

**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 7, 2022, 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
Carla Daly	Assistant Secretary
Aaron Simmons	Assistant Secretary

Also present were:

Gabe Mena	District Manager
Mr. Clark	District Counsel
David Hamstra	District Engineer
Brett Perez	Field Director
Mr. Smith	Sitex

Audience

The following is a summary of the discussions and actions taken at the April 7, 2022, 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

Mr. Kiczula commented on his concerns of the pond at the back of the Publix.

Mr. Pass inquired about the Florida Water Features proposals in the agenda, the motion approving Crape Myrtles is not specific enough to determine the location. He requested to provide input when the Florida Water Features proposals are discussed in the meeting. Not all Crape Myrtles were trimmed. The empty lot at 7025 Narcoossee Road, has a new owner. The land has been cleared and a prefabricated unit has been erected. There is concern with lights shining into the back windows of his residence and an odor of diesel fuel.

Mr. Simmons and Mr. DeCrotie voiced concerns on the entire agenda package being posted to the CDD website. Mr. Clark informed everyone that the entire package is no longer required, just the agenda page. The cost of posting was discussed. Moving forward, the agenda page and approved minutes will be posted.

THIRD ORDER OF BUSINESS**Administrative Items****A. Consideration of the Minutes of the February 3, 2022 Board of Supervisors' Meeting**

Amendments were discussed.

On MOTION by Ms. Daly, seconded by Mr. Sebestyen, with all in favor, unanimous approval was given to accept the minutes from February 3, 2022, as amended.

B. Consideration of Check Register and Invoices

A question arose regarding the BMZ lease on the check register. Mr. Perez he believes this is for the irrigation house or the Jorge landscape shed. Servello mentioned it may be housing for the irrigation.

On MOTION by, Mr. DeCrotie seconded by Ms. Edwards, with all in favor, unanimous approval was given to the check register and invoices.

C. Consideration of Financial Statements

Mr. Mena pointed out a few line items that are capped out that the Board should be aware of, namely items around landscaping.

Mr. Sebestyen wanted to move money, however, Mr. Clark advised they wait. A discussion ensued.

\$30,000 of reserve is to be designated to tree trimming.

Mr. Simmons inquired about mulch scheduling. Servello advised their annual application is typically done after the spring rains.

Ms. Edwards discovered she has an outstanding check from August 2021, and will need a replacement check.

On MOTION by, Ms. Edwards seconded by Mr. Simmons, with all in favor, unanimous acceptance was given to the financial statements.

D. Acceptance of Fiscal Year 2021 Final Audit

On MOTION by, Ms. Daly seconded by Mr. DeCrotie with all in favor, unanimous acceptance was given to the fiscal year 2021 final audit.

E. Consideration of Resolution 2022-03, Appoint Assistant Treasurer

On MOTION by, Ms. Edwards seconded by Mr. Sebestyen with all in favor, unanimous approval was given to adopt resolution 2022-03, appointing Mr. Mena as assistant treasurer.

F. Consideration of Resolution 2022-04, General Election Qualifying Period

On MOTION by, Mr. DeCrotie seconded by Ms. Daly with all in favor, unanimous approval was given to the adoption of resolution 2022-04, general election qualifying period.

FOURTH ORDER OF BUSINESS

Major Discussion Items

A. Speed Bumps

Mr. Hamstra explained the City stated this is CDD responsibility and provided recommendations on speed table placements. Pegasus recommends three speed tables in this area, for an average cost of \$5,000 to \$8,000 per speed table. The Board held a discussion around the placement of these speed tables: the need and possible adverse impacts.

On MOTION by, Ms. Daly seconded by Mr. Sebestyen, with all in favor, unanimous approval was given for installation of two speed tables with a not to exceed amount of \$16,000, considering Mr. Hamstra meets with Ms. Kenny, and the project is supervised by Mr. Perez.

On MOTION by, Ms. Daly seconded by Mr. Sebestyen, amended the previous motion, with all in favor, unanimous approval was given for installation of two speed tables with a not to exceed amount of \$20,000, considering Mr. Hamstra meets with Ms. Kenny, and the project is supervised by Mr. Perez.

B. Sitex Fountain Proposals

These proposals were tabled until electrical is added to them. A discussion ensued on fountains. Proposals for fountain and aerator at South end of Pond 8 were requested.

C. Lake Management RFP

Mr. Sebestyen made note that Sitex is the only company with a representative present.

Ms. Daly has concerns about Aquatic Weed, as well as comments on additional services.

The Board interviewed Mr. Smith, with Sitex, asking what service they can expect, requested a sample report via iPad, and asked if reports are included in their contract, which they are.

Mr. Sebestyen asked Mr. Smith about the carp introduced to the pond in previous years.

On MOTION by, Mr. DeCrotie seconded by Ms. Edwards with all in favor, unanimous approval was given to the Sitex bid with a clause of “bill at time of service” for fluoridone treatment.

D. Neighborhood Garden

Mr. Simmons began a discussion regarding the possibility of starting a community garden. The Board touched on possible issues, and staff added additional concerns. Mr. Clark advised, conceptually the District can do this, but there are inevitable issues.

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Mr. Clark gave an update to the Board on the work done.

There are ongoing landscape encroachments, and staff is trying to be proactive. Mr. Clark advised we received a records request for the surveys on recent encroachment enforcements from one of the residents whom the CDD removed encroaching plants. The resident is trying to assure equal enforcement is being applied among all residents and asked District Counsel to investigate several specific addresses. The Board does not want residents addressing Mr. Clark directly, everything needs to be screened through management.

B. District Engineer

Mr. Hamstra presented the Engineering Report to the Board.

On Lake Carlisle Boulevard, CCTV found numerous joint and pipe issues.

Monument sign update: This was approved in February, Infinity Signs did not honor price and told Mr. Hamstra they would provide a new quote, but there is nothing to present as of now. If Infinity comes back with a modest increase of \$5,000 or less, Pegasus will float their costs until the next meeting where the price can be increased.

On MOTION by, Ms. Daly seconded by Ms. Edwards with all in favor, unanimous approval was given to amend the previously approved not-to-exceed amount to \$50,000 for the entrance monument structure.

Encore Apartments: Mr. Hamstra and Mr. Clark gave the Board an update. In 2013, the District created a stormwater rule which implemented a process for entities to gain access to the District's stormwater system. The District knew there would be entities wanting to apply. Certain criteria must be met to use the District's stormwater infrastructure, and fees need to be paid by the entity, along with proving that there will be no negative impact.

Potholes: Almost all potholes have been repaired.

Irrigation Meters: Mr. Hamstra will bring a proposal for new costs.

Solar Lights: We are waiting on final permit for installation, all other signatures are complete.

Encroachments: 6587 Pembroke Place, has the resident been billed back? If not, there needs to be an invoice created and sent through District Counsel's office to the resident. The Warwick Drive address does not have a bill back.

Conservation Easement Plan: Mr. Hamstra gave an update to the Board. There were specifications to meet, such as no Bahia grass, so Mr. Hamstra has sent these to Servello.

C. Field Management

i. Field Management Report/Solitude Report

Mr. Perez stated the recent landscaping drive-through showed a few missing items. Servello is aware and is working to remedy the situation. They are willing to provide a credit or reduce their bill to make all even.

A discussion ensued when Mr. Sebestyen asked the process be explained to ensure the District is getting what they have paid for. Mr. Feliciano walked the Board through a typical ordering process. Mr. Sebestyen asked if a paper trail would be available if desired. Mr. Feliciano was not confident on how far back these documents go and he stated it would be the responsibility of their managers to follow proper protocol. The board advised they have interest in the work-flow, and want Inframark staff to walk through after installs to confirm completion before payment.

Mr. Simmons asked about the following items:

- #7 on the report of dead tree removal. Servello will supply a proposal.
- #15 dead sod where a resident is dumping chlorinated water from their pool. Mr. Clark will send them a letter.
- #21 Servello is still looking for a leak. As they have been unable to locate for several weeks, the Board requested the sidewalk be replaced. Servello stated they can either replace the previous panels or re-pour new ones. Mr. Hamstra will review and follow up on this.

On MOTION by, Ms. Daly seconded by Ms. Sebestyen with all in favor, unanimous approval was given to a not-to-exceed amount of \$1300 to replace the sidewalk panels.

Ms. Daly asked about the following items:

- #23 Irrigation leak; Servello will review and report.
- #24 There is no need for new sod, as it is a small groove and filling in on its own.
- Servello is to be providing Inframark with a follow-up report for field report items to distribute to the Board.
- #25 Dead or dying trees. Once the irrigation is in, these issues can be resolved.

ii. Servello

a. Irrigation Report

b. Proposals #6452, #6453, and #6455

Mr. Perez presented the following proposals:

Smith Fence Company proposal.

On MOTION by, Ms. Daly seconded by Ms. Sebestyen with all in favor, unanimous approval was given to the Smith Fence Company proposal at \$675.00.

April 7, 2022

Vista Lakes CDD

Inframark Proposal WOVL04062022, 2 sidewalk panel replacement

On MOTION by, Ms. Daly seconded by Ms. Sebestyen with all in favor, unanimous approval was given to the Inframark proposal WOVL04062022, two sidewalk panel replacements, at \$1290.50.

Asphalt repair on walking trail. This item was tabled.

Viburnum hedge installation at \$1868.75

On MOTION by, Ms. Daly seconded by Ms. Sebestyen with all in favor, unanimous approval was given to a not-to-exceed amount of \$5000 for installing viburnum, including new irrigation zone.

c. General Discussion

No discussion.

iii. HOA Liaison Report

There was no report.

D. District Manager

Mr. Mena inquired on Mr. McCoven being on the agenda. Ms. Daly said the item was taken care of, and there was no need.

The budget will be presented in June. Mr. Mena asked for any wish list items.

Mr. Sebestyen believes the District should at the least follow inflation with increases.

The Board is in favor of considering an increase.

SIXTH ORDER OF BUSINESS

There being none, the next item followed.

Supervisor Requests**SEVENTH ORDER OF BUSINESS**

There being no further business,

Adjournment

On MOTION by, Ms. Edwards seconded by Mr. Sebestyen with all in favor, unanimous approval was given to adjourn the meeting.

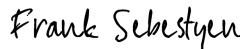
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Secretary

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Frank Sebestyen
Chairman