

**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 on Thursday, April 7, 2011 at 9:30 A.M. at the Vista Lakes Clubhouse, 8841 Lee Vista Boulevard, Orlando, Florida.

Present and constituting a quorum were:

John Rose	Chairman
Randy Holihan	Vice Chairman
James Shelton	Assistant Secretary
Ron Cumello	Assistant Secretary
Dr. Harold G. Banks	Assistant Secretary

Also present were:

Gary L. Moyer	Manager: Moyer Management Group
Barry Roy	Engineer: Bowyer-Singleton (by phone)

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Moyer called the meeting to order and stated that all Supervisors were present.

**THIRD ORDER OF BUSINESS**

**Discussion Item: Repairs to the Vista Lake Dock**

Mr. Moyer stated I took the liberty of calling this meeting to order to consider the awarding of a contract to make repairs to the dock, drainage and sidewalk as there was a safety issue. Mr. Roy obtained some bids and we were going to proceed with what the Board authorized, which is the correction to the sidewalk and the drainage. Mr. Roy expressed some concern that some of this work could be lost unless we did the dock improvements as well. He obtained some bids for us to consider.

Mr. Holihan asked does the CDD own the dock?

Mr. Cumello responded the CDD owns the canoe dock and fishing pier.

Mr. Moyer stated Mr. Roy is with us by phone and I would like for him to discuss the work he has done since the last meeting and his recommendation.

Mr. Roy stated I received additional bids for the pier from the ones you already received, on what it would take to re-use the existing facilities, re-align the walkway and complete

reconstruction of the fishing pier. The first bid was \$2,800 to re-align the walkway, but I did not get a good feeling about the final product. So they went back and gave me a price on the complete reconstruction, which was \$18,000. The bid from Southern Dock Designs was for \$13,963. We thought about using the existing pier and making it better, but I do not see where it would benefit the district to try to salvage the existing dock versus doing a complete reconstruction. There was another bid that ranged from \$8,000 for rehabilitation of the existing pier to \$28,000 for replacement of the entire dock with aluminum hand rails.

Mr. Holihan asked when they remove the dock and set the new 6x6 pilings, will they be installing them by barge?

Mr. Roy responded yes.

Mr. Holihan asked how much is going into the lake bottom?

Mr. Roy responded I do not know the exact depth, but I can find out. I assume it will be at least a minimum of five feet or whatever is required by code.

Mr. Holihan asked what type of material will they be getting into; sand or rock?

Mr. Roy responded the lake bottom consists of sand. There may be a hardpan layer in deeper water

Mr. Holihan stated the reason why I am asking is I just went through this process and the contractor thought they went deep enough into what they thought was hardpan, but the minute we put some weight on the dock, it sunk.

Mr. Roy stated I do not believe there is any rock.

Mr. Holihan asked how steep is the drop off and where does the drop off begin? I recall that there was a fairly deep drop off.

Mr. Roy responded I do not believe there is much of a drop off. The drawings from the original pier show there is a gradual bank.

Mr. Moyer asked how far out into the lake is the dock going to be? Is it going to be in the same location?

Mr. Roy responded it will be in the same location, but if the district wants a different configuration or extend it further out, we would have to get with the contractor to get an adjusted price.

Mr. Holihan stated on the back of the Southern Dock Designs estimate, it says "standard composite decking". Is that the plastic wood type decking?

Mr. Roy responded I am sure it is recycled synthetic decking board. I can get a spec on it, but this is standard material of what most of the contractors use.

Mr. Shelton asked what is ground contact lumber, which is listed under the list of materials? Does this mean it is treated so it will not rot and fail?

Mr. Roy responded yes. What is proposed is pressure treatment for ground contact only.

Mr. Cumello stated there are two prices for the fishing dock; one is \$11,591 and the other is \$13,963. What is the difference in the prices?

Mr. Roy responded the \$11,591 price is to replace the decking and \$13,963 is for total replacement.

Mr. Holihan stated for \$11,591, they would only replace the pilings they need to and only replace three pilings that are in the water.

Mr. Cumello stated that does not make any sense.

Mr. Holihan stated I suggest that we replace the entire dock and use the composite decking. It is three times the price to use composite decking over regular wood, but the wood would only last five years versus the composite decking, which would last a lifetime. \$3,500 for composite decking is cheap.

Mr. Cumello asked does the upgrade include the fencing or just the decking?

Mr. Roy responded just the decking. There was a \$3,000 estimate for decking materials. I would not think the handrails would cost much more. I can get a price for the thicketts, top rails and the composite decking.

Mr. Cumello stated the problem we have with the thicketts is the kids kick them out and we continually have to replace them.

Mr. Holihan stated the problem that I have is if we go with the regular decking, it will start splintering five years from now and kids will get splinters in their feet.

Mr. Cumello stated the financials show that we have \$510,000 in operating funds. How much money do we actually have in reserves?

Mr. Moyer responded in this year's budget, if we leave the reserves alone, in field and landscaping, we are \$31,000 under budget for administrative, \$6,000 in landscaping and \$21,000 in field operations. However, this may change going into the summer. We are fairly well under budget and it would just be a matter of adjusting line items at the end of the year to come up with

money to cover this expenditure. That is the best case scenario. The worst case is that we would have to take the money out of reserves. You currently have \$281,000 in designated reserves.

Mr. Cumello stated at the last meeting, we commented that the Reserve Study had \$130,000 reserved for the total future cost of replacing the wood decks, which would be both the canoe and fishing docks. In 2016, \$47,000 was set aside for repair of the dock. It seems like we do not even need to use the reserves.

Mr. Holihan asked what was the useful life of the dock in the Reserve Study? Are we at the end of it?

Mr. Cumello responded it says the dock is 10 years old and will need to be replaced in 2016, so the useful life is 15 years. According to the financials, we have the money.

Mr. Moyer stated correct.

Mr. Cumello MOVED to accept the proposal from Southern Dock Designs in the amount of \$13,963 to remove and reconstruct the entire community dock and \$3,584 for the composite decking upgrade and Mr. Holihan seconded the motion.

Mr. Moyer asked does this exclude the canoe dock or include it?

Mr. Cumello responded we are talking about the fishing dock.

Mr. Holihan stated we are approving the Southern Dock Designs estimate for \$13,963 for the community dock and \$3,584 for the composite decking upgrade.

On VOICE VOTE with all in favor, the prior motion to accept the proposal from Southern Dock Designs in the amount of \$13,963 to remove and reconstruct the entire community dock and \$3,584 for the composite decking upgrade was approved.

Mr. Cumello stated I assume that we are going to have some damage to the landscaping once this work is completed, especially if they have to move some equipment into this area. Therefore, we will have to allocate additional costs for landscape restoration. Once Mr. Roy gives Southern Dock Designs the approval to proceed, do we know how long it will take to complete the job?

Mr. Roy responded they thought they could get started in 30 days and get it done in 10 days. I can reconfirm this with them.

Mr. Cumello stated all we would need is a proposal on the landscape damage after they complete the job.

Pastor Banks stated I expect it to be minimal to re-sod the area and make irrigation repairs.

Mr. Holihan asked do they need to pull a building permit to do this work?

Mr. Roy responded they included the permits. They were going to check with the City to see if they had to pull a permit for a private pond.

Pastor Banks asked what are we doing with the canoe dock?

Mr. Cumello responded I did not look at it and do not know if it is in bad shape. Did you look at the canoe dock, Mr. Roy?

Mr. Roy responded the canoe dock looks good. Even the decking looks good. However, it does need to be pressure washed.

Mr. Shelton asked would there be any cost advantage to us doing both docks at once rather than postponing the canoe dock for two or three years?

Mr. Roy responded I can check.

Mr. Rose stated we do not need to replace it.

Mr. Cumello stated that dock gets absolutely no use, except for birds.

Mr. Moyer stated the bottom line is we are not going in that direction at this time.

Mr. Roy stated I thought the canoe dock was in good shape and seemed sturdy. I forgot to mention at a previous meeting that in Melrose, a homeowner complained about ponding in the curb areas. I sent an email stating that I believed this was caused by the actual construction of the driveway construction at the home. According to the contractor doing the storm sewer work, it will cost \$20 per foot to remove and replace the curb. Because of the City of Orlando's criteria for the barrier curb, you will see a lot of ponding because it is difficult to get the drainage across there, unless the homebuilder takes the time to do this. I do not know if the Board wants to address this matter now or not.

Pastor Banks stated we have several areas that pond throughout the community. The one in Melrose came up a few months ago when a new owner moved in. I do not know if that it is different there than a multitude of other locations.

Mr. Moyer asked can we defer this discussion until the May meeting when we have our regular meeting?

Mr. Roy responded that is fine.

Mr. Cumello asked will the drainage that has already been approved be done concurrent with the pier replacement?

Mr. Roy responded yes. We were able to get both contractors to work together.

Mr. Moyer stated the rest of the agenda can be tabled until the May meeting, unless the Board has any specific item to discuss.

There being no further business,

On MOTION by Mr. Cumello seconded by Mr. Rose with all in favor, the meeting was adjourned.

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Gary L. Moyer  
Secretary

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John Rose  
Chairman