

1 **MINUTES OF MEETING**
2 **VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT**
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4 The regular meeting of the Board of Supervisors of the Vista Lakes Community
5 Development District was held Thursday, February 2, 2023, at 6:30 p.m. at the Vista
6 Lakes Clubhouse, 8841 Lee Vista Boulevard, Orlando, Florida 32829.

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8 **Present and constituting a quorum were:**

9 Frank Sebestyen Chairman
10 Carla Daly Assistant Secretary
11 John DeCrotie Sr. Assistant Secretary

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13 **Also participating were:**

14 Gabriel Mena District Manager
15 Scott Clark District Counsel
16 David Hamstra District Engineer
17 Brett Perez Area Field Director
18 Freddy Blanco Field Manager
19 Scottie Feliciano Servello & Sons
20 Residents and Members of the Public

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22 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**

23 Mr. Sebestyen called the meeting to order at 6:30 p.m.

24 Mr. Sebestyen called the roll and indicated a quorum was present for the meeting.
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26 **SECOND ORDER OF BUSINESS** **Public Comment Period**

27 Mr. Potsi at 9068 Lake Haven Drive stated that Mr. Hamstra advised him that the
28 encroachment issue on his property would be discussed at tonight's meeting. It was stated
29 he should have received correspondence from Saint Johns River Water Management
30 District ("SJRWMD"). Mr. Hamstra stated there is a proposal on tonight's agenda.

31 Mr. Young at 4864 Remington View Court raised concerns about his street being
32 flooded four times in four years. He questioned whether the storm drains would be fixed.
33 A discussion ensued regarding the flooding issue, permitting and costs.

34 Discussion ensued regarding the flooding issue and how to have it resolved prior to
35 the next hurricane season. It was stated that Orange County is looking into how to fix the
36 flooding issue. It was suggested to have annual maintenance on the storm drains to help
37 with the flooding. A discussion ensued regarding a gate to control the flooding.

38 Discussion ensued regarding the landscaping vendors blowing clippings into the
39 storm drains. It was suggested to contact the City of Orlando if a vendor is seen blowing
40 clippings into the storm drains. Ms. Daly suggested having a maintenance check. A
41 discussion ensued regarding the retention ponds and pumping out water. Ms. Daly

42 questioned whether the City of Orlando should create a new run off since there is new
43 construction.

44 Discussion ensued regarding Egis Insurance. Mr. Grimmel, Senior Vice President of
45 Agency Operations for Egis Insurance and Risk Advisors, provided information for the
46 Board regarding what his company has to offer. He stated that he did a drive through with
47 management, looking at various items that the Board might consider insuring. He stated
48 that fountains and aerators have a minimal impact on premiums.

49 Discussion ensued regarding insurance premiums and costs. Mr. Grimmel stated that
50 the fountains, aerators, and entry monuments are currently not on the schedule. He stated
51 that monuments and walls are the costliest to cover and that walls are priced about \$250
52 to \$600 per linear foot.

53 Discussion ensued regarding if an incident occurs causing death, does the District
54 have coverage.

55 Discussion ensued regarding a dock damaged in Hurricane Ian and if it was covered
56 at the time. Mr. Mena stated that the dock was covered.

57 Discussion ensued regarding FEMA and insurance claims.

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59 **THIRD ORDER OF BUSINESS** **Administrative Items**

60 **A. Acceptance of the Minutes of the November 28, 2022, Meeting**

61 The minutes are included in the agenda package and available for public review in the
62 local records office or the District Office during normal business hours.

63 Mr. Sebestyen stated he did not send a letter that was documented on the minutes and
64 that Mr. DeCrotie is misspelled.

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On MOTION by Mr. DeCrotie, seconded by Mr. Sebestyen with all in favor, unanimous approval was given to accept the minutes of the November 28, 2022, meeting, as amended.

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

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

80 **C. Approval of Financial Statements, October 2022**

81 The financial statements are contained in the agenda package and available for
82 public review in the local records office or the District Office during normal business
83 hours.

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

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89 **FOURTH ORDER OF BUSINESS** **Staff Reports**

90 **A. District Counsel**

91 Discussion ensued regarding street lighting agreement with the City of Orlando and
92 updates from previous meetings. Mr. Clark stated there was an updated agreement from
93 2021 and has a reimbursement of \$50,000. He suggested to send bills again to get
94 reimbursement for the street lighting.

95 Discussion ensued regarding an update for Gentry Park speed bumps. Mr. Clark
96 stated he spoke with the City Attorney.

97 **B. District Engineer**

98 Discussion ensued regarding the engineer report. Mr. Hamstra provided updates for
99 the conservation area encroachments. He stated that the proposal for Southeastern Survey
100 is at a cost of \$2,656 and for Bowman & Blair a wetland scientist is at a cost of \$6,495.

101 Discussion ensued regarding the encroachment on the conservation area and
102 mitigation. One of the residents was present and stated he would be willing to correct the
103 issue instead of dragging out the issue and resolving the mitigation. Mr. Clark stated that
104 he has seen SJRWMD levy very hefty fines if they perceive that the District is concealing
105 violations. A discussion ensued regarding the homeowners to install planting.

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107 On MOTION by Mr. DeCrotie, seconded by Mr. Sebestyen,
108 with all in favor, unanimous approval was given to approve
109 the proposal from Southeastern Survey and Mapping
110 Corporation for locating rear property corners for three
111 properties on Lake Avon Drive, in an amount of \$2,656.

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113 On MOTION by Mr. DeCrotie, seconded by Mr. Sebestyen,
114 with all in favor, unanimous approval was given to approve
115 the proposal from Bowman & Blair for identifying invasive
116 species in the conservation easement and debris piles to be
117 removed, developing a restorative planting plan, and
118 monitoring as required by SJRWMD, in an amount not to
119 exceed \$6,500.

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Mr. Mena stated a letter will be sent out for the newsletter regarding encroachment.

Discussion ensued regarding a stop light, traffic, and repair to a median.

Discussion ensued regarding reconstruction of the Gentry Park brick monument. It was stated that it cannot be covered under insurance.

Discussion ensued regarding Vista Lakes Trail. It was stated that the cost for the overlay is \$165,000 for the reconstruction of the entire length with concrete curbs on both sides is \$30,000, and spot repairs is \$97,000. Ms. Daly asked if money can be pulled from the reserves. Mr. Mena stated there is a total of about \$330,000 in reserves. A discussion ensued regarding funding for the repairs.

Discussion ensued regarding, spot repairs, complete overlay, and ribbing curve. Ms. Daly stated we need to get competitive bids for complete patch, repair, and overlay. Mr. Mena stated that the trail was included in the reserve study to be repaired in 2018 and then again in 2031.

Discussion ensued regarding the new development of Encore apartment complex. Mr. Hamstra stated it is in the works.

Discussion ensued regarding monument sign update. Mr. Hamstra provided a drawing and stated it has been submitted to the City of Orlando. It was stated a tree removal permit will be required.

On MOTION by Ms. Daly seconded by Mr. Sebestyen, with all in favor, unanimous approval was given to approve proposal #782 from Old World Masonry Construction to repair Gentry Park brick monument, in the amount of \$8,550.

C. Field Management

i. Field Report

The field report is contained in the agenda package and available for public review in the local records office or the District Office during normal business hours.

ii. Servello

Mr. Feliciano introduced Mr. Carlisle and stated he will be the new contact for the District. Mr. Feliciano stated that most of the sod has been replaced but has been placed on hold due to the cold weather conditions. He also stated the work in the conservation area in tract 4 has been completed.

Discussion ensued regarding costs for the remainder of the sod work.

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On MOTION by Mr. Sebestyen, seconded by Ms. Daly, with all in favor, unanimous approval was given to replace the remainder of sod work, in an amount not to exceed \$5,000.

iii. Proposals

a. Ratification of Proposal #7396 from Servello & Sons for Irrigation Repairs

Discussion ensued regarding irrigation repairs. Mr. Feliciano stated that most of the irrigation is complete and we are waiting on the metal boxes to arrive. Mr. Feliciano stated that the next annual installation will be at no charge.

On MOTION by Ms. Daly, seconded by Mr. DeCrotie, with all in favor, unanimous approval was given to ratify proposal #7396 from Servello & Sons for irrigation repairs, in the amount of \$7,531.07.

b. Inframark Proposal WOVL01102023, Concrete Panels

Discussion ensued regarding a proposal for repair of sidewalks.

On MOTION by Mr. Sebestyen, seconded by Ms. Daly, with all in favor, unanimous approval was given to approve proposal #WOVL01102023 from Inframark for concrete panels, in the amount of \$2,475.

iv. Sitex Report

Discussion ensued regarding the algae, water levels, and the ponds. A discussion ensued regarding aerator and fountains. Mr. Mena stated that one fountain costs \$17,592 and aerators are just under a total of \$42,000. Mr. Mena stated that removing the sales tax for the aerators would reduce the amount to \$39,439.

Discussion ensued regarding pond 10. Ms. Daly stated she would like to find out if pond 10 is under warranty.

On MOTION by Mr. DeCrotie, seconded by Mr. Sebestyen, with all in favor, unanimous approval was given to the proposals from Sitex Aquatics for installation of a floating fountain system, in the amount of \$17,592, and an aeration system, in the amount of \$39,439.

Discussion ensued regarding an agreement for the proposals for the fountain system and aerators.

v. HOA Liaison Report

199 Discussion ensued regarding pathway at Windsor. Ms. Daly stated there is an
200 electrical box in the middle of a pathway at Windsor and is causing accidents.

201 **D. District Manager**

202 **i. Easement Usage Request**

203 Mr. Mena provided a photo to the Board from a resident who is asking for an
204 easement usage request to build a pool. A discussion ensued regarding easement and
205 encroachment. Mr. Clark stated he has a concern with vegetation being damaged and the
206 conservation area. He stated he would like to see a site development plan from the
207 resident.

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209 **FIFTH ORDER OF BUSINESS**

New Business

210 Discussion ensued regarding a spreadsheet for insurance claims at every meeting.

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212 **SIXTH ORDER OF BUSINESS**

Supervisor's Request

213 Ms. Daly raised concerns with the new employee. It was stated that they will be
214 trained prior to taking over the job completely. Ms. Daly stated she would like to be
215 included in the bidding process.

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217 **SEVENTH ORDER OF BUSINESS**

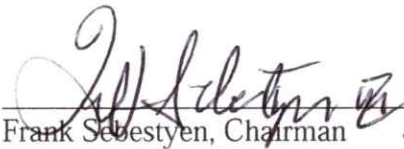
Adjournment

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The meeting adjourned at 8:58 p.m.

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225 Gabriel Mena, Secretary



Frank Sebestyen, Chairman