



Mr. Patreon, 6849 Remington View Court, gave suggestions of clearing water from the street. Ms. Daly advised the District hired Atlantic Pipe Services years ago to investigate the pipes. Also, Mr. Patreon has concerns about the short turning lane on Lee Vista at Chickasaw, and the light is very long.

Ms. Daly stated she has spoken to a traffic engineer and explained the future plan for lights and other lanes.

Ms. Finsie, 8524 Corinth Pointe Court, reached out to the Board awhile ago concerning a fountain that is very loud and sounds like a generator. Ms. Finsie would like for this fountain to be moved away from her home.

Mr. Sebestyen introduced David Hamstra, the District Engineer. Mr. Hamstra had a presentation for all to follow. Vista Lakes is at the top of the Little Econ River. As the river backs up, it affects the performance of the big lake in Vista Lakes. Mr. Hamstra continued through his presentation showing the flow of water. When the big lake rises, it fills up the other lakes at the same time, and backs into the streets. The water flows 1.7 miles through pipes and dumps into the Little Econ River downstream. Mr. Hamstra stated the system is working how it was designed. FEMA grants are being checked into.

Ms. Kompala, 6580 Lake Pembroke, stated the drain system is not working, water has been sitting for days, and asked if water from the smaller streets can be redirected to the larger streets.

Ms. McKinley, Winchester Isle, asked for a plan from the District and the associated cost that would be applied to the assessment.

### **THIRD ORDER OF BUSINESS**

#### **Administrative Items**

#### **A. Acceptance of the Minutes of the August 11, 2022**

Mr. DeCrotie had an amendment to the minutes.

Ms. Daly wanted to make it clear for the record she, Mr. Simmons, and Mr. DeCrotie were in favor of keeping the evening meeting.

On MOTION by, Mr. DeCrotie seconded by Ms. Daly, with all in favor, unanimous approval was given to approve the August 11, 2022 minutes, as amended.
--

#### **B. Approval of Check Register and Invoices**

Mr. Sebestyen announced the check register and invoices.

Ms. Edwards commented the Orlando Sentinel advertising cost is very high. Mr. Clark explained new legislation possibly coming for advertising.

Ms. Edwards asked if the Servello line will be changed to read 16 yards, instead of 16 bags of soil.

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

### **C. Acceptance of Financial Statements**

Mr. Sebestyen stated the statements look good, but are for only eleven months, not twelve months.

Ms. Edwards had questions that were discussed.

Mr. Simmons asked if the new budget had been increased on electric and streetlights. Mr. Mena stated that line item is now \$93,000.

Ms. Edwards inquired on the mulch line item. A discussion ensued on the mulch.

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

## **FOURTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Counsel**

Mr. Clark received notice that the state emergency management deadline for storm related items is October 29, 2022.

#### **B. District Engineer**

##### **i. Pegasus Change Order #1 and Proposal**

Mr. Mena explained the change order and proposal.

On MOTION by, Ms. Daly seconded by Mr. DeCrotie, with all in favor, unanimous approval was given to approve the Pegasus Engineering Change Order #1 for \$7,500.00.

On MOTION by, Ms. Daly seconded by Mr. DeCrotie, with all in favor, unanimous approval was given to approve Pegasus Engineering Services proposal for fiscal year 2022-2023.

Mr. DeCrotie asked what engineering was budgeted for next year. Mr. Mena replied, the line item was increased to \$50,000.

113 Mr. Sebestyen inquired on what suggestions Mr. Hamstra will be working on to  
114 possibly find an issue with drainage. Mr. Hamstra replied he will be doing non-invasive  
115 procedures first.

116 Mr. Hamstra obtained a survey proposal for the tree roots in the sidewalks and  
117 causing street flooding, however, he would like to send the issue to the City first because  
118 this is not a gated community. Asking the City to trim the roots, replace curbing and the  
119 gutter so the water does not continue pooling in the street.

120 Lee Vista Boulevard, outside of Avon, is a chronic muddy sidewalk. Mr. Hamstra  
121 presented a survey proposal from Southeastern Survey that includes locating the utilities  
122 between the sidewalk and the street, due to having to bury a pipe. This survey proposal  
123 is approximately \$4500.00. When the survey comes back, Mr. Hamstra can better see  
124 what needs to be done for repairing this issue.

125  
126 On MOTION by, Ms. Daly seconded by Mr. Simmons, with all in  
127 favor, unanimous approval was given to the Southeastern Survey  
128 proposal for \$4500.00.

129  
130 Mr. Hamstra stated issues were found with three irrigation systems. Mr. Perez stated  
131 Servello has provided proposals, which have been approved.

132 Xfinity has given a building permit to be submitted to the City to add another  
133 entrance sign.

134 With CCTV inspections proposals already submitted, there are at least four hot spots  
135 being, Remington, Pembroke, Colony, and the big lake area. A discussion ensued on the  
136 price of

137 On MOTION by, Ms. Daly seconded by Ms. Edwards, with all in  
138 favor, unanimous approval was given to approve CCTV pipe  
139 inspections and cleaning of the drains, at a not-to-exceed amount of  
140 \$50,000, at the District Engineer's discretion.

141  
142 Mr. Simmons asked what line item this CCTV and cleaning work will come from.  
143 Mr. Mena explained there isn't an exact line item, but there are reserves, ponds and lakes,  
144 and unassigned cash to use. Mr. DeCrotie expressed concern for being careful of  
145 spending.

**C. Field Management****i. Field Report****a. Florida Water Features Proposal for Aerator Maintenance**

This item was tabled.

**b. Florida Water Features Proposal for Fountain Maintenance**

Mr. Perez stated there is an increase in Florida Water Features monthly rate for weekly maintenance of the fountains to \$325.00, bringing the yearly amount to \$3,900.00, due to higher costs.

On MOTION by, Ms. Daly seconded by Mr. Simmons, with all in favor, unanimous approval was given to approve Florida Water Features proposal for a rate increase to \$3,900.00 a year for fountain maintenance.
---

Mr. DeCrotie asked management to look into the possibility of going to a salt-water pool. Mr. Perez stated he would contact Florida Water Features for a proposal

**c. Inframark Proposal for Metal Bench Install**

This item was tabled until the next meeting.

**ii. Servello****a. Irrigation Reports**

Mr. Feliciano stated there will be irrigation work done.

Mr. Feliciano stated there are some outstanding proposals on sod. Sod is very hard to find right now.

Ms. Edwards asked if the irrigation work was done that was scheduled, as the plantings are not looking good. Mr. Feliciano stated the account representative with Servello & Son knows the irrigation very well and it should have been done. A discussion ensued on plantings and irrigation.

Ms. Daly stated there is debris and sand in the drains. Mr. Perez stated the City is to handle this. Ms. Daly asked to copy the Commissioner's office on all work orders with the City.

Mr. Simmons asked if the date can be added to the field report, when work is assigned to Servello to be completed. Mr. Perez explained the process.

**b. Proposals**

There being no proposals to present, the next order of business followed.

**c. Ex-Contract Work Orders for Tree/Bush Pruning**

This item was not covered in this meeting.

**iii. Sitex Report**

Mr. Smith reviewed the fountain and aeration systems in the District. Mr. Smith stated with equipment being totally submerged, he expects damages. Eventually, they will need to be turned on, and this will tell how much damage has been done. Mr. Mena asked what the quality of water will be once all equipment is running. Mr. Smith replied that rainwater is cooler than stormwater pond water so the temperature will stay lower in the water, and this will help any algae bloom.

Ms. Edwards asked why Pond 8 was not listed on the Sitex report this month. Mr. Smith replied that is probably an oversight. Ponds are treated as they are needed.

Mr. Sebestyen asked Mr. Smith if the Hydrilla problem is over. Mr. Smith replied, yes, for this season.

Ms. Daly asked about Pond 5. Mr. Smith replied that pond was treated. Mr. Smith stated that sometimes a successful treatment of one problem will cause another problem.

**iv. HOA Liaison Report**

Ms. Daly stated drains were the only real issue.

**D. District Manager**

There being no new report, the next order of business followed.

**FIFTH ORDER OF BUSINESS****New Business**

There being none, the next item of business followed.

**SIXTH ORDER OF BUSINESS****Supervisor Requests**

Ms. Edwards asked what is happening with the fence in Gentry across from the school, that was hit by a car. Mr. Perez replied there were proposals for the wall and that the driver's insurance will be contacted for reimbursement.

Ms. Edwards questioned Mr. Clark's mileage charge at \$.056 a mile to drive to Vista Lakes. Mr. Mena made the Board aware of the option of calling into the meeting, versus an in-person attendance. Mr. Clark explained his reasoning for charging this fee.

Ms. Daly thanked Mr. Hamstra for his work on the community.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by, Mr. Sebestyen seconded by Ms. Edwards, the meeting was adjourned at approximately 12:27 p.m.

Gabriel Mena  
Secretary

Frank Sebestyen  
Chairman