

# Vista Lakes Community Development District

## Board of Supervisors

Frank Sebestyen, Chairman  
Paula Edwards, Vice Chairman  
John DeCrotie, Assistant Secretary  
Carla Daly, Assistant Secretary  
Aaron Simmons, Assistant Secretary

## Staff:

Jeanie Johnson, District Manager  
Scott Clark, District Counsel  
David Hamstra, District Engineer  
Kerry Satterwhite, Director of Field Operations  
Vincent Morell, Field Services

## Meeting Agenda

Thursday, April 4, 2024 – 9:00 a.m.

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1. **Call to Order and Roll Call**
  2. **Public Comments**
  3. **Staff Reports**
    - A. Field Manager
      1. March Field Inspection Report ..... P.3
    - B. District Engineer
      1. Present the Bids for the Lake Pembroke Outfall System Repairs
      2. Presentation of the Remington View Court Pump Station Alternative
      3. Update on the Horizons Conservation Area Maintenance
    - C. District Counsel
      - i. Counsel Report ..... P.27
    - D. HOA Liaison
    - E. District Manager
      1. Consideration of the Special Meeting Minutes from February 1, 2024,..... P.28
      2. Review of the Financial Statements and Check Register for January 2024 ..... P.38
      3. Review of the Financial Statements and Check Register for February 2024 ..... P.53
      4. Review of the Draft Financial Statement Audit for FY 2023 ..... P.70
      5. Discussion of Loan Options..... P.100
      6. Review of the First-Quarter Website Audit ..... P.101
  4. **Business Items**
    - A. Consideration of Resolution 2024-03, General Election Notice..... P.113
    - B. Ratification of the Irrigation Proposal #8314 ..... P.116
    - C. Consideration of ACPLM Proposal #16496224-1 ..... P.118
    - D. Consideration of 2023 Kawasaki Mule..... P.124
    - E. Consideration of The Home Depot ATV Mule ..... P.128
    - F. Consideration of the Lowe’s ATV Mule ..... P.129
    - G. Consideration of Florida Coast Equipment..... P.130
  5. **Supervisor Requests**
  6. **Adjournment**

*The next meeting is scheduled for Thursday, May 30, 2024, at 9:00 a.m.*

## District Office:

### Inframark

313 Campus Street, Celebration, FL 34747  
407-566-1935

## Meeting Location:

### Vista Lakes Clubhouse

8841 Lee Vista Boulevard, Orlando, FL 32829  
Call in: 646-838-1601, Access Code 129267111#

[www.VistaLakesCDD.org](http://www.VistaLakesCDD.org)