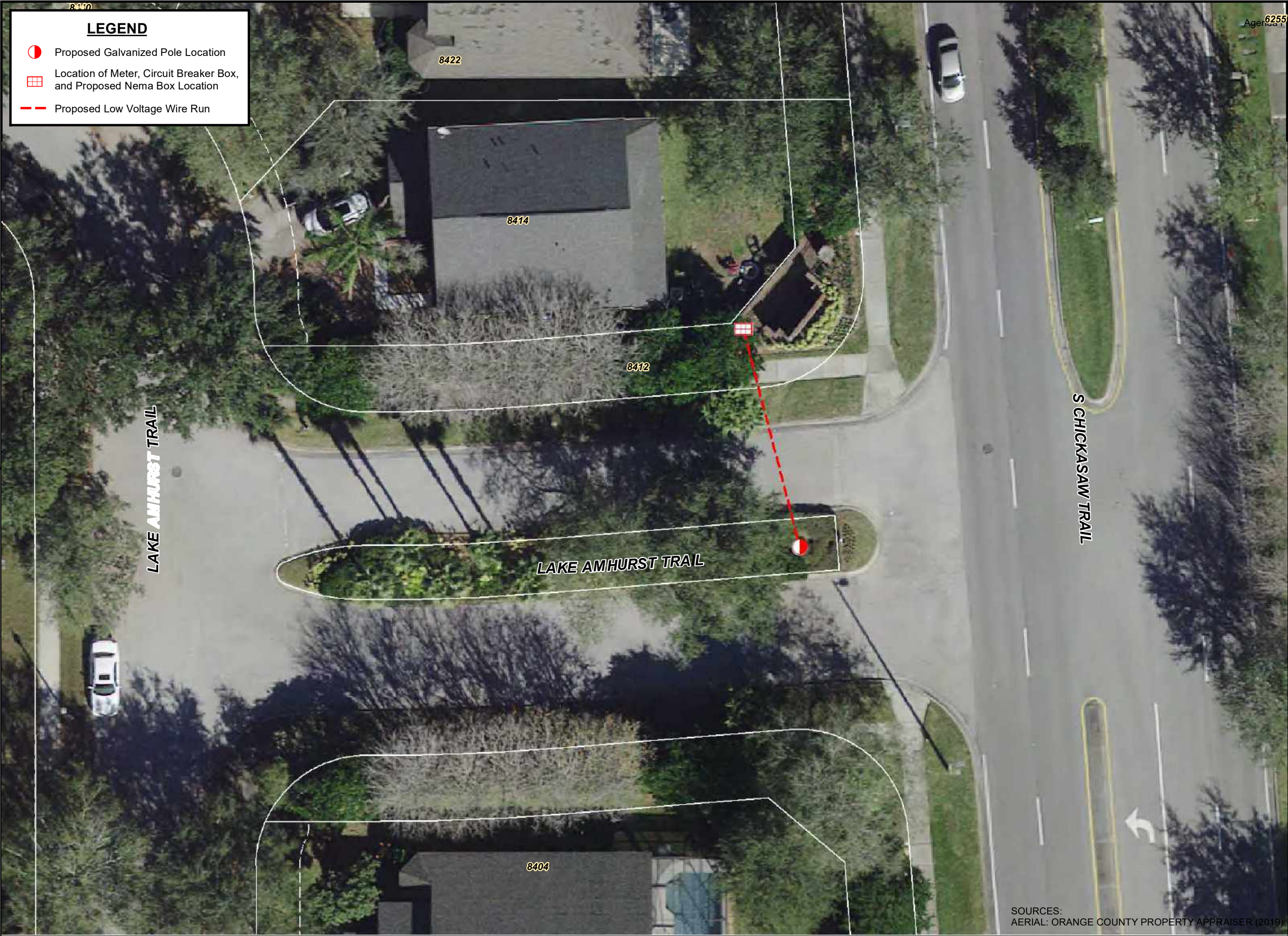
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DATE: 03-13-2020


FIGURE

1


SOURCES:
AERIAL: ORANGE COUNTY PROPERTY APPRAISER (2019)




LEGEND



Proposed Galvanized Pole Location




Location of Meter, Circuit Breaker Box, and Proposed Nema Box Location





Proposed Low Voltage Wire Run

Agency Page #60




SCALE: 1" = 20'





PROPOSED CAMERA LOCATION (G)
AMHURST SUBDIVISION

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA

**Pegasus**
ENGINEERING




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JOB NO.: MSC-22024
DATE: 03-13-2020

FIGURE
1

SOURCES:
AERIAL: ORANGE COUNTY PROPERTY APPRAISER (2019)

LEGEND

-  Proposed Galvanized Pole Location
-  Location of Meter, Circuit Breaker Box, and Proposed Nema Box Location
-  Proposed Low Voltage Wire Run



SCALE: 1" = 30'



VISTA LAKES

**PROPOSED CAMERA LOCATION (H)
COLONIE SUBDIVISION**

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA



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JOB NO.: MSC-22024
DATE: 03-13-2020

FIGURE

1

SOURCES:
AERIAL: ORANGE COUNTY PROPERTY APPRAISER (2019)



LEGEND

Proposed Galvanized Pole Location

Location of Meter, Circuit Breaker Box,
and Proposed Nema Box Location

Proposed Low Voltage Wire Run

da Page #62

SCALE: 1" = 30'

030

VISTA LAKES

PROPOSED CAMERA LOCATION (I)

CHAMPLAIN SUBDIVISION

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA

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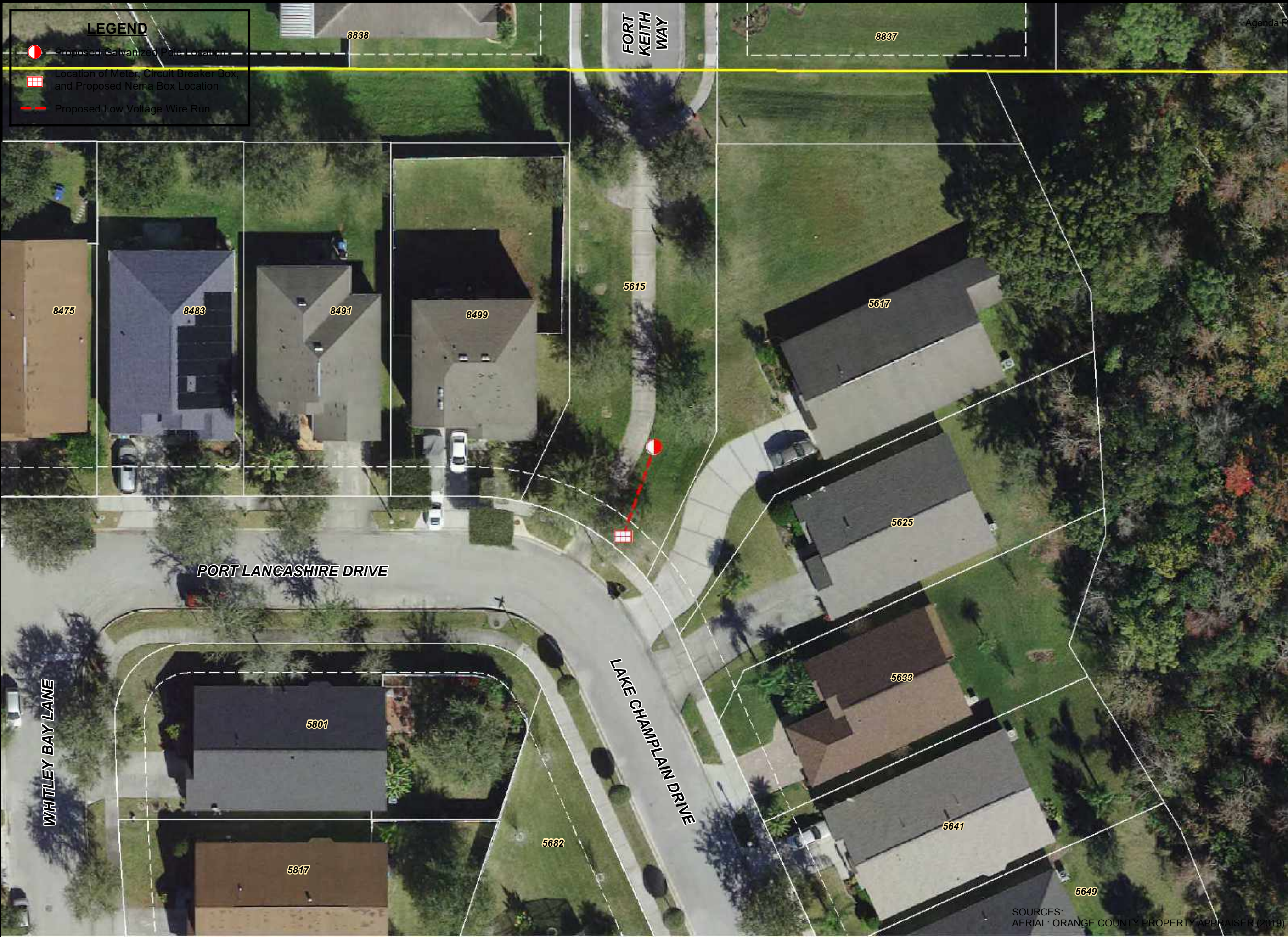
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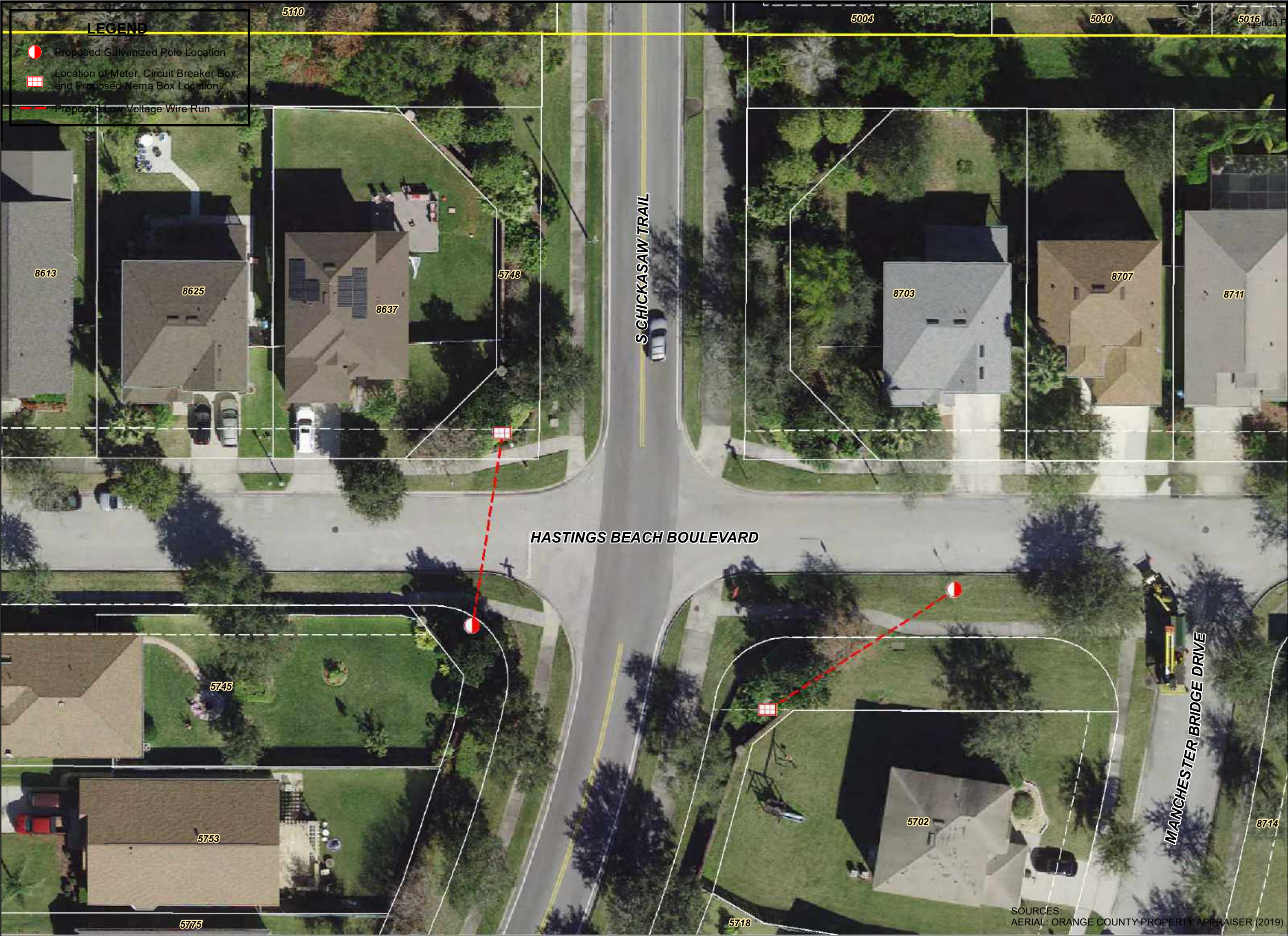
FIGURE

1

SOURCES:

AERIAL: ORANGE COUNTY PROPERTY APPRAISER (2019)





LEGEND

Proposed Galvanized Pole Location

Location of Meter, Circuit Breaker Box, and Proposed Nema Box Location

Proposed Low Voltage Wire Run

Agenda Page #64

SCALE: 1" = 30'

0

30

VISTA LAKES

PROPOSED CAMERA LOCATION (K&L)
NEWPORT SUBDIVISION

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA

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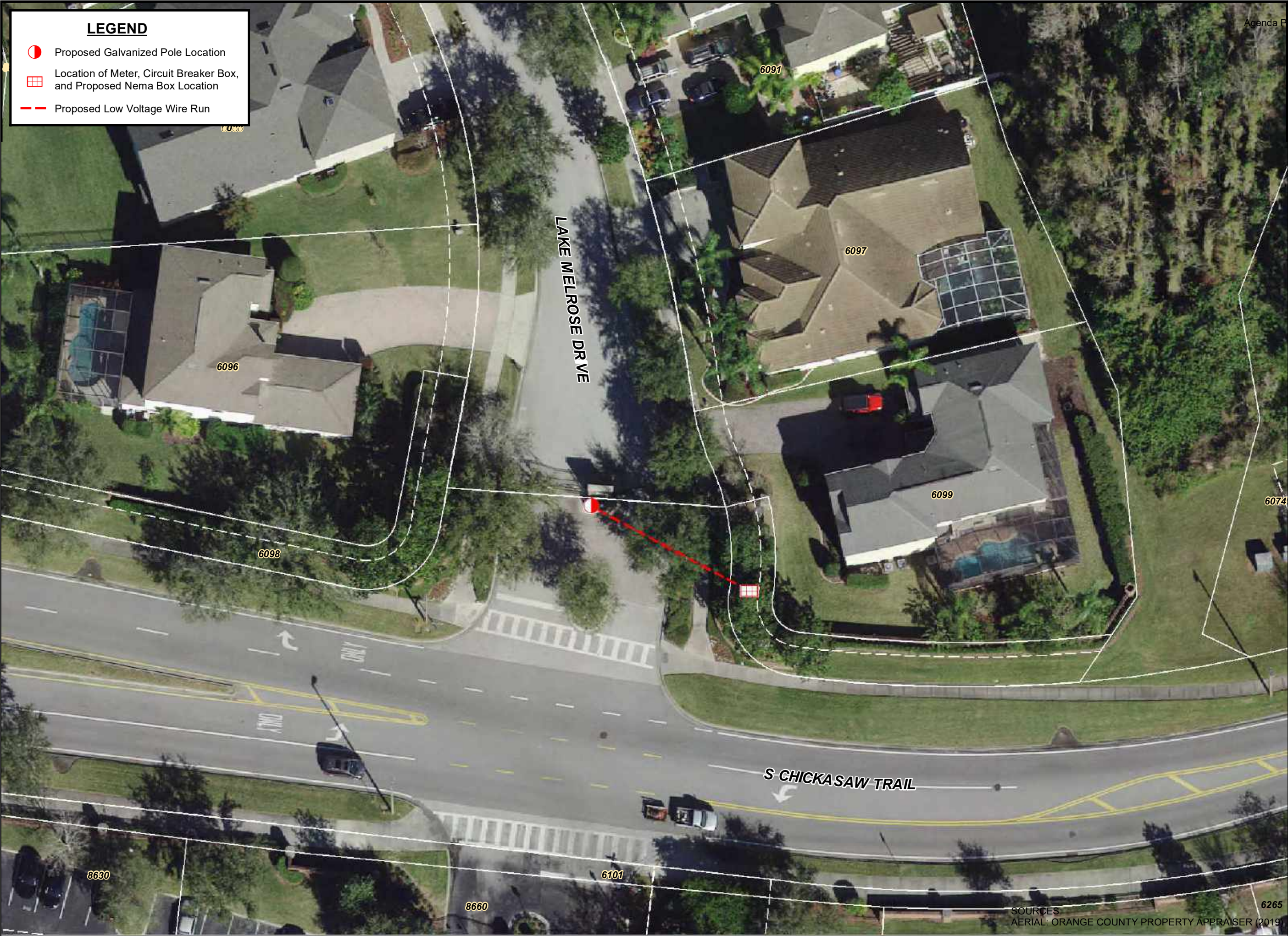
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DATE: 03-13-2020

FIGURE
1

SOURCES:
AERIAL: ORANGE COUNTY PROPERTY APPRAISER (2019)



LEGEND

Proposed Galvanized Pole Location

Location of Meter, Circuit Breaker Box, and Proposed Nema Box Location

Proposed Low Voltage Wire Run

Agenda Page #65

SCALE: 1" = 30'

VISTA LAKES

PROPOSED CAMERA LOCATION (M)
MELROSE SUBDIVISION

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA

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JOB NO.: MSC-22024
DATE: 03-13-2020

FIGURE
1

SOURCES:
AERIAL: ORANGE COUNTY PROPERTY APPRAISER (2019)

4Aiv

ADJACENT_OWNER	SEGMENT LENGTH	SIDEWALK WIDTH	SURFACE AREA (SQ. FT.)
CHICKASAW TRAIL			
Vista Lakes CDD	565.8	5	2,829
Vista Lakes CDD	607.3	5	3,037
Vista Lakes CDD	640.4	5	3,202
Vista Lakes CDD	10.4	5	52
Vista Lakes CDD	636.5	5	3,183
Vista Lakes CDD	2797.1	5	13,986
Vista Lakes CDD	149.9	5	750
Vista Lakes CDD	1210	10	12,100
Vista Lakes CDD	577	10	5,770
Vista Lakes CDD	2902.1	10	29,021
Vista Lakes CDD	148	10	1,480
VL PARTNERS LLC (VACANT PARCEL)	259.2	10	2,592
WELLS FARGO BANK	247.6	10	2,476
TOTAL LENGTH		10,751	TOTAL AREA 80,476

LAKE CHAMPLAIN DRIVE			
ELEMENTARY SCHOOL	114.9	8	919
ELEMENTARY SCHOOL	93.7	10	937
Vista Lakes CDD	390.6	5	1,953
Vista Lakes CDD	729.5	5	3,648
Vista Lakes CDD	87	5	435
Vista Lakes CDD	357.2	8	2,858
Vista Lakes CDD	223.4	8	1,787
TOTAL LENGTH		1,996	TOTAL AREA 12,537

LEE VISTA BOULEVARD			
ANIMAL HOSPITAL AT VISTA LAKES LLC	308.5	5	1,543
ATONEMENT LUTHERAN CHURCH	552.3	5	2,762
CENTRAL PARK LV CONDOMINIUM ASSN INC	688.5	5	3,443
CENTRAL PARK LV CONDOMINIUM ASSN INC	1021	5	5,105
FIFTH THIRD BANK	204.5	5	1,023
HARBOR FEDERAL SAVINGS BANK	199.2	5	996
HORIZONS CONDOMINIUM	252.9	5	1,265
HORIZONS CONDOMINIUM	145.5	5	728
LEE VISTA DENTAL	145.7	5	729
ODYSSEY MIDDLE SCHOOL	468.9	5	2,345
ODYSSEY MIDDLE SCHOOL	664.1	5	3,321
PRIMROSE SCHOOL	189.8	5	949
PUBLIX	311.3	5	1,557
PUBLIX	239	5	1,195
SHOPPES AT VISTA LAKES	198.6	5	993
Vista Lakes CDD	1783.8	5	8,919
Vista Lakes CDD	173.2	5	866
Vista Lakes CDD	647.2	5	3,236
Vista Lakes CDD	339.5	5	1,698
Vista Lakes CDD	582.5	5	2,913
Vista Lakes CDD	1175.7	5	5,879
Vista Lakes CDD	680.5	5	3,403
Vista Lakes CDD	19.7	5	99
Vista Lakes CDD	1897.7	6	11,386
Vista Lakes CDD	19.2	28	538
Vista Lakes CDD	21.7	28	608
Vista Lakes CDD	31.6	28	885
Vista Lakes CDD	25.5	28	714
Vista Lakes CLUBHOUSE	369.4	5	1,847
VL PARTNERS LLC (VACANT PARCEL)	207.5	5	1,038
WELLS FARGO BANK	213.8	5	1,069
TOTAL LENGTH		13,778	TOTAL AREA 73,043

CHICKASAW TRAIL (ADJACENT ROADS WITH CDD OWNERSHIP)			
Vista Lakes CDD (INSIDE CDD PARCEL)	145	5	725
Vista Lakes CDD (INSIDE CDD PARCEL)	151.5	5	758
Vista Lakes CDD (INSIDE CDD PARCEL)	140.4	5	702
Vista Lakes CDD (INSIDE CDD PARCEL)	141.2	5	706
TOTAL LENGTH		578	TOTAL AREA 2,891

VISTA PARK BOULEVARD			
Vista Lakes CDD	639.5	5	3,198
Vista Lakes CDD	295	8	2,360
Vista Lakes CDD	251.1	8	2,009
TOTAL LENGTH		1,186	TOTAL AREA 7,566

ADJACENT_OWNER	SEGMENT LENGTH	SIDEWALK WIDTH	SURFACE AREA (SQ. FT.)
CHICKASAW TRAIL			
Vista Lakes CDD	565.8	5	2,829
Vista Lakes CDD	607.3	5	3,037
Vista Lakes CDD	640.4	5	3,202
Vista Lakes CDD	10.4	5	52
Vista Lakes CDD	636.5	5	3,183
Vista Lakes CDD	2797.1	5	13,986
Vista Lakes CDD	149.9	5	750
Vista Lakes CDD	1210	10	12,100
Vista Lakes CDD	577	10	5,770
Vista Lakes CDD	2902.1	10	29,021
Vista Lakes CDD	148	10	1,480
VL PARTNERS LLC (VACANT PARCEL)	259.2	10	2,592
WELLS FARGO BANK	247.6	10	2,476
TOTAL LENGTH		10,751	TOTAL AREA 80,476

LAKE CHAMPLAIN DRIVE			
ELEMENTARY SCHOOL	114.9	8	919
ELEMENTARY SCHOOL	93.7	10	937
Vista Lakes CDD	390.6	5	1,953
Vista Lakes CDD	729.5	5	3,648
Vista Lakes CDD	87	5	435
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ANIMAL HOSPITAL AT VISTA LAKES LLC	308.5	5	1,543
ATONEMENT LUTHERAN CHURCH	552.3	5	2,762
CENTRAL PARK LV CONDOMINIUM ASSN INC	688.5	5	3,443
CENTRAL PARK LV CONDOMINIUM ASSN INC	1021	5	5,105
FIFTH THIRD BANK	204.5	5	1,023
HARBOR FEDERAL SAVINGS BANK	199.2	5	996
HORIZONS CONDOMINIUM	252.9	5	1,265
HORIZONS CONDOMINIUM	145.5	5	728
LEE VISTA DENTAL	145.7	5	729
ODYSSEY MIDDLE SCHOOL	468.9	5	2,345
ODYSSEY MIDDLE SCHOOL	664.1	5	3,321
PRIMROSE SCHOOL	189.8	5	949
PUBLIX	311.3	5	1,557
PUBLIX	239	5	1,195
SHOPPES AT VISTA LAKES	198.6	5	993
Vista Lakes CDD	1783.8	5	8,919
Vista Lakes CDD	173.2	5	866
Vista Lakes CDD	647.2	5	3,236
Vista Lakes CDD	339.5	5	1,698
Vista Lakes CDD	582.5	5	2,913
Vista Lakes CDD	1175.7	5	5,879
Vista Lakes CDD	680.5	5	3,403
Vista Lakes CDD	19.7	5	99
Vista Lakes CDD	1897.7	6	11,386
Vista Lakes CDD	19.2	28	538
Vista Lakes CDD	21.7	28	608
Vista Lakes CDD	31.6	28	885
Vista Lakes CDD	25.5	28	714
Vista Lakes CLUBHOUSE	369.4	5	1,847
VL PARTNERS LLC (VACANT PARCEL)	207.5	5	1,038
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TOTAL LENGTH		13,778	TOTAL AREA 73,043

CHICKASAW TRAIL (ADJACENT ROADS WITH CDD OWNERSHIP)			
Vista Lakes CDD (INSIDE CDD PARCEL)	145	5	725
Vista Lakes CDD (INSIDE CDD PARCEL)	151.5	5	758
Vista Lakes CDD (INSIDE CDD PARCEL)	140.4	5	702
Vista Lakes CDD (INSIDE CDD PARCEL)	141.2	5	706
TOTAL LENGTH		578	TOTAL AREA 2,891

VISTA PARK BOULEVARD			
Vista Lakes CDD	639.5	5	3,198
Vista Lakes CDD	295	8	2,360
Vista Lakes CDD	251.1	8	2,009
TOTAL LENGTH		1,186	TOTAL AREA 7,566

From: Karen Loraine Bryan- PRIA INSURANCE
Subject: RE: Vista Lakes Community Sidewalks

The potential liability should be of great concern for all involved. I hope that something amicable can be reached.

My apologies. I did receive the requested feedback but failed to forward it to you. Please see below answers in **bold**.

In addition the CDD board has asked that I contact you to found out if the district can add additional coverage to the districts policy should a trip and fall etc. occur on these sidewalks should the district start maintaining/ pressure washing?

The current policy will cover liabilities of the CDD in this situation. The question is the extent of liability that the CDD's maintenance of the sidewalks adds by entering into such an activity. It appears the activity would be of mutual benefit to both parties, so perhaps the CDD's liability could be somewhat controlled via an agreement/indemnification/hold harmless with the City.

If coverage can be added to this regard, can you please provide a quote for the additional coverage.

Liability coverage for the CDD is provided by the current policy. Coverage under the CDD's policy would not be provided to any contractor. However, on a long-term basis, if liability of the CDD is established and claims are being paid by the CDD's policy, then there could be an impact on premiums and/or availability of coverage. It is therefore important to consider limiting potential liabilities both up front and during the activity.

Also, if additional coverage option is available to this regard would you be able advise on the recommended frequency to which the CDD would need to pressure wash etc.?

There are no insurance recommendations for frequency of this activity.

The best preparation for tomorrow is doing your best today.

Please be advised that any and all information, comments, analysis, and/or recommendations set forth above relative to the possible impact of COVID-19 on potential insurance coverage or other policy implications are intended solely for informational purposes and should not be relied upon as legal advice. As an insurance broker, we have no authority to make coverage decisions as that ability rests solely with the issuing carrier. Therefore, all claims should be submitted to the carrier for evaluation. The positions expressed herein are opinions only and are not to be construed as any form of guarantee or warrantee. Finally, given the extremely dynamic and rapidly evolving COVID-19 situation, comments above do not take into account any applicable pending or future legislation introduced with the intent to override, alter or amend current policy language.

Thank You

Karen L. Bryan
Public Risk Specialist



CHICKASAW TRAIL
SIDEWALKS

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA

Pegasus
ENGINEERING

301 WEST STATE ROAD 434, SUITE 309
WINTER SPRINGS, FL 32708
TEL: 407-992-9160 • FAX: 407-358-5155
WEB: WWW.PEGASUSENGINEERING.NET

JOB NO.: MSC-22024
DATE: 02-19-2020

SHEET
1

SOURCES:
AERIAL: ORANGE COUNTY PROPERTY APPRAISER (2019)



**CHICKASAW TRAIL
SIDEWALKS**

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SHEET

2

SOURCES:
AERIAL: ORANGE COUNTY PROPERTY APPRAISER (2019)





CHICKASAW TRAIL
SIDEWALKS

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA

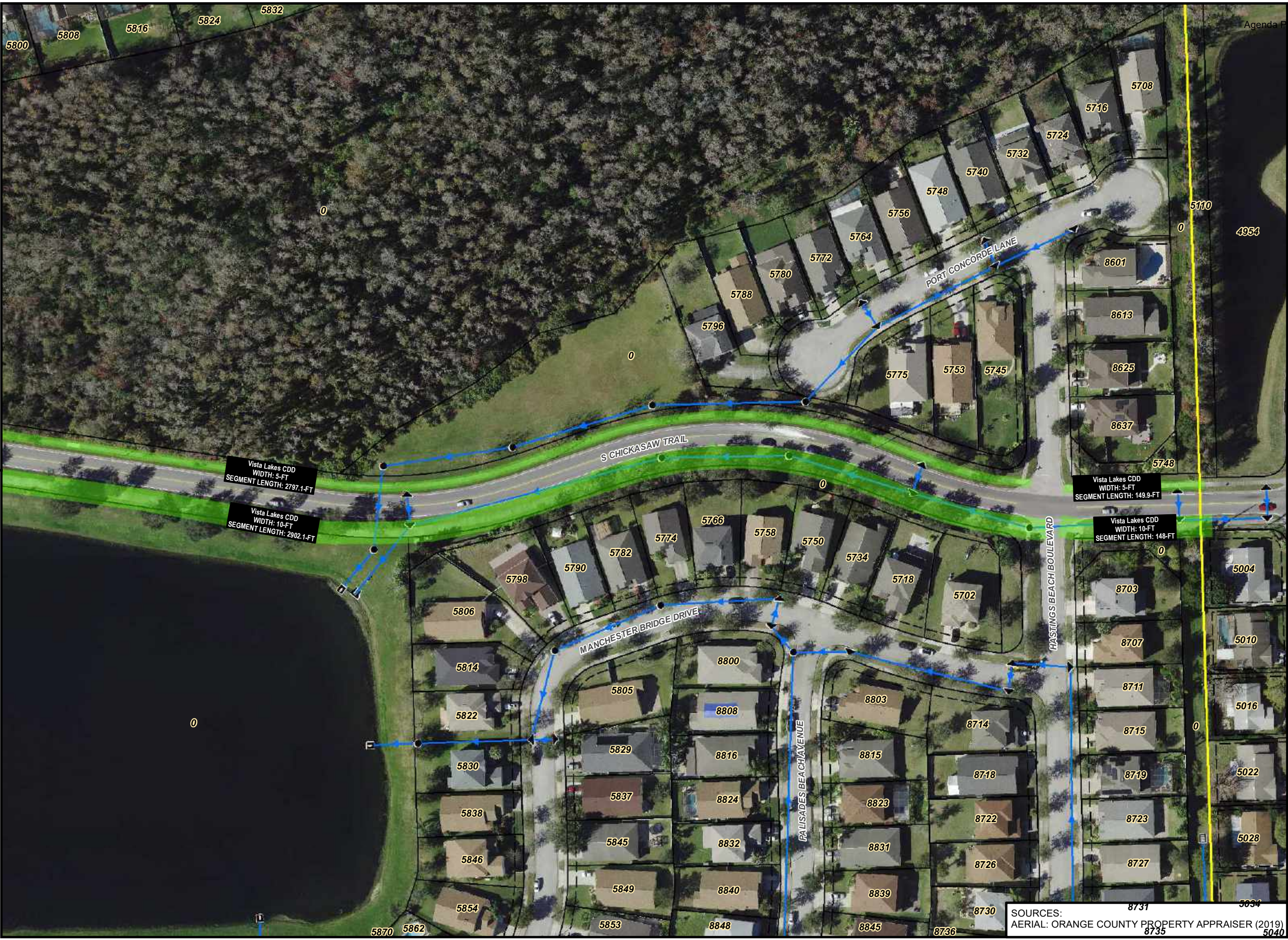
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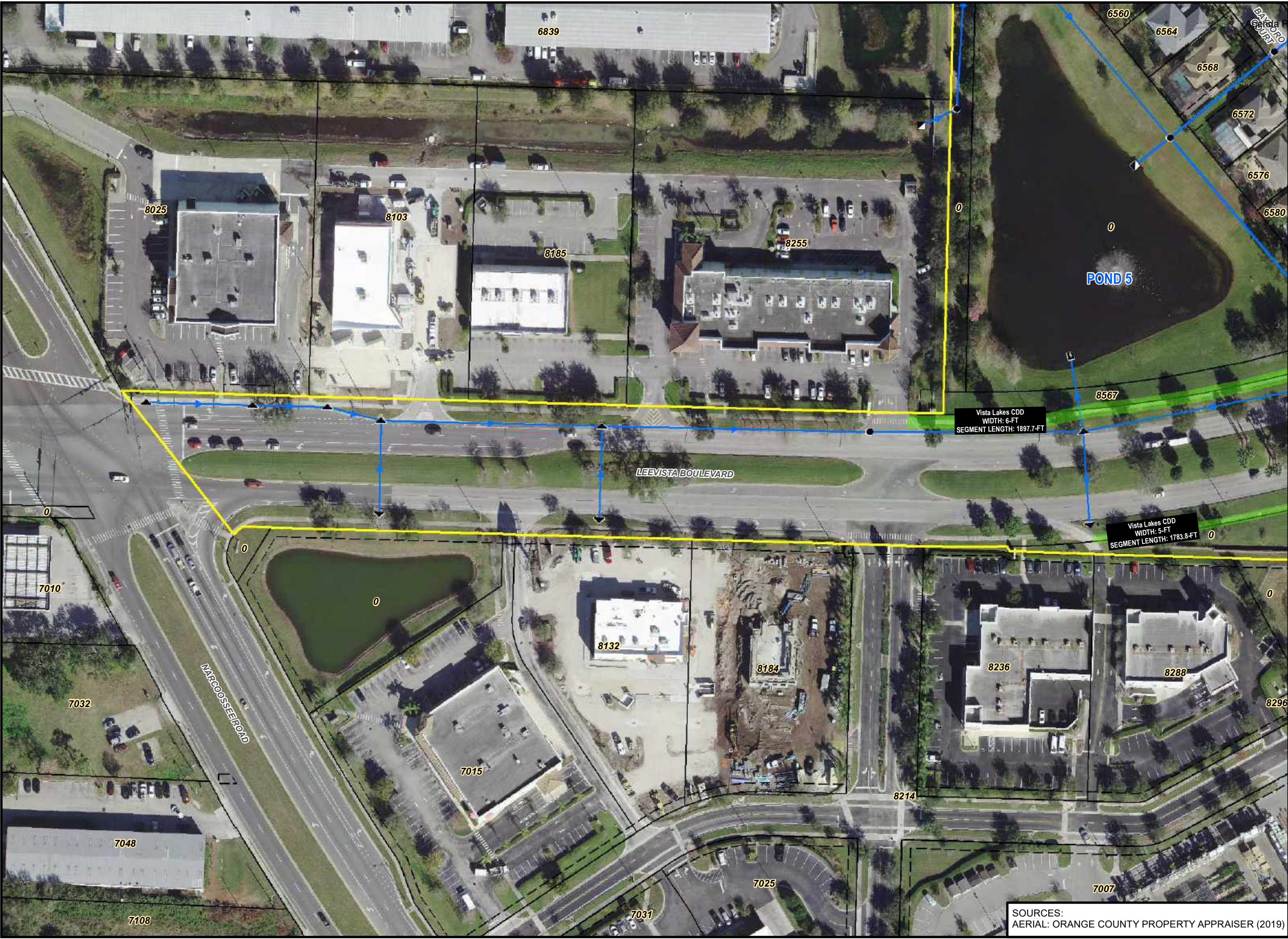
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SHEET

4







LEE VISTA BOULEVARD
SIDEWALKS

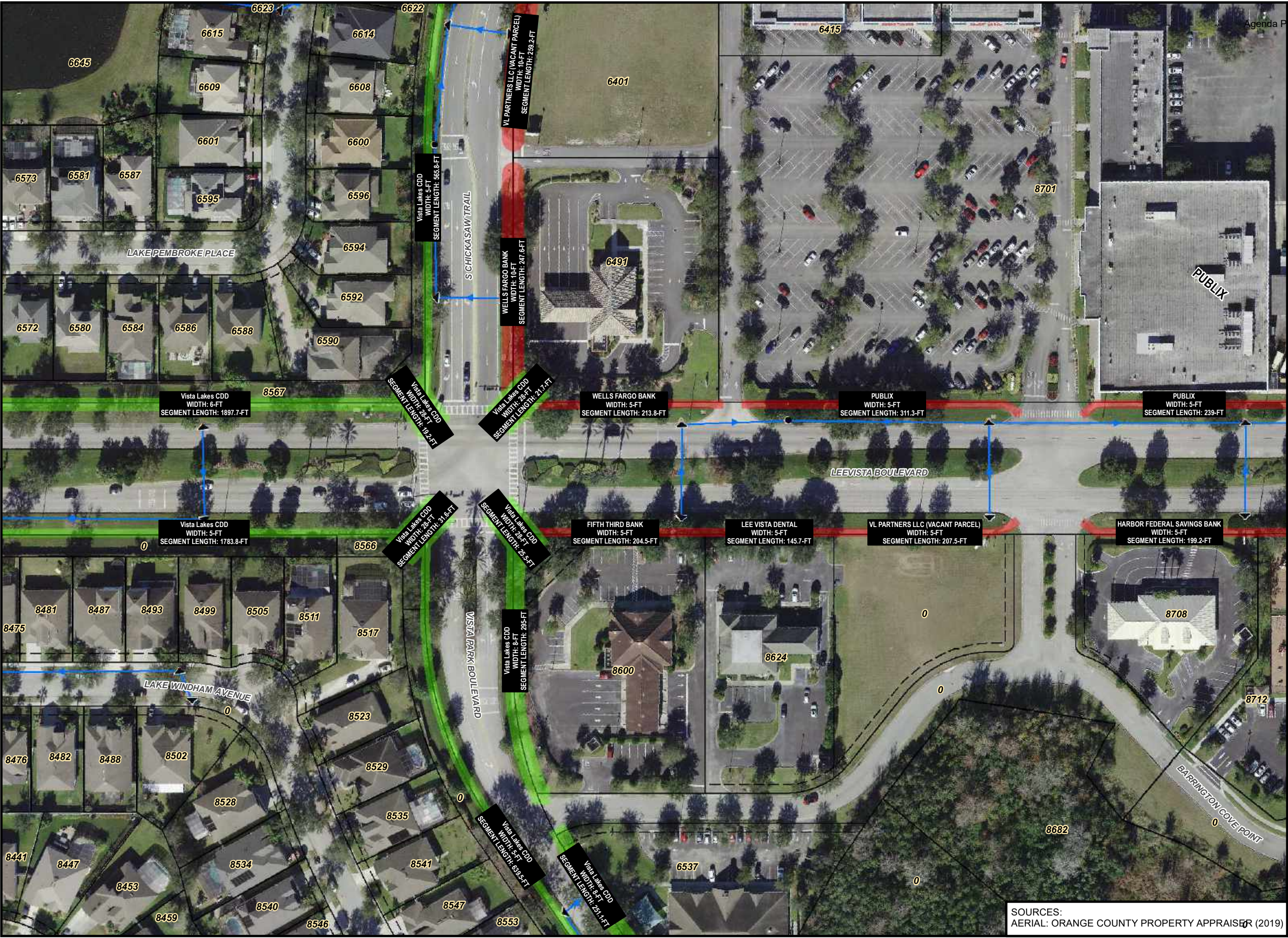
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JOB NO.: MSC-22024
DATE: 03-06-2020

SOURCES:
AERIAL: ORANGE COUNTY PROPERTY APPRAISER (2019)
8442



LEE VISTA BOULEVARD
SIDEWALKS

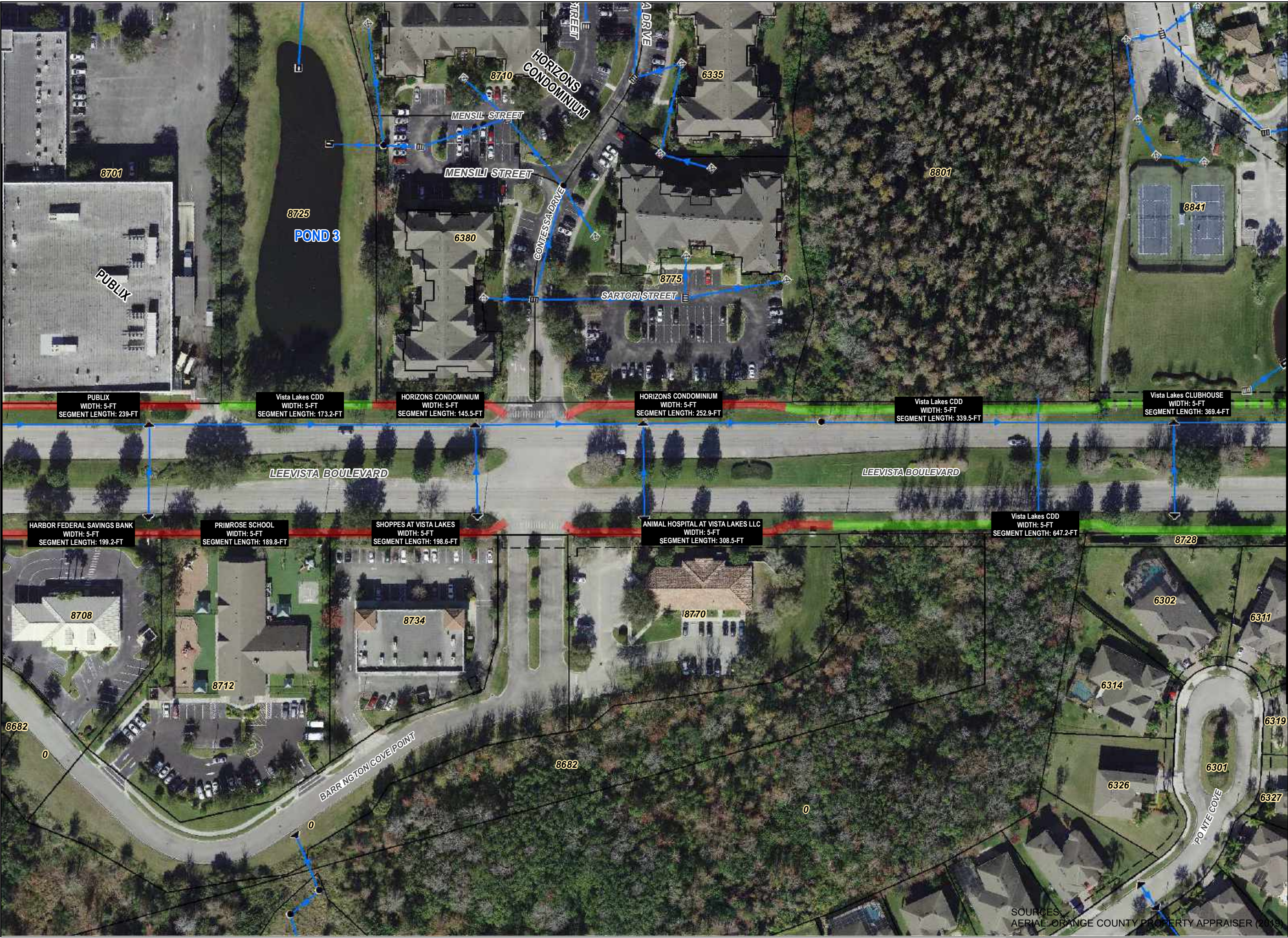
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SIDEWALKS

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ORANGE COUNTY, FLORIDA

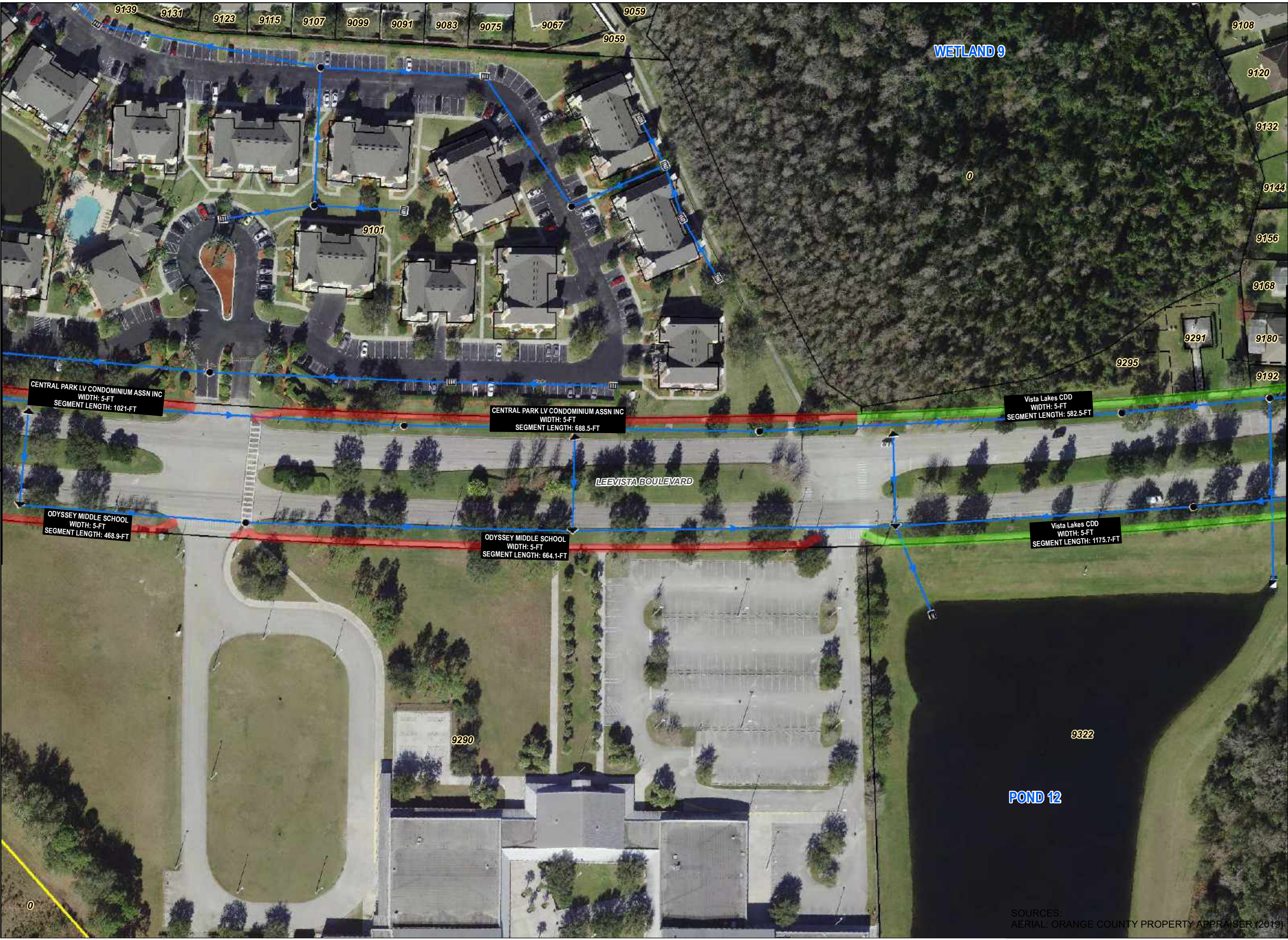
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DATE: 03-06-2020

SHEET
4

SOURCES:
AERIAL: ORANGE COUNTY PROPERTY APPRAISER (2019)



**LEE VISTA BOULEVARD
SIDEWALKS**
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JOB NO.: MSC-22024
DATE: 03-06-2020

4A v

PROJECT MEMORANDUM

To: Cammie Dewey, P.E.
Environmental Resource Program Manager
SJRWMD – Maitland Service Center

From: Greg Teague, P.E., CFM
Pegasus Engineering Project Manager

Date: May 26, 2020

Re: Vista Lake (Pond 9) Outfall System Modifications
SJRWMD Permit No. 20988

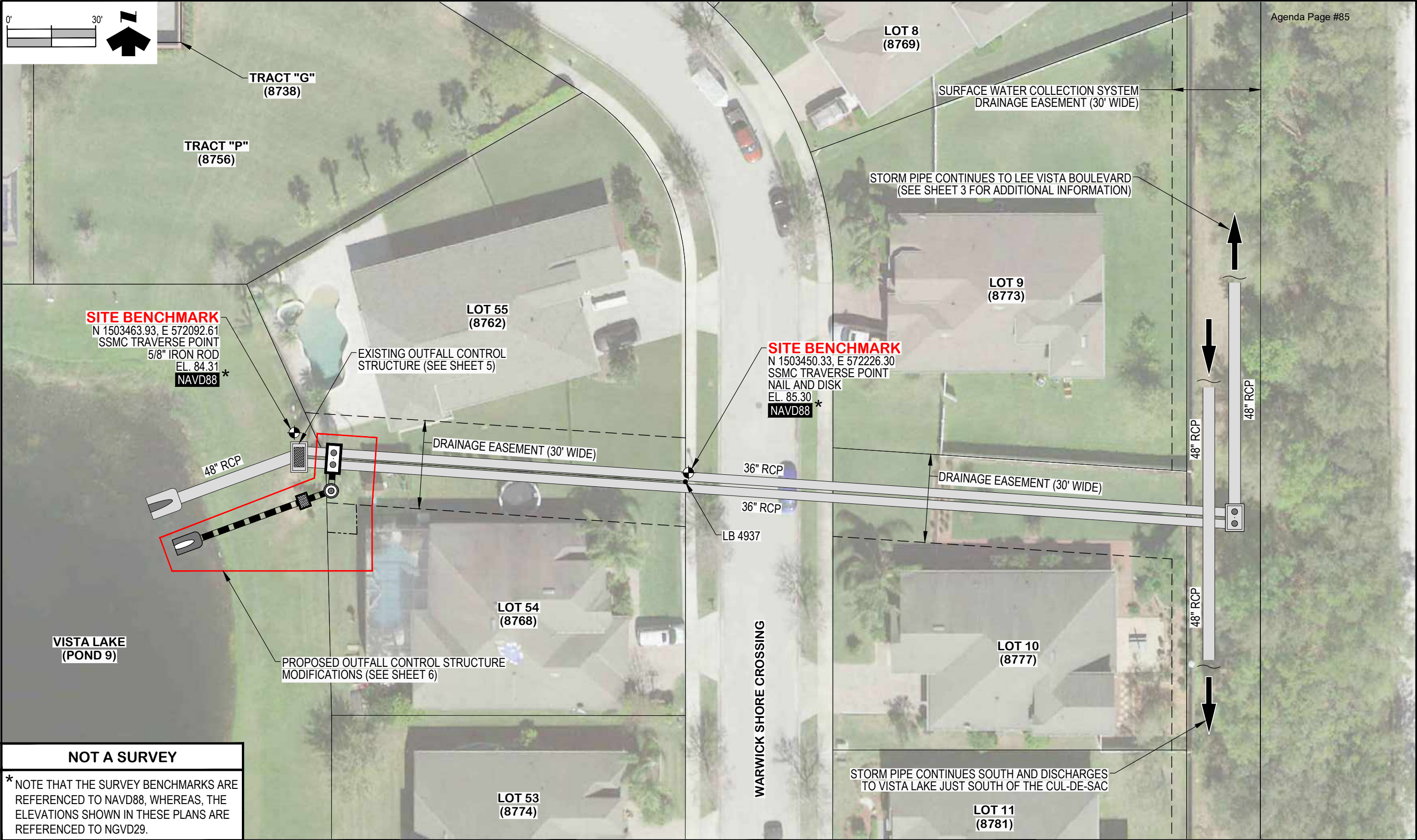
Subject: Minutes for the Pre-application Meeting on April 3, 2020

The following individuals participated in a pre-application meeting (video conference) that was conducted for this project on Friday, April 3, 2020 at 2:00 p.m., specifically to discuss various issues and considerations related to the preliminary construction plans dated January 6, 2020:

- ☐ Cammie Dewey, SJRWMD
- ☐ David Hamstra, Pegasus Engineering
- ☐ Greg Teague, Pegasus Engineering

The following is a list of pertinent topics and issues discussed during the pre-application meeting.

1. David and Greg provided a general overview of the project as depicted on Sheet 4 of the construction plans (provided on the following page).
2. Cammie coordinated with Margie Cook and Nicole Martin before the video conference and the general consensus is that an official permit modification is required.



NOT A SURVEY

* NOTE THAT THE SURVEY BENCHMARKS ARE REFERENCED TO NAVD88, WHEREAS, THE ELEVATIONS SHOWN IN THESE PLANS ARE REFERENCED TO NGVD29.

REVISIONS			ENGINEER OF RECORD	 Pegasus ENGINEERING 301 WEST STATE ROAD 434, SUITE 309 WINTER SPRINGS, FLORIDA 32708 CERTIFICATE OF AUTHORIZATION NO. 27770	VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT 8841 LEE VISTA BOULEVARD ORLANDO, FLORIDA 32829	VISTA LAKES - WARWICK VILLAGE POND 9 OUTFALL STRUCTURE MODIFICATIONS	SHEET NO.
NO.	DATE	DESCRIPTION	JANUARY 6, 2020			SITE PLAN AND SURVEY BENCHMARKS	4
			PRELIMINARY				
			GREGORY A. TEAGUE, P.E.				
			FLORIDA REGISTRATION NO. 47663				

3. The outfall system modifications are proposed as a means of lowering water levels within all of the upstream ponds that are hydraulically connected to Vista Lake (Pond 9) in anticipation of an extreme storm event that could potentially cause flooding at various roadway low-points located throughout the Vista Lakes community.
 - A map of the Vista Lakes community showing the roadway locations that were constructed below the permitted crest elevation of the existing overflow weir for Vista Lake (Pond 9) will be provided within the application for permit modification, along with photographs documenting the extent of localized flooding that has occurred during extreme weather events. Although the reasons are not presently known, Greg speculated that a datum discrepancy might explain why some roadway low-points were constructed too low (the original design and permitting was based on the NGVD29 vertical datum).
 - The topographic survey, and specifically the invert elevations of the existing storm pipes, defines a maximum drawdown of approximately 28-inches that can occur by gravity flow.
4. Cammie explained that an application for permit modification will need to quantitatively define the storm magnitude that will require the proposed drawdown device to be opened in an effort to provide improved flood protection in advance of a potential flooding event.
 - In lieu of a traditional H&H model, David suggested a mathematical approach to determine how much rainfall is required to raise water levels within the interconnected ponds to the permitted crest elevation of the existing overflow weir at Vista Lake (Pond 9).
 - Although a simplified approach is acceptable, Cammie advised that groundwater seepage from the adjacent and/or interconnected wetlands may need to be included as a contributing baseflow.
5. Greg suggested an operating protocol be developed using similar examples from previously permitted projects.
 - The protocol should include operational information such as the opening and closing elevations for the proposed flow control device (aka, slide gate), maintaining the system in a locked condition when not in operation, a timetable for water level drawdown that is rainfall dependent, etc.

- Cammie emphasized that maintaining permit compliance will require closing the flow control device before upstream water levels reach the crest of the permitted overflow weir, and keeping the flow control device closed during extreme weather events such as tropical storms or hurricanes.
6. Cammie emphasized that there is a significant amount of information in the permit file for Vista Lakes.
- The previous permit conditions require wetland monitoring that is still on-going, and Cammie believed that this work is currently being performed by Dewberry (fka, Bowyer-Singleton Associates).
 - Additional water level monitoring for the wetlands would likely be required anytime that the proposed flow control device is in operation. The applicant could request that this permit condition be removed in the future.
7. Various construction issues and complications were briefly discussed.
- Traditional dewatering within Vista Lake (Pond 9) would be difficult to accomplish due to the large volume of water spread across all of the interconnected ponds located throughout the Vista Lakes community. For that reason, a temporary cofferdam used to isolate the proposed construction activities from Vista Lake (Pond 9) is preferred and recommended.
 - Survey information for the existing 48-inch RCP that connects Vista Lake (Pond 9) to the existing overflow structure indicates that the pipe was potentially installed with an invert substantially below the adjacent grade, or perhaps the west end of the pipe has become silted over time. Additional survey information may be required to determine if additional improvements need to be shown in the construction plans for this area.
 - Cammie will coordinate with Margie to determine whether or not any of the proposed construction activities need to be quantified as work within surface waters.

If corrections or clarifications are required to any information presented herein, please notify the writer within five (5) business days at 407-992-9160, extension 311, or by e-mail at greg@pegasusengineering.net.

END OF MEMO

cc: All Attendees

Frank Sebestyer, Vista Lakes CDD Chairman

Kristen Suit, Inframark

Pegasus Project File MSC-22024

4A vi

From: David Hamstra
Sent: Thursday, May 14, 2020 12:20 AM
Subject: VISTA LAKES STATUS REPORT – Wetland 21
Importance: High

We have reviewed the construction plans and the recorded subdivision plat, as well as the St. Johns River Water Management District (SJRWMD) permit files, associated with Vista Lakes | Village N16 and N17 (Windsor Subdivision), and more specifically Wetland 21.

Based on our review of these documents, Wetland 21 (Tract G) is encompassed by a Conservation Easement and also includes a permitted “Preserved Upland Area” and a “Riparian Habitat Protection Zone (RHPZ)”.

With that said, I would recommend the following steps:

- Have our surveyor stake the limits of Tract G in order to properly establish the physical limits for Wetland 21;
- Obtain a copy of the Conservation Easement document and review the conditions; and
- Coordinate with the SJRWMD regarding what can and cannot be done from a maintenance perspective within and adjacent to the “Preserved Upland Area” and a “Riparian Habitat Protection Zone (RHPZ)”.

At the direction of the CDD Board, we can request the surveyor to stake the limits of Tract G which will assist Servello in the future. Meanwhile, we will undertake the remaining bullet items and report back.

Respectfully,

David W. Hamstra, P.E., CFM
Stormwater Department Manager | Pegasus Engineering, LLC



4Ci

Vista Lakes CDD Field Management Report

May 2020

Ariel Medina | Field Services Supervisor



313 Campus Street, Celebration, FL 34747
(O) 407-566-4122 | (M) 281-831-0139 |
www.inframarkims.com

FREDDY BLANCO | Assistant
Maintenance Manager



313 Campus Street | Celebration, FL 34747
Office: 1.407.566.1935 | **Mobile:**
1.407.947.2489 | www.inframarkims.com



Content

- General Updates
- Lead Maintenance Update
- Servello
- Solitude

General Updates

- Meet with contractors monthly and performed a drive through
- Followed up with Lexington Pool on Fountain Repair.
- Met with Solitude's Technician to follow up with lake matters.
- Obtained proposals as per Board's request
- Followed up with vendors on pending items
- Reviewed and processed invoices on a weekly basis
- Returned phone calls
- Solved resident inquires made by phone and email
- Respond to emails and communications as needed
- Performed community light review

Lead Maintenance Technician Report

- Notified Servello of fallen tree.
- Followed up with Lexington Pools regarding fountain repair
- Contacted Solitude for low level water and algae control
- Removed debris from CDD area
- Followed up with Servello regarding edging and mowing on CDD area
- Pressure washed vinyl fence
- Clean up drain storm on Pembroke

Servello



VISTA LAKES CDD
MAINTENANCE MONTHLY SUMMARY
 April-2020 (Weekly Mowing)

1.1 Turf

1.1.1 - Mowing – Mowing was performed weekly throughout common grounds, lakes, and utility easements. Service agreement calls for 4 mowing cycles in April Mowing cycles completed:

- Week ending 4-3-2020
- Week ending 4-10-2020
- Week ending 4-17-2020
- Week ending 4-30-2020

1.1.2 – Edging (same as above (1.1.1))

1.1.3 – Line Trimming (same as above (1.1.1))

1.1.4 – Weed and Disease Control

a) St. Augustine – Treated Sedge and broadleaf weeds – None for April

1.1.5 – Fertilization-Completed week ending 4-17-2020

1.1.6 – Pest Control

a) Chinch bugs were treated with follow-up –None active at this time

b) Ants treated community wide (turf and landscape beds) NONE

1.2 Shrub/Ground Cover Care

1.2.1 - Pruning

a) All shrubs pruned weeks ending 4-3-20 and 4-30-2020 Detail section

1.2.2 - Weeding

a) Herbicide applications to weeds in landscape beds, sidewalks, and roadway crack weeds performed weekly on a rotating basis-ON GOING

1.2.3 – Fertilization and Pest Control

a)None

1.2.4 – Mulching-None

1.3 Tree Care

1.3.1 Pruning

All median tree down vista lakes blvd major tree elevations (Ligustrum trees, Mags etc)

a) Done in detail rotation

1.4 Annual Flowers:Change out .

All proposal work completed

Meetings suspended COV-19

Solitude/Aquatic Systems Update



Service History Report

April 6, 2020
50097

Vista Lakes CDD

Date Range: 03/01/20..03/31/20

Toll Free: (888) 480-5253
Fax: (888) 358-0088
www.solitudelakemanagement.com

=====

Service Date 3/10/2020 **0486280**
No. PI-A00375081
Order No. SMOR-318536
Contract No. SVR49515
Technician Name and State License #s
 Errol Walsh

Service Item #	Description	Lake No.	Lake Name
486280-LAKE-ALL	Vista Lakes Cdd-Lake-ALL	14	Vista Lakes Cdd-Lake-ALL

Technician's Comments: Treated for algae as needed, treated all site for invasive shoreline perimetergrasses/weeds. Thanks, Errol.
 General Comments: Inspected Lake
 Inspected for algae

=====

Service Date 3/24/2020 **0486280**
No. PI-A00379696
Order No. SMOR-322736
Contract No. SVR49515
Technician Name and State License #s
 Errol Walsh

Service Item #	Description	Lake No.	Lake Name
486280-LAKE-ALL	Vista Lakes Cdd-Lake-ALL	14	Vista Lakes Cdd-Lake-ALL

Technician's Comments: Treated all ponds for algae, and invasive shoreline perimeter grasses/weeds.Thanks, Errol.
 General Comments: Inspected Lake
 Inspected for algae

=====

Service Date 3/25/2020 **0486280**
No. PI-A00381027
Order No. SMOR-319693
Contract No. SVR13946
Technician Name and State License #s
 Carl Abinuman
 Greg Baxter

Service Item #	Description	Lake No.	Lake Name
0486280-AERATOR-001	Vista Lakes VTX Aerator 1 Site #1- Aer.		Site #1- Aer.

Technician's Comments: 3/25/2020 Completed pond #15 aeration service. Thank you, Greg and Carl
 General Comments: Serviced Aeration System

Aerator Amps	6	Aerator Voltage	115
Air Delivery Tubing	OK	Air Filter	OK
Control Valves	OK	Cooling Fan	OK
Diffusers Fixed/Replaced	No	Diffusers Running	Yes

Inlet Check Valve	OK	Muffler Jar	OK
Pressure	OK	Pressure Gauge	OK
Pressure Relief Valve	OK	Inspect and clean cabinet interior	OK
Lubricate Hinges, Barrel Lock, And Cooling Fan	OK	Test And Reset GFI Circuitry	OK

Service Item #	Description	Lake No.	Lake Name
0486280-AERATOR-002	Vista Lakes VTX Aerator 2 Site #10 - Aer.		Site #10 - Aer.
Technician's Comments:	3/25/2020 Completed pond #10 aeratiion service. Thank you, Greg and Carl		
General Comments:	Serviced Aeration System		
Aerator Amps	6	Aerator Voltage	115
Air Delivery Tubing	OK	Air Filter	OK
Control Valves	OK	Cooling Fan	OK
Diffusers Fixed/Replaced	No	Diffusers Running	Yes
Inlet Check Valve	OK	Muffler Jar	OK
Pressure	OK	Pressure Gauge	OK
Pressure Relief Valve	OK	Inspect and clean cabinet interior	OK
Lubricate Hinges, Barrel Lock, And Cooling Fan	OK	Test And Reset GFI Circuitry	OK

Service Item #	Description	Lake No.	Lake Name
0486280-AERATOR-003	Vista Lakes VTX Aerator 3 Site #12 - Aer.		Site #12 - Aer.
Technician's Comments:	3/25/2020 Pond #3 system needs repaired. Service order has been sent, we havenot received approval. Thank you, Greg and Carl		
General Comments:	Serviced Aeration System		
Aerator Amps	None	Aerator Voltage	None
Air Delivery Tubing	OK	Air Filter	OK
Control Valves	OK	Cooling Fan	OK
Diffusers Fixed/Replaced	None	Diffusers Running	None
Inlet Check Valve	OK	Muffler Jar	OK
Pressure	OK	Pressure Gauge	OK
Pressure Relief Valve	OK	Inspect and clean cabinet interior	OK
Lubricate Hinges, Barrel Lock, And Cooling Fan	OK	Test And Reset GFI Circuitry	OK

Service Item #	Description	Lake No.	Lake Name
0486280-AERATOR-004	Vista Lakes VTX Aerator 4 Site #14 - Aer.		Site #14 - Aer.
Technician's Comments:	3/25/2020 Completed pond #12 aerator service. Thank you, Greg and Carl		
General Comments:	Serviced Aeration System		
Aerator Amps	6	Aerator Voltage	115
Air Delivery Tubing	OK	Air Filter	OK
Control Valves	OK	Cooling Fan	OK
Diffusers Fixed/Replaced	No	Diffusers Running	Yes
Inlet Check Valve	OK	Muffler Jar	OK
Pressure	OK	Pressure Gauge	OK
Pressure Relief Valve	OK	Inspect and clean cabinet interior	OK
Lubricate Hinges, Barrel Lock, And Cooling Fan	OK	Test And Reset GFI Circuitry	OK

Service Item #	Description	Lake No.	Lake Name
0486280-AERATOR-005	Vista Lakes VTX Aerator 5 Site #2 - Aer.		Site #2 - Aer.
Technician's Comments:	3/25/2020 Replaced outlet, GFI outlet and power cord on pond #14 aerator. Thankyou, Greg and Carl		
General Comments:	Serviced Aeration System		
Aerator Amps	6	Aerator Voltage	120
Air Delivery Tubing	OK	Air Filter	OK

Control Valves	OK	Cooling Fan	OK
Diffusers Fixed/Replaced	No	Diffusers Running	Yes
Inlet Check Valve	OK	Muffler Jar	OK
Pressure	OK	Pressure Gauge	OK
Pressure Relief Valve	OK	Inspect and clean cabinet interior	OK
Lubricate Hinges, Barrel Lock, And Cooling Fan	OK	Test And Reset GFI Circuitry	OK

Service Item #	Description	Lake No.	Lake Name
0486280-AERATOR-006	Vista Lakes VTX Aerator 6 Site #3 - Aer.		Site #3 - Aer.
Technician's Comments:	3/25/2020 We may of mixed up a few of the numbers, this is a re-cap. Pond #3,#10B Lagoon and Pond #13 are all non-operational. We did minor repairs to Pond#10 main and Pond #14. Thank you, Greg and Carl		
General Comments:	Serviced Aeration System		
Aerator Amps	None	Aerator Voltage	None
Air Delivery Tubing	OK	Air Filter	OK
Control Valves	OK	Cooling Fan	OK
Diffusers Fixed/Replaced	None	Diffusers Running	None
Inlet Check Valve	OK	Muffler Jar	OK
Pressure	OK	Pressure Gauge	OK
Pressure Relief Valve	OK	Inspect and clean cabinet interior	OK
Lubricate Hinges, Barrel Lock, And Cooling Fan	OK	Test And Reset GFI Circuitry	OK

Service Item #	Description	Lake No.	Lake Name
0486280-AERATOR-007	Vista Lakes VTX Aerator 7 Site #4 - Main - Aer.		Site #4 - Main - Aer.
Technician's Comments:	3/25/2020 Replaced breaker on pond #10B aerator. Thank you, Greg and Carl		
General Comments:	Serviced Aeration System		
Aerator Amps	12	Aerator Voltage	120
Air Delivery Tubing	OK	Air Filter	OK
Control Valves	OK	Cooling Fan	OK
Diffusers Fixed/Replaced	No	Diffusers Running	Yes
Inlet Check Valve	OK	Muffler Jar	OK
Pressure	OK	Pressure Gauge	OK
Pressure Relief Valve	OK	Inspect and clean cabinet interior	OK
Lubricate Hinges, Barrel Lock, And Cooling Fan	OK	Test And Reset GFI Circuitry	OK

Service Item #	Description	Lake No.	Lake Name
0486280-AERATOR-008	Vista Lakes VTX Aerator 8 Site #5 - Aer.		Site #5 - Aer.
Technician's Comments:	3/25/2020 Pond #1 aeration service. Thank you, Greg and Carl		
General Comments:	Serviced Aeration System		
Aerator Amps	6	Aerator Voltage	115
Air Delivery Tubing	OK	Air Filter	OK
Control Valves	OK	Cooling Fan	OK
Diffusers Fixed/Replaced	No	Diffusers Running	Yes
Inlet Check Valve	OK	Muffler Jar	OK
Pressure	OK	Pressure Gauge	OK
Pressure Relief Valve	OK	Inspect and clean cabinet interior	OK
Lubricate Hinges, Barrel Lock, And Cooling Fan	OK	Test And Reset GFI Circuitry	OK

Service Item #	Description	Lake No.	Lake Name
0486280-AERATOR-009	Vista Lakes VTX Aerator 9 Site #7 - Aer.		Site #7 - Aer.
Technician's Comments:	3/25/2020 This is pond #6 aerator service. Thank you, Greg and Carl		
General Comments:	Serviced Aeration System		
Aerator Amps	6	Aerator Voltage	115
Air Delivery Tubing	OK	Air Filter	OK
Control Valves	OK	Cooling Fan	OK
Diffusers Fixed/Replaced	No	Diffusers Running	Yes
Inlet Check Valve	OK	Muffler Jar	OK
Pressure	OK	Pressure Gauge	OK
Pressure Relief Valve	OK	Inspect and clean cabinet interior	OK
Lubricate Hinges, Barrel Lock, And Cooling Fan	OK	Test And Reset GFI Circuitry	OK

Service Item #	Description	Lake No.	Lake Name
0486280-AERATOR-010	Vista Lakes VTX Aerator 10 Site #9 - Aer.		Site #9 - Aer.
Technician's Comments:	3/24/2020 Completed pond #4 aeration service. Thank you, Greg and Carl		
General Comments:	Serviced Aeration System		
Aerator Amps	6	Aerator Voltage	115
Air Delivery Tubing	OK	Air Filter	OK
Control Valves	OK	Cooling Fan	OK
Diffusers Fixed/Replaced	No	Diffusers Running	Yes
Inlet Check Valve	OK	Muffler Jar	OK
Pressure	OK	Pressure Gauge	OK
Pressure Relief Valve	OK	Inspect and clean cabinet interior	OK
Lubricate Hinges, Barrel Lock, And Cooling Fan	OK	Test And Reset GFI Circuitry	OK

Service Item #	Description	Lake No.	Lake Name
0486280-AERATOR-011	VTX Aerator 11 Site#4 - Lagoon - Aer.		Site#4 - Lagoon - Aer.
Technician's Comments:	3/25/2020 #4 Lagoon system needs repaired. Service order has been sent, we havenot received approval. Thank you, Greg and Carl		
General Comments:	Serviced Aeration System		
Aerator Amps	None	Aerator Voltage	None
Air Delivery Tubing	OK	Air Filter	OK
Control Valves	OK	Cooling Fan	OK
Diffusers Fixed/Replaced	None	Diffusers Running	None
Inlet Check Valve	OK	Muffler Jar	OK
Pressure	OK	Pressure Gauge	OK
Pressure Relief Valve	OK	Inspect and clean cabinet interior	OK
Lubricate Hinges, Barrel Lock, And Cooling Fan	OK	Test And Reset GFI Circuitry	OK

Service Item #	Description	Lake No.	Lake Name
0486280-FOUNTAIN-004	Vista Lakes VTX Fountain 4 Site #8 - Ftn.		Site #8 - Ftn.
Technician's Comments:	3/20/2020 Completed fountain service. Thank you, Greg and Carl		
General Comments:	Serviced Fountain		
Fountain Amps	33.8	Fountain Voltage	234
GFCI Breaker Test	OK	Control Breaker	OK
Contactactor (Starter)	OK	Motor Overload	OK
Fountain Power Cable	OK	Fuses	OK
Fountain-Timer	OK	Shaft Propeller Impeller	OK
Clean Debris Screen	OK	Clean Nozzles	OK

Fountain Disconnect	OK	Lighting Amps	16.3
Lighting Voltage	116	No. of Lights Burned Out	0
No. of Lights Replaced	0	Clean Lights	OK
Lighting Timer	OK	Lighting Power Cable	OK
Fixtures	OK	Lenses/Seals	OK
Lighting Disconnect	OK		

Service Item #	Description	Lake No.	Lake Name
0486280-FOUNTAIN-005	Vista Lakes VTX Fountain 5 Site #9 - Ftn.		Site #9 - Ftn.
Technician's Comments:	3/23/2020 Pond #5, Fountain #5 completed service. Thank you, Greg and Carl		
General Comments:	Serviced Fountain		
Fountain Amps	24.8	Fountain Voltage	238
GFCI Breaker Test	OK	Control Breaker	OK
Contactora (Starter)	OK	Motor Overload	OK
Fountain Power Cable	OK	Fuses	OK
Fountain-Timer	OK	Shaft Propeller Impeller	OK
Clean Debris Screen	OK	Clean Nozzles	OK
Fountain Disconnect	OK	Lighting Amps	12.1
Lighting Voltage	118	No. of Lights Burned Out	0
No. of Lights Replaced	0	Clean Lights	OK
Lighting Timer	OK	Lighting Power Cable	OK
Fixtures	OK	Lenses/Seals	OK
Lighting Disconnect	OK		



Service History Report

May 6, 2020
50097

Vista Lakes CDD

Date Range: 04/01/20..04/30/20

Toll Free: (888) 480-5253
Fax: (888) 358-0088
www.solitudelakemanagement.com

=====

Service Date 4/7/2020 **0486280**
No. PI-A00390352
Order No. SMOR-329637
Contract No. SVR49515
Technician Name and State License #s
 Errol Walsh

Service Item #	Description	Lake No.	Lake Name
486280-LAKE-ALL	Vista Lakes Cdd-Lake-ALL	14	Vista Lakes Cdd-Lake-ALL

Technician's Comments: Treated for algae, and invasive shoreline perimeter grasses/weeds. Thanks, Errol.
 General Comments: Inspected Lake
 Inspected for algae

=====

Service Date 4/21/2020 **0486280**
No. PI-A00395391
Order No. SMOR-333711
Contract No. SVR49515
Technician Name and State License #s
 Errol Walsh

Service Item #	Description	Lake No.	Lake Name
486280-LAKE-ALL	Vista Lakes Cdd-Lake-ALL	14	Vista Lakes Cdd-Lake-ALL

Technician's Comments: Treated for algae throughout, also treated for invasive shoreline perimetergrasses/weeds. Thanks, Errol.
 General Comments: Inspected Lake
 Inspected for algae

=====

Service Date 4/27/2020 **0486280**
No. PI-A00398484
Order No. SMOR-334752
Contract No. SVR13946
Technician Name and State License #s
 Carl Abinuman
 Greg Baxter

Service Item #	Description	Lake No.	Lake Name
0486280-FOUNTAIN-005	Vista Lakes VTX Fountain 5 Site #8 - Ftn.		Site #8 - Ftn.

Technician's Comments: 4/27/2020 Completed monthly service fountain #8. Thank you, Greg and Carl
 General Comments: Serviced Fountain

Fountain Amps	34.3	Fountain Voltage	240
GFCI Breaker Test	OK	Control Breaker	OK
Contacto (Starter)	OK	Motor Overload	OK
Fountain Power Cable	OK	Fuses	OK

Fountain-Timer	OK	Shaft Propeller Impeller	OK
Clean Debris Screen	OK	Clean Nozzles	OK
Fountain Disconnect	OK	Lighting Amps	16.2
Lighting Voltage	119	No. of Lights Burned Out	0
No. of Lights Replaced	0	Clean Lights	OK
Lighting Timer	OK	Lighting Power Cable	OK
Fixtures	OK	Lenses/Seals	OK
Lighting Disconnect	OK		

4Cii.

May 22, 2020

Vista Lakes CDD

Hi Ariel,

Attached is the proposal for a lake assessment on lake 8 at Vista Lakes CDD. We are recommending 3 sample sites and will perform 2 standard lake assessments and 1 restoration assessment to take place at the deepest part of the lake.

The Standard Lake Assessment is designed to give customers a moderate idea of the quality of their water body. This package, like others, is only a snapshot in time. Water quality may change drastically over the different seasons. This package includes nutrient samples from both the surface and the bottom of the water column. Nutrients may differ greatly, so this gives us a much better picture of the waterbody as a whole. This package includes the three water quality nutrients that wreak the most havoc in a water body (total phosphorus and nitrogen plus ammonia). It also includes an interpretation of the nutrient data for the trophic status (how productive/headachy it is) and the nitrogen to phosphorus ratio which tells about green vs blue-green algae. We also provide calculated lake volume and area.

The restoration assessment is a Standard Lake Assessment with the addition of a Phosphorus Jar Test. If elevated levels of phosphorus are noted, this could mean more algae blooms. In most cases it can lead to reduced water clarity because of the algae growth.

With the information and observations we get from the assessments, we can give recommendations on how to treat or "next steps".

If you have any questions or need additional information, please do not hesitate to reach out to either myself or Dan Hunt.

Regards,

Marti Veatch

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SERVICES CONTRACT

CUSTOMER NAME: Vista Lakes CDD – Ariel Medina
 PROPERTY NAME: Vista Lakes CDD
 CONTRACT DATE: May 21, 2020
 SUBMITTED BY: Marti Veatch

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. **PAYMENT TERMS.** The fee for the Services is **\$1915.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services. For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. **TERM AND EXPIRATION.** This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

4. **DISCLAIMER.** SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.
 Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation

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of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Often times lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by

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both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Vista Lakes CDD

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23451**

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SCHEDULE A – STANDARD & RESTORATION LAKE ASSESSMENT

Lake 8 - 3 Sample Points – 2 Standard Lake Assessments and 1 Restoration Assessment (to be performed at deepest part of lake).



Standard Lake Assessment

Water Column Profile with DO, Temp, Depth, Secchi with (2) Total Phosphorus, (2) Total Nitrogen, (2) Ammonia, (2) pH, (1) Total Alkalinity, Trophic status and TN/TP ratio.

Restoration Assessment

(2) Total Nitrogen, (2) Ammonia, (5) Total Phosphorus (including Alum Jar), (1) Total Alkalinity, pH Titration, Water Column Profile, (2) pH, Trophic status and TN/TP ratio.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.

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2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for site specific water quality management prescriptions and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will continue to maintain all appropriate training and licensing necessary to perform all specified work in a safe and legal manner throughout the entire contract period.
7. Company will furnish personnel, equipment, boats, materials, and other items required to provide the foregoing at his expense.

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4Ciii.



SERVICES CONTRACT

CUSTOMER NAME: Vista Lakes CDD – Ariel Medina
 PROPERTY NAME: Vista Lakes CDD
 CONTRACT DATE: May 8, 2020
 SUBMITTED BY: Marti Veatch

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. **PAYMENT TERMS.** The fee for the Services is **\$44,613.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services. For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

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of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Often times lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

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5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

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8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by

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both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Vista Lakes CDD

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23451**

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SCHEDULE A-FOUNTAIN INSTALLATION

SPECIFICATIONS: Two 15 HP Tiara Fountains - installed

Fountain Installation:

1. Contractor will install the following floating decorative fountain:

2 Architectural Fountains 15 HP (230V / 1PH, 70 amps)

46" Diameter Float

Includes: **Tiara Nozzle**

350 ft. of underwater power cable

Control Panel (UL Listed)

GFCI Protection Breaker

Automatic Timer

Photo Sensor for Optional Lighting

All labor and parts necessary for proper installation

******For all single-phase units' customer must provide 208/240V power source properly sized for fountain motor amp load with a 2-pole breaker for fountain control panel electrical connection, and a suitable structure adjacent to the power source to which the control panel will be mounted. Power Source must be configured with 3 wire (2 hots + 1 neutral) and 1 ground wire for Control Panel to be connected. SOLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above.***

*******The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).***

Lighting Installation:

1. Fountain will include submersible lamps, stainless steel, adjustable angle with tempered lenses. Choice of available colors:

6 Lights (35 watts)

350 ft. of underwater power cable

All labor and parts necessary for proper installation

General:

1. Company is a Manufacturer Certified Sales, Service, and Repair Company.

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2. All electrical work performed as part of the above installation will be done in accordance with all state and local codes, by a person licensed to perform such work.
3. All Fountains & Aerators are total component UL LISTED or ETL Listed.
4. Company will continue to maintain all appropriate licensing necessary to perform all specified work in a safe and legal manner throughout the entire contract period.
5. Company will furnish personnel, equipment, boats, materials, and other items required to provide the foregoing at his expense.

Warranty:

1. Company warrants that all installation work will be done in a safe and professional manner.
2. Manufacturer warrants the fountain for **two (2) years** from the date of installation against any defects in materials and workmanship.
3. Manufacturer warrants **lights for two (2) years** from the date of installation against any defects in materials and workmanship.
4. Manufacturer warrants **all other components for one (1) year** from the date of installation against any defects in materials and workmanship.
5. Contractor warrants all labor and parts necessary for installation of the fountain aeration system for a period of one year from the date of installation.
6. The manufacturer's warranty and the SÖLitude Lake Management® warranty will be voided if:
 - a. Any person not specifically authorized by the manufacturer and by SÖLitude Lake Management® performs any service, repair, or other work to the fountain aeration system.
 - b. The fountain aeration system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SÖLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SÖLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

4Civ.



261 Springview Commerce Drive
DeBary, FL 32713
Telephone 386-753-1100
Fax 386-753-1106

Agenda Page #121
Proposal

Date	Proposal #
05/21/2020	4122

Submitted To**Vista Lakes CDD**

Ariel Medina
210 North University Drive Suite 702
Coral Springs, FL 33071

Project

Vista Lakes CDD
Lee Vista Blvd.
Orlando, FL 32829

Scope

We propose to furnish the following scope of work to complete Vista Lakes CDD.

Irrigation Maintenance

New Zones for NewPort

Description	Quantity	Unit	Price
Irrigation NTE	1.00	ea	4,500.00

Subtotal Irrigation Maintenance

4,500.00

Project Total

\$4,500.00

Vista Lakes CDD

Proposal # 4122

Project Total

\$4,500.00

Terms & Conditions

Plant material is guaranteed for controlable insects and disease only when a horticulture program is in place through Servello & Son, Inc. Plant damage due to drought is only covered when an irrigation agreement is in place through Servello & Son, Inc. and the Client signs off on needed repairs as they are brought to the Clients attention. Servello & Son, Inc. will not be responsible for plant damage due to catastrophic events such as: Hurricanes, Floods, Fire, Lightning, Freeze, and severe drought (no recorded rainfall for 30 days). Irrigation parts will be guaranteed against defect and improper installation for a period of (1) one year.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the above specifications will be executed only upon written authorization and billed accordingly. Servello & Son, Inc. is a drug free workplace and carries workers compensation insurance.

By: <u>Corey Westmark</u>	<u>5/21/2020</u>	Accepted: _____	_____
Servello & Son, Inc.	Date	Vista Lakes CDD	Date

The above prices, specifications and conditions are accepted. Not valid after 30 days. Full payment is due upon completion.

All jobs equal to or totaling a price of \$10,000.00 and above: A minimum 40% draw is required to schedule and start the job.

4Cva

Option 1

**360 Recreation LLC**

9986 Eagle Creek Center Blvd.

Orlando, FL 32832 US

888-360-7275

sales@360recreation.com

www.360recreation.com

ADDRESS

Vista Lakes CDD

313 Campus Street

Kissimmee, FL 34747

SHIP TO

Vista Lakes CDD

Avon Community

5875 Covington Cove Way

Orlando, FL 32829

Estimate 1171**DATE 05/13/2020****EXPIRATION DATE 06/15/2020**

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Avon - FunPlay - 5Deck System	5-12 Age appropriate playground structure.	1	36,000.00	36,000.00
	KidForce Spinner	Stand Alone Spinner	1	960.00	960.00
	Balance Beam Curved	Curved Balance Beam	1	350.60	350.60
	Childforms- Trash receptacle	Playground Trash Receptacle	1	507.00	507.00
	Play- Shade	4 Post Hip Style Shade Structure	1	9,000.00	9,000.00
	Equipment Install	Installation of all playground equipment	1	19,601.63	19,601.63
	Safety Surfacing - Synthetic Turf	All materials necessary to install safety Surfacing - Synthetic Turf.	1,960	7.00	13,720.00
	Installations	All labor necessary to install safety Surfacing - Synthetic Turf	1,782	6.94	12,367.08
	Site Prep and Excavation	Site Prep	1	2,000.00	2,000.00
	Permit	Permit required to install playground equipment - additional costs will be invoiced	1	650.00	650.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Deposit	(\$49,348.16) 50% deposit required to initiate order.	1	0.00	0.00
10 yr. warranty on safety surfacing sub base and synthetic turf materials.		SUBTOTAL			95,156.31
		SHIPPING			3,540.00
		TOTAL			\$98,696.31

Accepted By

Accepted Date

4Cvb

Option 2

**360 Recreation LLC**

9986 Eagle Creek Center Blvd.

Orlando, FL 32832 US

888-360-7275

sales@360recreation.com

www.360recreation.com

ADDRESS

Vista Lakes CDD

313 Campus Street,

Kissimmee, FL 34747

SHIP TO

Avon Community

5875 Covington Cove Way

Orlando, FL 32829

Estimate 1172**DATE 05/13/2020****EXPIRATION DATE 06/15/2020**

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Avon - FunPlay - 5Deck System	5-12 Age appropriate playground structure.	1	36,000.00	36,000.00
	KidForce Spinner	Stand Alone Spinner	1	960.00	960.00
	Balance Beam Curved	Curved Balance Beam	1	350.25	350.25
	Single Frame Swing Set	5" OD Post Swing - Single Bay Swing Set	1	1,286.25	1,286.25
	Childforms- Trash receptacle	Playground Trash Receptacle	1	507.00	507.00
	Equipment Install	Playground equipment installation	1	20,013.23	20,013.23
	Play- Shade	4 Post Hip Style Shade Structure	1	9,000.00	9,000.00
	Safety Surfacing - Synthetic Turf	All Materials needed to install Safety Surfacing	2,448.60	7.00	17,140.20
	PIP - Safety Surfacing	Pour in Place Safety Surfacing - Labor	2,226	6.94	15,448.44
	Site Prep and Excavation	Site Prep	2,000	1.00	2,000.00
	Permit	Permit required to install playground equipment- additional costs will be invoiced	1	650.00	650.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Deposit	(\$53,447.69) 50% Deposit required to initiate order.	1	0.00	0.00
10 year warranty on synthetic turf and sub base materials.		SUBTOTAL			103,355.37
		SHIPPING			3,540.00
		TOTAL			\$106,895.37

Accepted By

Accepted Date

4Cvc

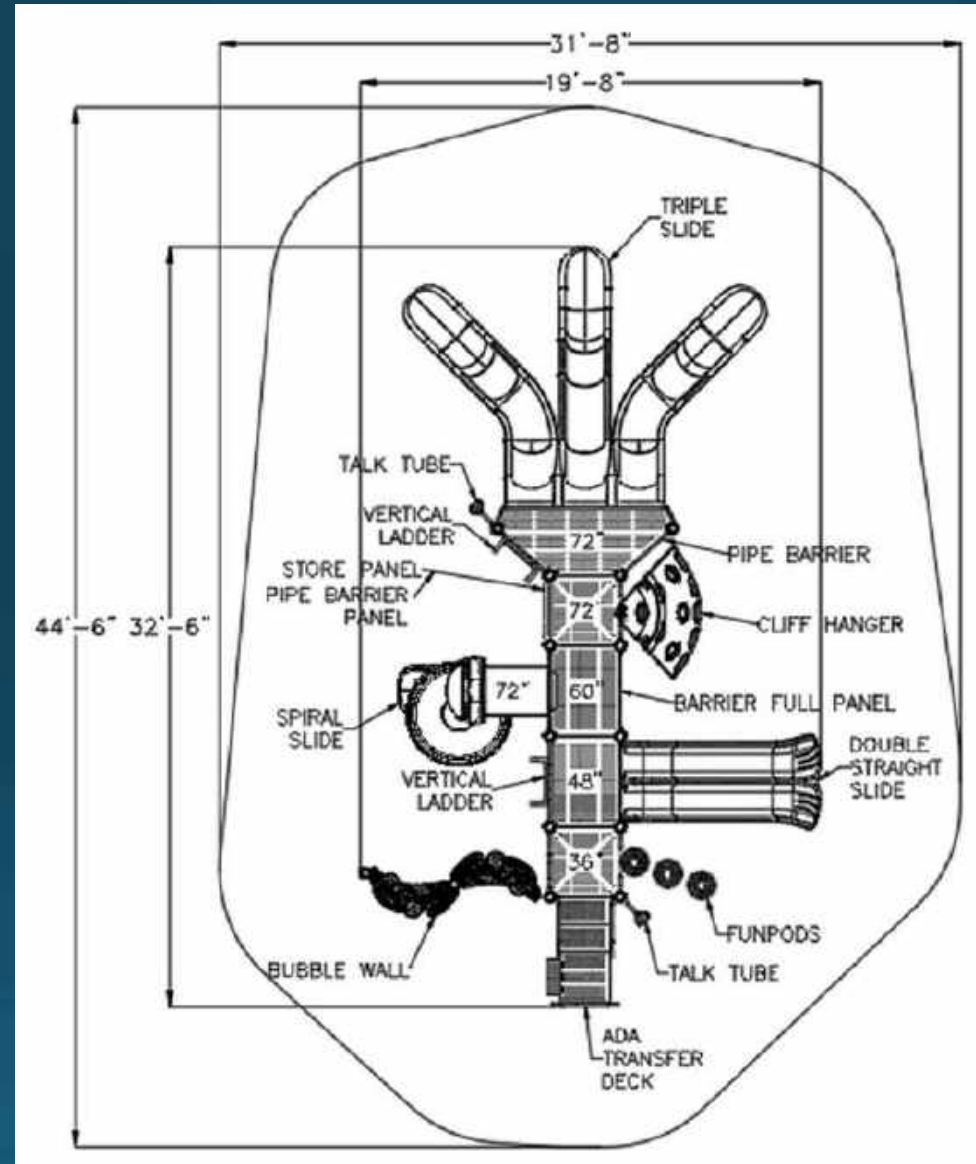
Equipment

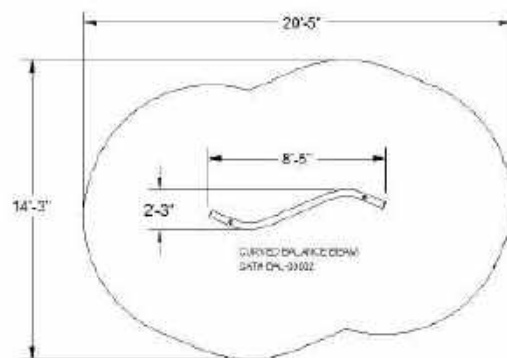


Avon Park



Playground Unit
5-12 yrs. age appropriate



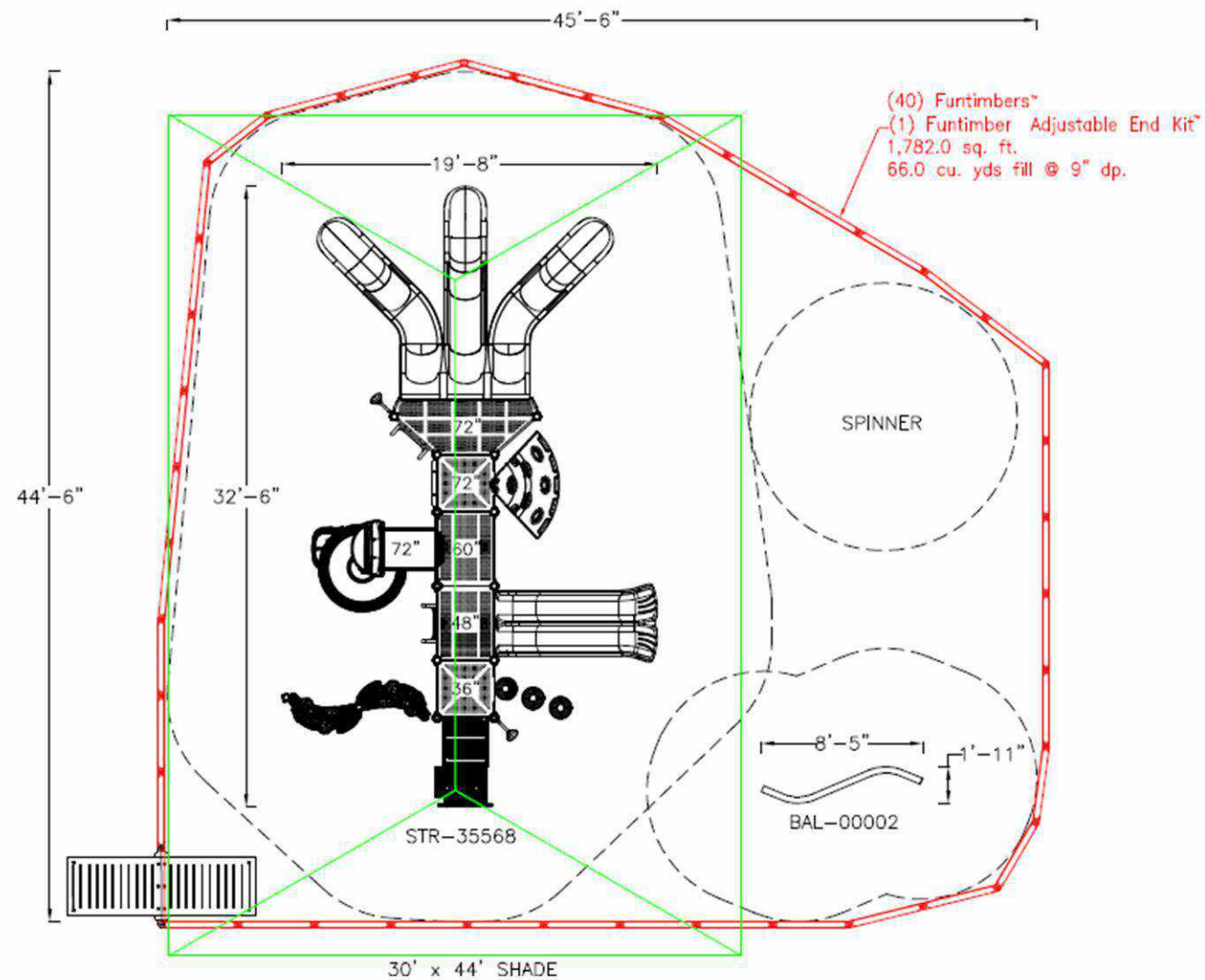


Curved Balance Beam





Kid Force Spinner





Optional Single Post Swing Set

4 Post –Hip Style Shade Structure



As always, the safety of children is first and foremost in the design and manufacturing of our products. With that in mind, our products contain no phthalates or other toxic substances. All Childforms® products are engineered to meet or exceed CPSC and ASTM guidelines and standards.



FunPlay™ structures utilize a two piece clamp system that provides flexibility in installation. Installation is made simple with the recessed hex that holds the nut in place; a feature that allows the installer to only use a T-40 driver for quicker installation of the clamp. Our clamps have also been designed to prevent movement once installed on the upright post.

Our decks are formed and welded from durable, high strength, 11ga. (.12") steel. Then coated by immersion to ensure 100% coverage, with .08"-.10" thick slip proof, plastisol coating which meets standards of CPSI act of 2008, having less than .1% of critical phthalates.

100% Polyethylene plastic sheets, 3/4" thick, are used for their excellent strength and durability, resistance to delaminating, low moisture absorption, corrosion resistance, and UV stability.

HARDWARE
Stainless steel hardware is used for all components. The bolts have a torx low profile pan head with a nylon patch on the threads eliminating the need for a thread locking fluid. We also incorporate nylon insert lock nuts to prevent bolts from loosening after installation.

POWDER COATING
Powder coating is applied electrostatically and cured in a temperature controlled oven. A two layer process is used to ensure the highest level of corrosion resistance and bonding. The first layer is a zinc primer applied to 2-3 mils (.002"). The color powder is then applied at 3-5 mils (.003"). UV stabilizers are added for enhanced fade protection.

DESIGN
Our design engineers are CPSI certified and our products are designed around ASTM and CPSC standards. All products are rigorously tested to insure their compliance to the CPSC and ASTM F1487 standards.

TUBES & COATING



We offer both 3.5" and 5" OD upright posts for our FunPlay™ structures. Uprights are 13ga (.095") galvanized Allied Steel with Gatorshield™ for superior strength properties and corrosion protection. Powder coating is added on top for color and added protection.



Childforms® Play Systems and Products Warranty

- Lifetime limited warranty on Childforms® steel uprights.
- Lifetime limited warranty on all clamps and stainless-steel hardware.
- Fifteen-Year limited warranty on metal decks, pipes, rungs, rails and loops.
- Fifteen-Year limited warranty on rotationally molded products.
- Ten-Year limited warranty on ~~Euntimbers~~™ (Not recommended for use with aggregate or gravel)
- Five-Year limited warranty on HDPE panels.
- One-Year limited warranty on nylon-covered cable net climbers and components.
- One-Year limited warranty on Net Climbers
- One-Year limited warranty on site furnishings parts and materials.
- Five-Year limited warranty on site furnishings thermoplastic coating.
- Five-Year limited warranty on integrated shade products. (Shade fabric must be removed if hurricane force winds are expected)
- One-Year limited warranty on all other Childforms® products.

General Warranty Information:

For warranty purposes, "lifetime" represents no specific term of years, but that ~~Childforms~~® warrants to its original customer for as long as the original customer owns the product and uses the product for its intended purpose that the product and all of its parts will be free from defects in the material and manufacturing workmanship.

All warranties specifically exclude damage caused by vandalism; negligence, improper installation or improper use; changes in appearance resulting from weathering; dents, scratches or marring as a result of use. Warranty only valid if products are properly installed and maintained per Childforms® installation [instructions](#).



360 Recreation, LLC is a full service company offering playgrounds, site furnishings, dog parks, outdoor fitness equipment, shade structures, and sports goals. Services include free evaluations of existing equipment, installation, and repairs/maintenance. These services include all the related products you will need to make your project a success including a variety of safety surfacing options, borders, and mats.

360 Recreation has expertise in a diverse range of products which allows you to make educated decisions about the products you choose. We will always explain the choices to you discussing the benefits of one product over another.

4Cvia



Miracle Malones Affordable Power Wash LLC

2014 Edgewater Dr #182, Orland FL, 32804
8134472620
mmpowerwash7@gmail.com

DATE
05/13/2020

TOTAL
USD \$6,600.00

TO

Ariel Medina

☎ 2818310139
ariel.medina@inframark.com

DESCRIPTION	RATE	QTY	AMOUNT
Providing Service and Surface Cleaning of Sidewalks as follows. CHICKASAW TRAIL LAKE CHAMPLAIN DRIVE LEE VISTA BOULEVARD VISTA PARK BOULEVARD Which is roughly 7 miles of standard sidewalk 48 inches. I will also pay for my own water. This also includes full chemical	\$6,600.00	1	\$6,600.00*

* Indicates non-taxable line item

SUBTOTAL	\$6,600.00
TAX (6.5%)	\$0.00
TOTAL	USD \$6,600.00

Thanks for your business!

4Cvib

Pressure Wash This Inc.

MAY 16TH, 2020

Pressure Wash This Inc.

1902 Lee Wood Court

St. Cloud, Florida 34772

(407) 709-4536 Mobile

STEVE GROOMS

Bid for: VISTA LAKES CDD

DISCRIPTION OF SERVICE: PRESSURE WASHING

PRESSURE WASH AND TREAT PARTS OF LEE VISTA BLVD. AND CHICKSAW TRAIL SIDEWALKS PER OUR CONVERSATION AND MAP PROVIDED. OUR POST TREATMENT WILL SANITIZE AND KILL ANY MOLD AND ALGAE AND SLOW THE PROCESS OF IT RETURNING. A HYDRANT METER WILL BE USED TO ATTAIN WATER AND IS INCLUDED IN BID.

TOTAL: \$18,900.00

4Cvic



Simple Solutions Exterior Cleaning LLC

4280 Church St. Ste 1556 | Sanford, FL 32771
 407-952-1453 | SimpleSolutionsOrlando@gmail.com |
 www.SimpleSolutionsFL.com

RECIPIENT:
Freddy Blanco

8841 Lee Vista Boulevard
 Orlando, Florida 32829
 Phone: 4079472489

Quote #2640

Sent on 05/01/2020

Total \$16,680.00

PRODUCT / SERVICE	DESCRIPTION	TOTAL
CDD Sidewalk Cleaning	Pressure wash/Surface clean sidewalks under the responsibility of the cdd outlined in the provided map.	\$16,680.00

Total
\$16,680.00

Freddy,

Thank you for the opportunity to earn the business of the Vista Lakes CDD. This project is expected to take 8-10 days to complete. I have bulked all of the CDD responsible areas into one line item. If you need me to break it up by road I can do that as well, just let me know. We will follow all DOT lane closure procedures in areas that are necessary. Please let me know if you have any questions or concerns. Thanks again!

Justin Carter
 407-952-1453



Simple Solutions Exterior Cleaning LLC

4280 Church St. Ste 1556 | Sanford, FL 32771
 407-952-1453 | SimpleSolutionsOrlando@gmail.com |
 www.SimpleSolutionsFL.com

Notes Continued...

This quote is valid for the next 30 days, after which values may be subject to change.

By signing, the Client and Contractor hereby agree to the following terms:

1. Client will give Simple Solutions Exterior Cleaning LLC access to the proposed property, or work site.
2. Simple Solutions Exterior Cleaning LLC will begin performing services on a service date that is scheduled as agreed upon and confirmed via email.
 *Disclaimer: Service date subject to change with notice.
3. Client will provide Simple Solutions Exterior Cleaning LLC with a water supply to perform pressure cleaning services.
4. Client agrees to pay the total amount shown on the Quote and agrees to all listed services.
5. Payment terms will consist of Due on Completion unless other payment terms were agreed to. Payment shall be received on completion by any of the
 follow payment methods: check, cash, or credit card. Upon completion of service, an invoice will be emailed.
6. Driveway and parking areas should be clear of automobiles. Items should be removed from, under, and around patios, decks, pads, and sidewalks. These items should be placed inside, or under cover away from roof line/ area to be cleaned.
7. Make sure all windows are closed tightly, and notify Simple Solutions Exterior Cleaning LLC of any damaged window seals or leaks. If windows have had issues before, put a towel in place prior to service.
8. 2 year roof cleaning warranty conditions: If within the first two (2) years after initial service, the roof begins to show black spots/stains, the customer is to contact Simple Solutions to request warranty service. Simple Solutions can request and require at least two (2) pictures from the ground showing suspected problem areas.

Simple Solutions shall determine if the suspected problem areas are indeed moss/algae/lichen growth, and determine if it needs to be cleaned again. Simple Solutions shall not be held accountable for any loose debris, leaves, sticks, etc. Any and all tree limbs and branches must be trimmed and maintained so they are not touching or resting on roof, and at least six (6) feet from the roof.

Roof must be maintained from heavy accumulation of loose debris, leaves, fallen sticks/branches, and pine needles as well as hanging/Spanish moss, ferns and other plant growth. Failure to maintain can result in voided warranty. Warranty treatment should be performed no later than eight (8) weeks from initial warranty request. Warranty treatment shall be performed by Simple Solutions, unless otherwise specified. There will be NO charge for warranty treatment within two (2) years of original service date. There will be no pro-rated charges. Warranty has no cash value.

Spot treatment warranty entails treating dirty spots, not entire roof. Any warranty service performed that is more than 15 miles from Simple Solutions business address shall be charged a travel fee of \$2.25 per mile each way.

9. Disclaimer: Simple Solutions Exterior Cleaning LLC guarantees all products and labor supplied under this contract to meet or exceed standards of the trade. These terms do not apply to any work or product not provided by Simple Solutions Exterior Cleaning LLC. The guarantee does not apply to any damages caused by factors beyond the control of Simple Solutions Exterior Cleaning LLC, such as; existing structural defects, improper maintenance, or unusual wear of cleaned surface. All pre-existing damage should be documented. Simple Solutions Exterior Cleaning LLC shall only be obligated under this agreement for damages of which are a direct result of operator error and discovered and reported within 15 days of completion of service. Upon receipt of written notice, Simple Solutions Exterior Cleaning LLC shall be allowed 30 days from date of receipt for the purpose of inspecting the premises. Simple Solutions Exterior Cleaning LLC shall have sole option of repairing or contracting repair work correcting any structural damages that are a direct result of operator error. If for any reason a claim for insurance is made, 100% payment of the total invoice is still required in full per item 4 payment terms.

* If there is any litigation needed between the Client and Simple Solutions Exterior Cleaning LLC it shall be filed and tried in Simple Solutions Exterior Cleaning LLC's local jurisdiction.



Simple Solutions Exterior Cleaning LLC

4280 Church St. Ste 1556 | Sanford, FL 32771
407-952-1453 | SimpleSolutionsOrlando@gmail.com |
www.SimpleSolutionsFL.com

Notes Continued...

* The contract prices, specifications, method of billing,
and terms of payment are satisfactory and hereby accepted by Client.

This contract shall be governed by the laws of the State of Florida in Seminole County and any applicable
Federal Law.

Signature: _____ Date: _____