

On MOTION by, Ms. Edwards seconded by Ms. Daly, with all in favor, unanimous approval was given to open the public hearing of adopting the fiscal year 2023 budget and the levying of assessments.

A. Adoption of Fiscal Year 2023 Budget

i. Operations and Maintenance Methodology Report

Mr. Weyer, with Real Estate Econometrics, Inc., explained to the Board how he uses a benefit approach to the Operations and Maintenance Methodology Report and the calculations he uses. His full report can be read in the agenda package.

ii. Public Comment

Mr. Jones, Central Park, ask if there is consideration given to commercial traffic off 417 onto Narcoossee. Mr. Weyer explained he did account for that traffic.

Mr. Stephen, 8734 Lee Vista, inquired how much the docs will go up for this property. Mr. Mena pointed out there is a table in the methodology report.

Ms. Edwards, Board member, asked why the Warwick neighborhood is showing split, she was directed to page 54 of the report.

iii. Resolution 2022-06, Adopting an Operations and Maintenance Assessment Methodology

Mr. Mena read Resolution 2022-06 into the record by title.

On MOTION by, Mr. Sebestyen seconded by Ms. Edwards, with all in favor, unanimous approval was given to adopt 2022-06, adopting the fiscal year 2023 operations and maintenance assessment methodology.

iv. Fiscal Year 2023 Budget

Mr. Mena explained what changes that had to be made to the budget between meetings, due to the change in the assessment methodology used this coming fiscal year.

v. Public Comment

Mr. Jones inquired on special assessments or anything above and beyond normal assessments. The Board answered they have not discussed any special assessments for the future.

vi. Resolution 2022-07, Adopting the Budget

Mr. Clark read Resolution 2022-07 into the record by title.

On MOTION by, Mr. Simmons seconded by Ms. Daly, with all in favor, unanimous approval was given to adopt 2022-07, adopting the fiscal year 2023 budget.

B. Imposition and Levy of Assessments for Fiscal Year 2023

i. Public Comment

There being no public comments, the next item of business followed.

ii. Resolution 2022-08, Levying of Assessments

Mr. Mena read Resolution 2022-08 into the record by title.

On MOTION by, Ms. Edwards seconded by Ms. Simmons, with all in favor, unanimous approval was given to adopt Resolution 202208, levying of assessments.

On MOTION by, Ms. Edwards seconded by Mr. Sebestyen, with all in favor, unanimous approval was given close the public hearing.

FOURTH ORDER OF BUSINESS

Administrative Item

A. Acceptance of the Minutes of the June 2, 2022

Mr. Mena asked if there were any corrections to the minutes, there were none.

On MOTION by, Ms. Daly seconded by Mr. Simmons, with all in favor, unanimous approval was given to accept the June 2, 2022 minutes.

B. Consideration of Check Register and Invoices

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

C. Acceptance of Financial Statements

On MOTION by, Ms. Daly seconded by Mr. Sebestyen, with all in favor, unanimous approval was given to accept the financial statements.

D. Acceptance of the Fiscal Year 2023 Meeting Schedule

Mr. Mena introduced the fiscal year 2023 meeting schedule.

It was discussed whether to keep the one evening meeting or eliminate it.

On MOTION by, Ms. Edwards seconded by Ms. Sebestyen, with Mr. Simmons, Ms. Daly, and Mr. DeCrotie opposed, the elimination of the 6:30 p.m. evening meeting on the fiscal year 2023 meeting schedule failed.

Mr. Simmons asked the Board if 9:00 a.m. start time for the morning meetings would be better than 10:00 a.m., the Board agreed.

On MOTION by, Mr. Simmons seconded by Ms. Daly, with all in favor, unanimous approval was given to approve the dates of the 2023 fiscal year meeting schedule, but moving all 10:00 a.m. meetings to 9 a.m.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

i. Stormwater Drainage Easement

a. Resolution 2022-09, Approving the Stormwater Drainage Easement

Mr. Clark suggested to the Board they adopt; developer is ready to move forward. A discussion ensued on what the easement is for and how the stormwater drainage works.

On MOTION by, Ms. Edwards seconded by Mr. DeCrotie, with Ms. Daly and Mr. Simmons in favor, and Mr. Sebestyen opposed, approval was given to adopt Resolution 2022-09, approving the stormwater drainage easement, subject to payment by grantee of the District's costs.

B. District Engineer

Mr. Hamstra reviewed the report that is in the agenda.

Mr. Hamstra stated the District is compliant with House Bill 53.

For the three irrigation systems, the District obtained one permit, only to be told by the City that they want individual permits. Getting the other permits is currently underway.

The solar light permits are complete, and the District is waiting on backordered poles.

The conservation easement maintenance plan would be beneficial instead of just cutting yearly.

The contractor for the entrance monument structure will be submitting to the City soon for permitting.

The CCTV work is being conducted.

5619 Florence Harbor Drive, Mr. Hamstra has not received any updates. Servello has advised this work is done.

Gentry Park traffic study is moving forward, however, the City wants to inject themselves into the situation and would like to do a traffic study. Mr. Clark will get involved with Mr. Hamstra to contact the City.

Mr. Simmons asked about the sidewalk drainage and maintenance issues. Mr. Hamstra will bring proposals for surveying and the work to the next meeting.

Ms. Daly asked if the Servello irrigation proposals #6959, #6960, and #6961 could be approved now.

On MOTION by, Ms. Daly seconded by Ms. Edwards, with all in favor, unanimous approval was given to Servello proposal #6959 for irrigation maintenance at 5620 Florence Harbor Drive for \$9216.39, proposal #6960 for irrigation maintenance at 6651 Pembroke Place for \$6322.00, and proposal #6961 for irrigation maintenance at 9055 Hastings Beach Boulevard for \$6202.66.

C. Field Management

i. Field Inspection Report

Ms. Daly stated there needs to be better communication with responses from field vendors. There will be responses going forward.

Mr. Perez gave an update on the Avon fountain. There is an ongoing issue with low flow.

a. Florida Water Features Proposals

i. #4970, Avon Tower Fountain

On MOTION by, Ms. Daly seconded by Ms. Edwards, with all in favor, unanimous approval was given to Florida Water Features proposal #4970 for in-floor standpipe/drain fitting repairs to the Avon basin fountain at \$817.00.

ii. #4945, New Floating Fountain

On MOTION by, Mr. Simmons seconded by Ms. Daly, with all in favor, unanimous approval was given to Florida Water Features proposal #4945 at \$9,205.00 for floating fountain.

Mr. Perez gave the Board an update the Mr. Baez wanting to move up within the company of Inframark. Ms. Daly stated that there was a pay increase to obtain Mr. Baez and so they would want someone comparable. Ms. Daly also wished Mr. Baez good luck in any future opportunity.

Mr. Simmons asked about item #16, irrigation, in the field report. There were stuck valves that were repaired by Servello.

Mr. Simmons asked about #27, the fountain at Chickasaw. Mr. Smith stated parts are on order and they will repair the box. Mr. Simmons asked if this fountain in on a timer. Mr. Smith replied it goes off later at night, the electric bill would be too high to leave it on 24 hours a day.

Mr. Simmons asked about the car accident that took out the wall.

Ms. Daly asked about item #28, palm trees. Mr. Perez explained this is an ongoing maintenance item.

ii. Servello

There was a discussion on Servello. Mr. Sebestyen raised concerns about some items the District is being charged for that he believes should fall within the contract. There will be more time spent looking into this with Servello.

a. Irrigation Reports

b. Proposals

#6930, Irrigation Clock

On MOTION by, Ms. Daly seconded by Mr. Sebestyen, with all in favor, unanimous approval was given to Servello proposal #6930, for an irrigation clock at \$1,015.31. This is contingent on not belonging to Gentry HOA.

#6898 and #6899, Pembroke Wetland 24 Site #2, Arbor Care

On MOTION by, Ms. Daly seconded by Mr. Simmons, with all in favor, unanimous approval was given to Servello proposals #6898, at \$6,150.00 and #6899 at \$3,936.00 for Arbor Care at Pembroke Wetland 24 Site #2.

#6553, Mulch Throughout the Community

On MOTION by, Mr. Daly seconded by Mr. DeCrotie, with all in favor, unanimous approval was given to Servello proposal #6553, for mulch at \$30,115.53.

#6961 Irrigation, #7033, #6946, #6971, #6963, #6972, #6962 Fill Dirt and Sod, #6947, Irrigation

On MOTION by, Mr. Simmons seconded by Ms. Daly, with all in favor, unanimous approval was given to Servello proposals #6961 irrigation maintenance at \$6,202.66, #7033 irrigation maintenance at \$830.71, #6946 bedding plants at \$2,357.93, #6971 bedding plants at \$2,207.33, #6963 bedding plants at \$1,060.87, #6972 bedding plants at \$2,346.22, #6962 fill dirt and sod at \$2,437.24, #6947 bedding plants at \$9,015.49.

Let the record reflect Ms. Edwards left the meeting.

iii. Sitex Report

a. Pond 5 Fountain/Aerator Repair Proposal

On MOTION by, Mr. Daly seconded by Mr. DeCrotie, with all in favor, unanimous approval was given to Servello proposal #6553, for mulch at \$30,115.53.

iv. HOA Liaison Report

Mr. Simmons asked about the timeline for security camera installation.

D. District Manager

Mr. Mena asked the Board if they would like to renew with Grau and Associates for the 2022 fiscal year audit, or go out for bids. The Board would like to renew with Grau and Associates.

Mr. Mena introduced the FIA insurance proposal and reviewed it for the Board. A discussion ensued on the line items. A discussion ensued on insurance companies and coverage.

On MOTION by, Mr. Sebestyen seconded by Mr. Simmons, with Ms. Daly in favor, and Mr. DeCrotie abstained, approval was given to engaging FIA as the District insurance provider.

Mr. Mena reported he spoke with the accountant for the District. The accountant did an analysis, and the recommendation is to take out three to six-month CDs from Bank United at 1.54% over the term of the Certificate of Deposit; staggering the money \$25,000 July 1, and \$25,000 October 1, and then \$500,000 January 1, when assessments are coming in. Mr. Sebestyen asked for information and rates to be sent to the Board for review.

August 11, 2022

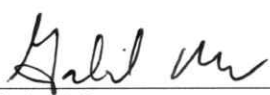
Vista Lakes CDD

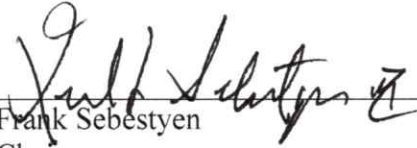
272 **SIXTH ORDER OF BUSINESS** **New Business**
 273 There being none the next item of business followed.

274
 275 **SEVENTH ORDER OF BUSINESS** **Supervisor Requests**
 276 There being none the next item of business followed.

277
 278 **EIGHTH ORDER OF BUSINESS** **Adjournment**
 279 There being no further business,

280 On MOTION by, Mr. Sebestyen seconded by Ms. Daly, the meeting
 281 was adjourned at approximately 1:00 p.m.

282
 283
 284 
 285 _____
 286 Gabriel Mena
 287 Secretary
 288



 Frank Sebestyen
 Chairman