

**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 13, 2015 at 9:30 a.m. at the Vista Lakes Clubhouse, 8841 Lee Vista Boulevard, Orlando, Florida.

Present and constituting a quorum were:

Ronald Cumello	Chairman
Renee Hale	Vice Chairperson
Frank Sebestyen	Assistant Secretary
Gary Schuett	Assistant Secretary
Jason McCright	Assistant Secretary (Via Telephone)

Also present were:

Gary Moyer	District Manager
Scott Clark	District Counsel
Numerous Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Moyer called the workshop to order. The record reflects all Supervisors are present.

SECOND ORDER OF BUSINESS

Audience Comments

Hearing no comments from the audience, the next order of business followed.

THIRD ORDER OF BUSINESS

**Discussion of the Proposed Fiscal Year
2016 Budget**

Mr. Moyer stated the purpose of this workshop is to discuss and review the proposed budget for Fiscal Year 2016, which was part of your agenda package. This will also be the subject of a Public Hearing at your regular meeting which will follow this workshop at 10:00 a.m. Back in May, the Board approved the budget for the purpose of scheduling the Public Hearing for today. You may recall, I made a brief presentation at that time. Let me start with the conclusion. The conclusion is that we do not propose to increase assessments on our residents. The amount of revenues we collect are projected to be exactly the same as what we have collected, not only this

year, but in several prior years. The work program is well established. We have a lot of operating history with the various vendors and contractors providing service to the District and there really is not anything out of the ordinary. I will comment that when you look at revenues through June, it shows we had special assessments outstanding of \$23,430. I received an update today, and for all practical purposes, with the exception of \$300, we have collected all of the outstanding assessments. I will ask the Board for any questions or comments you may have. I will make one other comment. As part of this budget, there is on Page 9 the allocation of fund balance, which is projected to have \$237,000 of an unassigned fund balance at the end of this Fiscal Year. We will also have funds available, and I will approach the Board and allocate back into those line items what we show from the Reserve Study which we will continually update, but I will not update that until we close the books at the end of September, at which time I will come back to the Board and make that allocation.

Mr. Cumello asked looking at Page 9 under the allocation of the funds, do those numbers reflect 2015's current allocations?

Mr. Moyer responded it is estimated plus the addition of \$86,000 for next year, so if you want to know what the real number would be, you just take the \$86,000 and that would be the projection of where we would end up this year.

Mr. Cumello stated I remember when we did this last year it shows the 2014 numbers for the 2015 budget and we had to adjust that, so again, as I understand, these numbers reflect the end of 2015 not the end of 2016 Fiscal Year.

Mr. Moyer stated this would be true except if you go up under where it says *Available Funds*, they added \$86,000 which is in this budget for reserves in 2016.

Mr. Cumello asked is that the additional funding for the year?

Mr. Moyer responded it is the number we would have to back out to get what it would be at the year end.

Mr. Cumello stated I understand. You are going to take \$86,000 and allocate it against reserves for fences, gates and irrigation among other items.

Mr. Moyer stated exactly. The Reserve Study suggested we allocate that, based on the percentages.

Mr. Cumello stated my other question is I noticed we increased the utility line item for water & sewage on Page 2 by \$10,000, so we have a 2015 budget of \$50,000, which is increasing

to \$60,000, based on current costs because it looks like a projection will be \$55,000 by the end of this Fiscal Year and likewise on the street lights decreased by \$5,000 based on the projections.

Mr. Moyer stated we are talking about street lights. I will also point out to you under the revenue section, we have a line item called, *Interlocal Agreement*, which was negotiated by the Board several years ago in which we get reimbursed a certain amount of money for street lights.

Mr. Cumello stated this is from the City of Orlando.

Mr. Moyer stated yes, sir.

Mr. Cumello asked where is the item under field support to move forward with the new facilities and eventually to bring on one full-time person going to be covered? Is it under on-site maintenance?

Mr. Moyer responded that is it.

Mr. Cumello stated that is at \$50,000.

Mr. Moyer stated yes.

Mr. Cumello stated that will cover the labor cost and any additional costs associated with the facility.

Mr. Moyer stated it will cover labor costs, FICA, taxes and insurance.

Mr. Sebestyen asked are we saying no net change and the extension would be budgeted from last year for that \$50,000?

Mr. Moyer responded that is correct.

Mr. Cumello stated for the record, assessments to the residents, and commercial property will remain the same.

Mr. Moyer stated that is correct. On Page 14, there is a schedule which identifies the various neighborhoods.

Mr. Cumello stated on that chart, in the top boxes, that used to be an apartment where it says multi-family. It is called Central Park. It changed a few years ago.

Mr. Moyer asked do you want it specifically identified as Central Park?

Mr. Cumello responded yes, but only under the subdivision name because when people look at it, they will see Central Park, which is what it is known as today.

Mr. Moyer stated OK.

Mr. Cumello stated that looks like the unit type, and there is another one which says *Apartments*, but Horizon is a condominium also.

Mr. Moyer asked are there any other questions or comments? It reflects basically what we are experiencing in the current Fiscal Year, which basically reflected what we experienced for a number of years. I think we are in good shape.

Mr. Sebestyen asked do you have a good idea where you are going to assign those reserves?

Mr. Moyer responded yes, on Page 9, if you go back, the categories are already there. You have operating reserves, reserves for fences, walls, gate operators, irrigation, all other concrete, ponds and lakes on the Reserve Study, and what we will do on a pro rata basis, is add all of those up and determine the percent for each one of those and then we will allocate based on percentage, which again follows the recommendations in the Reserve Study.

Mr. Cumello stated in the end we should have about \$150,000 in unassigned cash.

FOURTH ORDER OF BUSINESS

Supervisor Requests

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

FIFTH ORDER OF BUSINESS

Other Business

A resident stated there seems to be a lack of communication between the CDD and the HOA and although Mr. Smith is not here yet, I would like to suggest that following your quarterly Board meetings, perhaps Mr. Smith can attend our meeting and give us a presentation about what is going on. I think it would promote a greater sense of cooperation and it would just be four times per year.

Mr. Moyer stated it is totally up to the Board. I am sure Mr. Smith will accommodate any requests we ask of him.

Mr. Sebestyen stated it would surely save time here if we did not have to deal with all of these landscaping questions every time we meet.

The resident stated I do not know anything about the building, but I am proposing a full time maintenance person to control the gate, and take care of other items which affect the HOA as well.

Mr. Cumello stated these meetings are recorded, documented and published. In fact, Ms. Eichorn is on the distribution list of the draft, so everything we say here is available for the Board members to actually read.

The resident stated a personal presentation would be highly effective.

Mr. Sebestyen stated they do not answer all of the questions.

The resident stated this would be before our meeting starts, as quite often we have guests who give us some of their time. I just thought that would be more effective than going to the website.

Mr. Moyer stated your meetings are on the same day as these meetings.

Mr. Cumello stated you may have an issue with Mr. Smith's schedule because he handles other properties.

The resident stated I would like to know the status of the fence

Mr. Cumello stated I would like to hold this to the next meeting.

SIXTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Cumello seconded by Mr. Sebestyen with all in favor, the meeting was adjourned at approximately 9:50 a.m.



Gary L. Moyer
Secretary



Ronald Cumello
Chairman

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GiQ L Moyer Secretary

Ronald Cumello Chairman

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