

**MINUTES OF WORKSHOP
VISTA LAKES
COMMUNITY DEVELOPMENT DISTRICT**

A workshop of the Board of Supervisors of the Vista Lakes Community Development District was held Thursday, August 11, 2016 and called to order at 9:10 a.m. at the Vista Lakes Clubhouse, located at 8841 Lee Vista Boulevard, Orlando, Florida 32829.

Present were:

Ronald Cumello
Gary Schuett
Jason McCright
Gary Moyer

Chairman
Assistant Secretary
Assistant Secretary (Via Telephone)
District Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Moyer called the workshop to order and indicated Supervisors Cumello, Schuett and McCright were present.

SECOND ORDER OF BUSINESS

Audience Comments

There being no audience members present, the next order of business followed.

THIRD ORDER OF BUSINESS

**Discussion of the Proposed Fiscal Year
2017 Budget**

Mr. Moyer stated the purpose of this workshop is to get comments on the budget prior to the regular meeting which is scheduled to commence at 10:00 a.m. With that brief opening, gentlemen do you want to tell me what you think and what your comments are on the budget?

Mr. Cumello asked is the budget exactly the same as the 2016 budget?

Mr. Moyer responded that is correct.

Mr. Cumello stated the assessments remain the same. I have just minor comments. On Page 2, under *Contracts-Landscape Consultant*, this is Mr. Tom MacCubbin, so you zeroed it out. Is there any reason for that?

Mr. Moyer responded I did so because we have not been invoiced through June and when the accountant put this together, she probably determined we would not be billed for that, but I think we need to keep it in the budget.

Mr. Cumello stated you need to move some money there.

Mr. Moyer stated yes.

Mr. Cumello stated the other comment I had was the gate repairs, which now we do 100%. I know we discussed the possibility of having its own line item so we understood how much we were spending against it. Currently, I think you have it bundled and I am not sure where it is bundled from. I do not know if it is *R&M-Common Area*, which is \$15,000 for the year. I would suggest you add a line item and possibly withdraw the funds out of *Misc-Contingency* which seems to have increased, only for the purpose of having some visibility and transparency to how much it is costing for the repairs and call it *R&M-Gates*.

Mr. Moyer asked what do you think we need to include?

Mr. Cumello responded I would suggest you start out at \$5,000 because these are miscellaneous expenses for issues with the gates, it is not replacement of them, which comes out of Reserves. In the descriptions, the narrative on Page 6 under *Contracts On-Site Maintenance* states, *the District pays 60%*. It should say *100%*. That is the old narrative. Other than the other comments I gave you on the assessment sheet, that is all I had.

Mr. Moyer stated under *Streetlights Non-Gated*, it shows the estimated payment at \$112,000 for this year. There is no reason we should be budgeting under what we are currently paying because that is generally a fixed number, so I think we ought to increase it to \$115,000.

Mr. Cumello asked where will you take that from?

Mr. Moyer responded we can reduce *Contingencies* or we can take some of the monies out of collection costs under *Administrative*, the \$23,000, that we only pay \$1,500 a year for, take some of that money and reallocate it.

Mr. Cumello stated that sounds fair.

Mr. Moyer stated the only other *nitpick* is a carry forward into *Reserve* of \$86,000, but that number, according to the Reserve Study, is \$87,500, so we will make that change.

Mr. Schuett stated the contracts for on-site maintenance which we usually start up where it says the District pays 60% of payroll, should be \$300.

Mr. Cumello asked from an actual expense, is the on-site cost for the payroll outsourced?

Mr. Moyer responded that is correct.

Mr. Cumello stated it is not for employees.

Mr. Moyer stated they are not employees.

Mr. Cumello stated we use two different contractors to do the work.

Mr. Moyer stated that is correct. We do not have any payroll.

Mr. Cumello asked what do we do with the rental on the unit? I know it is \$600 per month. Where would we show it? That is \$7,200 per year.

Mr. Moyer stated it should be under *Irrigation* because that is primarily what its purpose is, and it appears we budgeted \$20,000 last year and we are budgeting \$25,000 this year.

Mr. Cumello stated that cost will likely increase because I am sure there will be raises to the rental cost. There is going to be a point in which we may need to look back at building a structure. Would it be appropriate to break that out as a lease?

Mr. Moyer responded I think so.

Mr. Cumello stated this is the rental unit for the irrigation. It is irrigation and maintenance.

Mr. Moyer stated that is correct.

Mr. Cumello stated that is all I have.

Mr. Moyer stated with that we added \$19,100 on the items we discussed. Again, I will take some of that out of Contingencies and I will roll the balance out of assessment collection costs and make that balance work. Therefore, we are not going to increase assessments.

Mr. McCright stated I was curious about the bond issue. My only question was whether or not we wanted to look at that.

Mr. Moyer stated yes, I think it is a good idea.

FOURTH ORDER OF BUSINESS

Supervisors' Requests

Hearing no requests from Supervisors, the next order of business followed.

FIFTH ORDER OF BUSINESS


Other Business


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

SIXTH ORDER OF BUSINESS

Adjournment

There being no further business, the workshop was adjourned at approximately 9:20 a.m.


Gary Moyer
Secretary


Ronald Cumello
Chairman