

**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, April 1, 2021, at 10:00 a.m. at the Vista Lakes Clubhouse, 8841 Lee Vista Boulevard, Orlando, Florida 32829.

Present and constituting a quorum were:

Frank Sebestyen	Chairman
Paula Edwards	Vice Chairman (via conference call)
John DeCrotie, Sr.	Assistant Secretary
Aaron Simmons	Assistant Secretary
Carla Daly	Assistant Secretary

Also present were:

Kristen Suit	District Manager
Scott Clark	District Counsel
David Hamstra	District Engineer
Angel Montagna	Field Manager
Jeff Cornett	Servello Landscaping

*Following is a summary of the discussions and actions taken at the April 1, 2021, Vista Lakes Community Development District's Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Sebestyen called the meeting to order. Ms. Suit called the roll, and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comments**

With no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Business Items**

**A. Ratification of Chair Authorized Expenses Between Meetings**

**i. Ratification of Servello Proposal #5243 Crepe Myrtle Cut Back**

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On MOTION by Ms. Daly, seconded by Mr. Simmons, with all in favor by roll call vote, the Servello Proposal #5243 Crepe Myrtle Cut Back was ratified. 5-0

**B. Acceptance of the Fiscal Year 2020 Audit**

On MOTION by Mr. DeCrotie, seconded by Mr. Simmons with all in favor by roll call vote, the Fiscal Year 2020 Audit was accepted. 5-0

**FOURTH ORDER OF BUSINESS**

**Business Administration Items**

**A. Consideration of the Minutes of the February 11, 2021 Board of Supervisors' Meeting.**

On MOTION by Ms. Daly, seconded by Mr. Sebestyen, with all in favor by roll call vote, the Meeting Minutes from February 11, 2021 were approved. 5-0

**B. Consideration of January and February 2021 Check Register and Invoices**

On MOTION by Ms. Daly and Second by Mr. Sebestyen, with all in favor by roll call vote, the January and February 2021 Check Register and Invoices were approved. 5-0

**C. Consideration of February 2021 Financial Statements**

- A discussion ensued on financial reserves.

On MOTION by Ms. Daly, seconded by Mr. Sebestyen, with all in favor by roll call vote, the February 2021 Financial Statements were approved. 5-0

*Let the record show that Ms. Edwards left the meeting.*

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**D. Field Manager**

**i. Field Management Report**

**g.** Consideration of Servello Proposal #5273 for New Valve Boxes

**h.** Consideration of Servello Landscape Bedding Proposals #5279, #5280, #5281, #5383, #5285, #5286, #5287, #5288, and #5289

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On MOTION by Mr. DeCrotie, seconded by Ms. Daly, with all in favor by roll call vote, Servello Proposals , seconded by Mr. Sebestyen, with all in favor by roll call vote, Servello Proposals #5273 - \$4,288.25, #5279 - \$3,284.00, #5280 - \$2015.00, #5281- \$8,061.00, #5283- \$5,926.25, #5285- \$1,527.00, #5286 - \$6,075.00, #5287 - \$2,136.00, #5288 - \$5,606.00, #5289 - \$1,938.50 were approved. 4-0

**d. Irrigation at Florence Harbor Park**

- Mr. Cornett requested permission and a signature to move forward with City permitting on installation of a water meter for irrigation at Florence Harbor Park.
- A discussion ensued on a new area needing irrigation at the Pembroke entrance.

On MOTION by Ms. Daly, seconded by Mr. DeCrotie, with all in favor by roll call vote, proceeding with permitting and having the City install water meters at the Pembroke entrance and Amherst sites was approved. 4-0

- Mr. Cornett will bring proposals for irrigation at Florence Harbor Park and the new areas to the next meeting.

**A. District Engineer**

**i. Update on Amhurst Subdivision Storm Pipe Repairs**

- Mr. Hamstra stated clarification needs to be made on what pipes are the responsibility of the CDD and which are the City's responsibility.

**ii. Update on the Entrance Monument Sign of Chickasaw Trail at the North end of Vista Lakes. This was tabled.**

- A Sign Plan Amendment application was required by the City because this was a new build where a sign had not previously been.

**iii. Update on the Request to Secure City Approval to Install the Security Fence between Champlain and Stonebridge**

- The request to install a security fence was denied by the City. One of the City's concerns was children getting to school. It was discussed to install a camera in this area. The installation of the security fence was tabled.

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**iv. Update on the Privacy Wall between Pembroke Subdivision and Vista Promenade**

- A discussion ensued on the placement of the core foam stucco wall with the wood fence staying on the property. The Board has asked for proposals of vinyl fencing

**v. 5619 Florence Harbor Drive (Newport) Fill-Slope Erosion**

- The slope erosion is on property that does not belong to the CDD. Mr. Hamstra and Mr. Clark will meet to look over all information.

**vi. Status on the Removal of Wood Fence and Replacement with Foam Core Stucco Wall at Windsor Subdivision and Narcoossee Road Off-Site Properties**

- Mr. Sebestyen stated that the Apartments are willing to pay up to \$80,000 towards replacing the fence or wall separating the District and the Apartments if the wall is appropriate.

**vii. Discussion of Gentry Park Sidewalk Maintenance**

- Gentry Park sidewalks are owned by the CDD. Grinding, replacing panels, and pressure washing is needed. Ms. Montagna obtained an Inframark proposal of \$31,819.25 to do all sidewalk maintenance in Gentry Park.

On MOTION by Ms. Daly, seconded by Mr. Sebestyen, with all in favor by roll call vote, the Inframark Proposal for Gentry Park sidewalk repair at \$31,819.25 was approved.  
4-0

**viii. Update on the Vista Lake Outfall System Modification**

- Mr. Hamstra stated the Control Structure Modification is covered in the Reserve Study. A discussion ensued. Further research will be done.

**ix. Amendment #1 for Pegasus Engineering**

- Mr. Hamstra presented Amendment #1 to the Pegasus Engineering Contract of \$25,000. which is set to expire December 30, 2021.

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On MOTION by Mr. DeCrotie, seconded by Ms. Daly, with all in favor by roll call vote, the Amendment #1 for Pegasus Engineering, with a not-to-exceed amount of \$25,000.00 was approved. 4-0  
4-0

**B. District Counsel**

With there being no report, the next item followed.

**C. District Manager**

With there being no report, the next item followed.

**D. Field Manager, continued**

- a. Consideration of Aeration and Fountain Maintenance Renewal Contract
  - This was tabled until all proposals and information the District has asked for is provided.
- b. Aerator and Fountain for Pond 8 and Install of Electric
  - This proposal has not been received by Ms. Montagna.
- c. Solitude Assess Pond 13 Aerator Equipment
  - A report was supplied in the agenda package.
- e. Solitude Evaluation of Ponds Having Diffusers
- f. Utility Company Request of Lighting Added to the Back Side of Pond 8 and Extra Heavy-Duty Lighting to be Added to Champlain and Stonebridge

On MOTION by Ms. Daly, seconded by Mr. Sebestyen, with all in favor by roll call vote, the Inframark Proposal for two (2) solar lights installed on the back side of Pond 8 at \$12,741.40 and for Ms. Daly to come onsite to approve the location of the lights install, was approved. 4-0

- i. Discussion of Landscape RFPs
  - A discussion ensued on the small island. A flush line across the tops of the greenery is being researched.
  - Mr. Sebestyen requested an update on the encroachment project. There is a resident that is consistently putting their boat on CDD property. A discussion ensued.

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**j. Discussion of Gentry Park**

- This item was discussed under the Engineer's report.

**ii. Solitude Aquatic Report**

- Ms. Daly requested a meeting with Solitude and Ms. Montagna.

**iii. HOA Liaison Report**

With there being no report, the next item followed.

**SIXTH ORDER OF BUSINESS**

**Supervisor Requests**

- Ms. Daly asked about road resurfacing and a discussion ensued.
- Mr. DeCrotie asked that pressure washing curbs be added to the next agenda.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by, Ms. Daly seconded by Mr. DeCrotie, with all in favor by roll call vote, the meeting was adjourned at approximately 1:00 p.m.

DocuSigned by:

*Bob Koncar*

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Bob Koncar  
Secretary

DocuSigned by:

*Frank Sebestyen*

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Frank Sebestyen  
Chairman