

**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, February 11, 2021, at 6:30 p.m. at the Vista Lakes Clubhouse, 8841 Lee Vista Boulevard, Orlando, Florida 32829.

Present and constituting a quorum were:

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

Also present were:

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

Following is a summary of the discussions and actions taken at the February 11, 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

Public comments were heard.

THIRD ORDER OF BUSINESS

Business Items

- A. Administer Oaths of Office for Newly Elected Board Supervisors – Carla Daly – Seat 4 and Aaron Simmons – Seat 5**

Ms. Suit administered the Oath of Office to Ms. Daly and Mr. Simmons.

On MOTION by Ms. Edwards, seconded by Ms. Daly, with all in favor by roll call vote, the nomination of Mr. Sebestyen for Chair, was approved. 5-0

On MOTION by Ms. Edwards, seconded by Mr. DeCrotie, with all in favor by roll call vote, the nomination of Ms. Edwards for Vice-Chair, was approved. 5-0

B. Consideration of Resolution 2021-02, Designation of Officers of the District

On MOTION by Mr. DeCrotie, seconded by Ms. Edwards with all in favor by roll call vote, Resolution 2021-02, Designation of Officers of the District, showing Mr. Sebestyen as Chair, Ms. Edwards as Vice Chair, Mr. DeCrotie as Assistant Secretary, Mr. Simmons as Assistant Secretary, and Ms. Daley as Assistant Secretary, Ms. Suit as Secretary, Mr. Baldwin as Treasurer, and Mr. Bloom as Assistant Treasurer was adopted. 5-0

C. Public Hearing – Rules of Procedure

On MOTION by Mr. Sebestyen, seconded by Ms. Edwards, with all in favor by roll call vote, the Public Hearing was opened. 5-0

- Mr. Clark explained Resolution 2021-01, Adopting Rule of Procedure Relating to Encroachments and District Stormwater Ponds and Other Property.
- Audience comments were heard.

On MOTION by Ms. Edwards, seconded by Mr. DeCrotie, with all in favor by roll call vote, the Public Hearing was closed. 5-0

i. Consideration of Resolution 2021-01, Adoption of Rule of Procedure Relating to Encroachment on District Stormwater Ponds and Other Property

On MOTION by Mr. Sebestyen, seconded by Mr. DeCrotie, with all in favor by roll call vote, Resolution 2021-01 was adopted. 5-0

FOURTH ORDER OF BUSINESS

Business Administration Items

A. Consideration of the Minutes of the October 1, 2020 Board of Supervisors' Meeting.

On MOTION by Mr. DeCrotie, seconded by Ms. Daly, with all in favor by roll call vote, the Meeting Minutes from October 1, 2020 were approved. 5-0

B. Consideration of December 2020 Check Register and Invoices

On MOTION by Ms. Edwards and Second by Mr. DeCrotie, with all in favor by roll call vote, the December 2020 Check Register and Invoices were approved. 5-0

C. Consideration of December 2020 Financial Statements

On MOTION by Mr. DeCrotie, seconded by Ms. Edwards, with all in favor by roll call vote, the December 2020 Financial Statements were approved. 5-0

FIFTH ORDER OF BUSINESS

Staff Reports

D. Field Manager

i. Field Management Report

On MOTION by Ms. Daly, seconded by Mr. Sebestyen, with all in favor by roll call vote, a not exceed amount of \$2,500 for a tree removal behind 5863 Lake Melrose, subject to consulting with the St. Johns River Water Management District, was approved. 5-0

a. Consideration of Servello Cutback Proposals #4877 - #4883

- Discussion ensued

On MOTION by Ms. Daly, seconded by Mr. DeCrotie, with all in favor by roll call vote, Servello Proposals #4877 - \$22,400, #4878 - \$10,800, #4880 - \$16,800, #4882 - \$5,6000, #4883 - \$5,600, Cut Back and Flush Cut Conservation Area 10 ft. from Existing Growth, in the total amount of \$61,200, were approved. 5-0

b. Consideration of Servello Gentry Park Proposals #4884 - #4886

- Discussion ensued.

On MOTION by Ms. Daly, seconded by Mr. Simmons, with all in favor by roll call vote, Servello Proposal #4884, Trimming Large Oak Trees in the amount of \$2,850.00, was approved. 5-0

On MOTION by Ms. Daly, seconded by Mr. Sebestyen, with all in favor by roll call vote, Servello Proposal #4885, Gentry Park Re-Sod in the amount of \$16,675.00, was approved. 5-0

- A discussion ensued regarding damages to sod.

On MOTION by Ms. Edwards, seconded by Mr. DeCrotie, with all in favor by roll call vote, Servello Proposal #4886, Gentry Park Marquee Entrance Walls in the amount of \$1,998.50, was approved. 5-0

ii. Solitude Aquatic Report

- Ms. Daly requested that Solitude provide a full report with pictures at no extra charge as discussed when proposal was submitted.
- Proposal needed from Solitude for an aerator versus fountain and electrical in the South side of Lake 8.
- An equipment assessment is needed for Pond 13. If the equipment is bad, a proposal is needed for replacement.
- **i. Field Management Report, Continued**
- A proposal is needed for irrigation at Florence Harbor Park. The water meter should have already been installed.
- Ms. Daly requested that someone inquire as to why some streetlight poles are cut off at the base and laying on the ground. Ms. Montagna will be the point person to check on these streetlight poles.
- Ms. Daley stated that lighting is needed on Lake 8. Ms. Montagna will contact Duke Energy for lighting is needed on the back of Lake 8.
- Ms. Daly asked Ms. Montagna to also contact Duke Energy to add extra heavy-duty lighting Stonebridge and Champagne for security purposes.

iii. HOA Liaison Report

With there being no report, the next item followed.

B. District Engineer**ii. Update on Permitting and Installing the Security Cameras**

- Mr. Hamstra and Mr. Daly gave an update on the security camera project. The HOA is taking the lead on this project and will give the District updates.

i. Update on Amhurst Subdivision Inspections

- The CCTV inspection work has been completed and there are cracks. Mr. Hamstra would like to obtain proposals to repair a few minor cracks. Further research needs to be done to determine if the City of Orlando is responsible for further repairs. A discussion ensued.

iii. Update on the Proposed Monument at Vista Lakes on Chickasaw Boulevard

- A building permit, detailed survey and drawings would need to be done. Mr. Hamstra asked the Board if they would like to proceed. Mr. Hamstra and Ms. Daly will bring costs back to the next meeting.

iv. Consideration of Proposal for Removing Sidewalk Panels

- Mr. Hamstra is waiting for Servello to do the last step and this job will be done.

v. Update on the Privacy Wall between Pembroke and Vista Promenade

- An easement agreement has been drawn up for the property owner to grant the District access. After signed, a building permit and three (3) proposals will be obtained for building.

On MOTION by Mr. DeCrotie, seconded by Ms. Edwards, with all in favor by roll call vote, approval of privacy wall easement agreement with Ovation Properties, Inc. . 5-0

vi. Update on the Privacy Wall between Champlain and Stonebridge

- The City is not in favor of this project. Mr. Hamstra and Mr. Clark will contact the City to try to obtain approval to install a fence. A discussion ensued.

vii. Consideration of Proposals for Removing Wood Fence and Replacing with Stucco Wall at Windsor and Narcoossee

- A discussion ensued. It is a possibility that Encore may share in the cost of a fence. Mr. Hamstra and Mr. Daly will meet with Encore and Riverwalk to discuss.

viii. Update of Sound Wall at Windsor and Extension of Hazeltine National Drive

- This item needs to be monitored. Talks with the City should begin when this extension is closer.

ix. Update of Outfall System Modification

- Mr. Hamstra will coordinate with the contractor to evaluate alternative improvements. A discussion ensued.

x. Update on the Tree Trimming and Retaining Wall for 5509 Florence Harbor Dr.

- Encore would like permission to connect to the District's underground piping. Mr. Clark will prepare an agreement when the design is approved by the District.

C. District Counsel

With there being no report, the next item followed.

D. District Manager

i. Discussion and Consideration of Memorandum of Understanding – E-Verify

On MOTION by Mr. DeCrotie, seconded by Ms. Daly, with all in favor by roll call vote, authorizing the District Manager to enter MOU E-Verify with Homeland Security, was approved. 5-0

SIXTH ORDER OF BUSINESS

Supervisor Requests


Ms. Daly asked if the Board could meet every other month instead of every quarter. The new fiscal meeting schedule begins in October and can be changed for next year.


SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. DeCrotie, seconded by Ms. Edwards, with all in favor by roll call vote, the meeting was adjourned at approximately 9:29 p.m.


Kristen Suit
Secretary


Frank Sebestyen
Chairman