

**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, August 5, 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
John DeCrotie, Sr.	Assistant Secretary
Aaron Simmons	Assistant Secretary
Carla Daly	Assistant Secretary

Also present were:

Bob Koncar	District Manager
Scott Clark	District Counsel (via phone)
David Hamstra	District Engineer
Gabe Mena	Assistant District Manager
Jorge Baez	Onsite Manager
Brett Perez	Field Director
Freddy Blanco	Field Services Manager

Following is a summary of the discussions and actions taken at the August 5, 2021, Vista Lakes Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Sebestyen called the meeting to order. A quorum was established.

SECOND ORDER OF BUSINESS

Public Comments

- A resident expressed concern over the blue fence area needing a sound and sight buffer.
 - A resident stated his displeasure with the upkeep of conservation areas in the District.
- A discussion ensued.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Engineer

- Mr. Hamstra reviewed his report with the Board.
- A discussion ensued regarding the Pembroke Privacy Wall update, vinyl fencing with a small portion of foam/stucco wall.

On MOTION by, Ms. Edwards seconded by Ms. Daly, with all in favor by roll call vote, authorization of the Chairman to execute the necessary building permit with the City of Orlando for the Pembroke fence was approved. 5/0

- A discussion ensued.

On MOTION by, Ms. Daly seconded by Mr. DeCrotie, with all in favor by roll call vote, authorization of the Chairman to execute a contract for the fence replacement at the Verizon warehouses, with a not-to-exceed amount of \$45,000.00 plus twenty (20) percent was approved. 5/0

- Mr. Hamstra gave an update of the slip and fall sidewalk area on Passaic Parkway.
A discussion ensued.
- Mr. Hamstra gave an update on the conservation erosion slope adjacent to the property at 5619 Florence Harbour Drive.

On MOTION by, Mr. DeCrotie seconded by Mr. Simmons, four (4) in and one (1) opposed, being Ms. Daly, by roll call vote, authorization of the District Engineer to contact the homeowner, at 5619 Florence Harbor Drive, the District is not making any repairs to the slope adjacent to the property was approved. 4/1

- Mr. Hamstra gave an update on the Conservation Easement Maintenance Plan as completed.
- Mr. Hamstra stated Servello is putting in two (2) to three (3) water meters for irrigation in some open areas. It is being coordinated with the City and County to get the meters installed.
- The City replied to the maintenance of storm sewer pipes as being the District's responsibility. Mr. Hamstra will get with District Counsel to draft a stronger letter to the City.

B. District Counsel

- Mr. Clark was asked by the Board to review the assessment methodology report as it relates to commercial property. Mr. Clark recommended a new assessment methodology report. Mr. Koncar explained the timing of the study.

On MOTION by, Ms. Daly seconded by Ms. Edwards, with all in favor by roll call vote, authorization of Inframark to complete a new methodology study, with a not-to-exceed amount of \$7,500.00 was approved. 5/0

- Mr. Clark gave an update on 8768 Warwick Shore Crossing. Vegetation originally planted by the homeowner is still to be removed and there is a violation fee owed for a boat violation. The homeowner has removed the boat and has asked the Board to reconsider the \$250 fee.

On MOTION by, Ms. Daly seconded by Mr. Simmons, with Mr. Sebestyen opposed, having the District Manager send a letter to all boat owners in violation and rescinding the \$250.00 fine for 8768 Warwick Shore Crossing was approved. 4/1

C. Field Management**i. Field Management Report/Solitude Report**

- A discussion took place on what may have turned the fountain water blue in color.
 - a. Servello Irrigation Report
 - b. Servello Proposals
 - c. Pressure Washing Proposals

On MOTION by, Ms. Daly seconded by Mr. Sebestyen, with all in favor by roll call vote approval of a contract with Total Cleaner with a not-to-exceed amount of \$3,500.00 for completion of curb pressure washing was approved. 5/0

On MOTION by, Ms. Daly seconded by Ms. Edwards, with all in favor by roll call vote amending the previous motion by entering into a contract with Total Cleaner in the amount of \$17,109.50 to pressure wash District sidewalks with the provision that a plan be developed to identify the cause of pooling water on the sidewalks was approved. 5/0

On MOTION by, Ms. Daly seconded by Ms. Edwards, with all in favor by roll call vote Servello proposals #5742 (\$1,200.00), #5743 (\$1,080.00), #5740 (\$26,5775.00), and #5787 (\$2,398.50), along with the walk-through committee provide two (2) separate punch lists by priority and Tom change his reporting accordingly going forward were approved. 5/0

On MOTION by, Ms. Daly seconded by Ms. Edwards, with all in favor by roll call vote approval of proposal to install three (3) solar lights in the amount of \$19,771.00 were approved. 5/0

- A discussion ensued on ponds.

D. District Manager

i. Discussion of Fiscal Year 2022 Meeting Schedule

- The Fiscal Year 2022 meeting schedule was amended to change the February meeting to an evening meeting.

On MOTION by, Ms. Daly seconded by Mr. Simmons, with all in favor by roll call vote the Fiscal Year 2022 Meeting Schedule, amending with February as an evening meeting, was approved. 5/0

ii. Ratification of Lighting Agreement

On MOTION by, Ms. Daly seconded by Mr. Simmons, with all in favor by roll call vote the Lighting Agreement was ratified. 5/0

iii. Ratification of Florida Water Features #4733

On MOTION by, Ms. Daly seconded by Mr. Simmons, with all in favor by roll call vote the Florida Water Features proposal #4733 was ratified. 5/0

FOURTH ORDER OF BUSINESS

Business Items

A. Public Hearing of Fiscal Year 2022 Budget

On MOTION by, Ms. Edwards seconded by Mr. Sebestyen, with all in favor by roll call vote the Public Hearing of Fiscal Year 2022 Budget was opened. 5/0

There were no public comments.

On MOTION by, Ms. Daly seconded by Mr. Sebestyen, with all in favor by roll call vote the Public Hearing of Fiscal Year 2022 Budget was closed. 5/0

i. Consideration of Resolution 2021- 05, Adopting Fiscal Year 2022 Budget

On MOTION by, Ms. Daly seconded by Mr. DeCrotie, with all in favor by roll call vote Resolution 2021-05, Adopting Fiscal Year 2022 Budget was approved. 5/0

B. Public Hearing of Levying of Special Assessments

i. Consideration of Resolution 2021-06, Levying of Special Assessments

On MOTION by, Mr. DeCrotie seconded by Ms. Daly, with all in favor by roll call vote Resolution 2021-06, Adopting Fiscal Year 2022 Budget was approved. 5/0

C. Consideration of Establishment of Audit Committee

- Mr. Koncar explained the audit process.

On MOTION by, Mr. DeCrotie seconded by Ms. Daly, with all in favor by roll call vote authorization for the District Manager to advertise for statement of qualifications for audit services was approved. 5/0

On MOTION by, Ms. Edwards seconded by Mr. Sebestyen, with all in favor by roll call vote authorization to appoint the Board of Supervisors as the Audit Committee and setting an Audit Committee meeting for one hour prior to the next regular Board meeting was approved. 5/0

FIFTH ORDER OF BUSINESS

Business Administration Items

A. Consideration of the Minutes of the June 3, 2021 Board of Supervisors' Meeting

On MOTION by, Mr. Daly seconded by Mr. Simmons, with all in favor by roll call vote the amended minutes for June 3, 2021 were approved. 5/0

B. Consideration of May and June Check Register and Invoices

On MOTION by, Ms. Edwards seconded by Mr. Sebestyen, with all in favor by roll call vote the May and June Check Registers and Invoices were approved. 5/0

C. Consideration of June 2021 Financial Statements

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

D. Consideration of Resolution 2021-07, Designating Officers – Assistant Treasurer

On MOTION by, Ms. Daly seconded by Ms. Edwards, with all in favor by roll call vote Resolution 2021-07, Designating Officers was adopted. 5/0

SIXTH ORDER OF BUSINESS

Supervisor Requests

- Ms. Daly requested Mr. Koncar check the payment of Lexington Pools payments while no work was being done.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting was adjourned.

Bob Koncar
Secretary

Frank Sebestyen
Chairman

August 5, 2021 Meeting

Vista Lakes CDD

B. Consideration of May and June Check Register and Invoices

On MOTION by, Ms. Edwards seconded by Mr. Sebestyen, with all in favor by roll call vote the May and June Check Registers and Invoices were approved. 5/0

C. Consideration of June 2021 Financial Statements

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

D. Consideration of Resolution 2021-07, Designating Officers – Assistant Treasurer

On MOTION by, Ms. Daly seconded by Ms. Edwards, with all in favor by roll call vote Resolution 2021-07, Designating Officers was adopted. 5/0

SIXTH ORDER OF BUSINESS


Supervisor Requests

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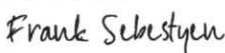
SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting was adjourned.



Bob Koncar
Secretary

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Frank Sebestyen
Chairman