

**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, June 3, 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  
Paula Edwards  
John DeCrotie, Sr.  
Aaron Simmons  
Carla Daly

Chairman  
Vice Chairman (via conference call)  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also present were:

Bob Koncar  
Scott Clark  
David Hamstra  
Gabe Mena  
Jorge Baez  
Angel Montagna  
Freddy Blanco

District Manager  
District Counsel  
District Engineer  
Assistant District Manager  
Onsite Manager  
Regional Manager  
Field Services Manager

*Following is a summary of the discussions and actions taken at the June 3, 2021, Vista Lakes Community Development District's Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comments**

With no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Resolution 2021-04, Designation of Officers of the District**

On MOTION by Ms. Edwards, seconded by Mr. Sebestyen, with all in favor by roll call vote, Resolution 2021-04, Designation of Officers of the District was adopted. 5-0

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

**i. Ratification of Lexington Pool Fountain Repair**

- The work has yet to be done on this item, therefore, it was tabled.

**C. Presentation of Proposed Budget for Fiscal Year 2022**

**i. Consideration of Resolution 2021- 03, Approving Proposed Budget and Setting the Public Hearing**

- The budget items were moved towards the end of the meeting.

**FOURTH ORDER OF BUSINESS**

**Business Administration Items**

**A. Consideration of the Minutes of the April 1, 2021 Board of Supervisors' Meeting.**

On MOTION by Ms. Daly, seconded by Mr. Simmons, with all in favor by roll call vote, the Meeting Minutes from April 1, 2021 were approved. 5-0

**B. Consideration of March and April 2021 Check Register and Invoices**

On MOTION by Ms. Edwards and Second by Ms. Daly, with all in favor by roll call vote, the March and April 2021 Check Register and Invoices were approved. 5-0

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

- A discussion ensued on the April Financials.

On MOTION by Ms. Daly, seconded by Mr. Simmons, with all in favor by roll call vote, increasing Fiscal Year 2021 line item, in field, for mulch by \$10,000.00 was approved. 5-0

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

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A.t District Engineer**

**i.t Amhurst Subdivision Update**

- The pipes in the right of way are the responsibility of the City of Orlando and all pond pipes are the responsibility of the CDD.
- ii. Monument Sign at Chickasaw Trail at North End of Vista Lakes
- A discussion ensued on the monument and estimates will be obtained.
- iii. Privacy Wall Between Pembroke Subdivision and Vista Promenade

On MOTION by Mr. DeCrotie, seconded by Ms. Edwards, with all in favor by roll call vote, to utilize \$45,000.00 from the reserve for fences and walls to construct a vinyl privacy fence approved. 5-0

**iv.t Outfall System Modification**

- An update was given to the Board and a discussion ensued.

**B.t District Counsel**

**i.t Update of Letter to Owner to Remove Boat from CDD Property**

- Mr. Clark stated he has spoken to the resident about removing the boat.

On MOTION by Ms. Daly, seconded by Mr. Simmons, with two in favor, being Ms. Daly and Mr. Simmons and 3 opposed, being Mr. Sebestyen, Mr. DeCrotie, and Ms. Edwards by roll call vote, the fine of \$250.00 failed. 2-3

- A discussion ensued regarding the boat and plantings.

**D.t Field Manager**

**i.t Field Management Report**

**a.t Pond 8 Proposal for Aerator and Fountain and Electric**

- A representative from Solitude explained the Pond 8 proposal and a discussion ensued.

- Solitude will come back to the August meeting with a revised proposal.

**d.t Inframark Proposal for Pressure Washing All Curbs Solitude Aquatic Report**

On MOTION by Mr. DeCrotie, seconded by Ms. Edwards, with all in favor by roll call vote, the Simple Solutions proposal for gutter/curb pressure washing, not to exceed \$17,000.00, was approved. 5-0

e. Fountain Service Proposals

On MOTION by Ms. Daly, seconded by Mr. Sebestyen, with all in favor by roll call vote, to terminate contract with Lexington and execute a contract with Florida Water Features for a monthly price of \$175.00 for the two (2) tower entrances and month service for such, was approved. 5-0

On MOTION by Ms. Daly, seconded by Mr. Edwards, with all in favor by roll call vote, to approve a contract with Florida Water Features to repair the one (1) tower in disrepair, with a maximum amount of \$3,400.00, was approved. 5-0

iv. Sidewalk Power Washing

On MOTION by Ms. Daly, seconded by Mr. Sebestyen, with all in favor by roll call vote, to amend the previous Inframark Gentry Park motion to include sidewalk repair and gutters/curbs, with a maximum amount of \$35,000.00, was approved. 5-0

c. Servello Proposal for Irrigation at Florence Harbor Park and Pembroke

- Florence Harbor Park is in the permitting phase. A proposal will be presented to the Board when the City decides what size meter will be installed.

b. Pond Maintenance Service Proposals

On MOTION by Ms. Daly, seconded by Mr. DeCrotie, with all in favor by roll call vote, the repair proposals by Solitude for Pond #7 at \$796.00 and Fountain #5 at \$1,542.73 were approved. 5-0

i. Solitude Water Management

On MOTION by Ms. Daly, seconded by Ms. Edwards, with all in favor by roll call vote, the Solitude Water Management contract for \$6156.00 was approved. 5-0

- ii. Solitude Aquatic Report
- iii. HOA Liaison Report
- The Board requested a timeline for addressing irrigation issues.

**THIRD ORDER OF BUSINESS, Continued**

**Business Items**

- C. Presentation of Proposed Budget for Fiscal Year 2022
  - A discussion ensued on the budget.
  - The Board requested to increase the Miscellaneous Contingency by 100,000 and reduce the Reserve by 100,000, with no increased assessments.
- i. Consideration of Resolution 2021-03, Approving Proposed Budget and Setting the Public Hearing

On MOTION by Ms. Edwards, seconded by Mr. DeCrotie, with all in favor by roll call vote, Resolution 2021-03, Approving Proposed Budget and Setting the Public Hearing was approved. 5-0

**FIFTH ORDER OF BUSINESS, Cont'd**

**Staff Reports**

- C. **District Manager**
  - i. Discussion of Inframark Contract and Options Going Forward
- The Board has put Inframark on a ninety (90) day probation. A discussion ensued.

**SIXTH ORDER OF BUSINESS**

**Supervisor Requests**

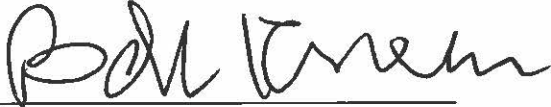
- Ms. Daly requested Servello to explain the process of being notified of irrigation problems.

**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.



Bob Koncar  
Secretary



Frank Sebestyen  
Chairman