



**VISTA
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
MARCH 1, 2018
10:00 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.vistacdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
VISTA
COMMUNITY DEVELOPMENT DISTRICT
2100 Emerald Dunes Drive
West Palm Beach, FL 33411
REGULAR BOARD MEETING
March 1, 2018
10:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. November 17, 2017 Regular Board Meeting & Public Hearing.....Page 3
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2018-01 – Adopting a Fiscal Year 2018/2019 Proposed Budget.....Page 5
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

PROOF OF PUBLICATION STATE OF FLORIDA

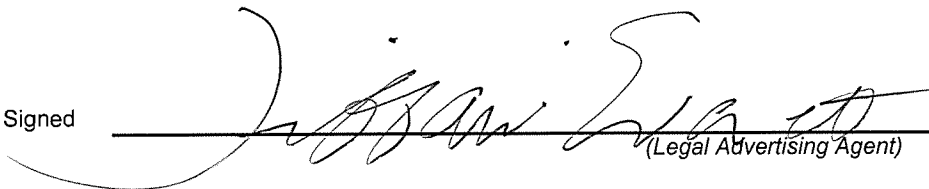
PUBLIC NOTICE

Before the undersigned authority, personally appeared Tiffani Everett, who on oath, says that he/she is a Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published in West Palm Beach and distributed in Palm Beach County, Martin County, and St. Lucie County, Florida; that the attached copy of advertising for a Legal - Notice was published in said newspaper on: first date of Publication 09/20/2017 and last date of Publication 09/20/2017. Affiant further says that the said The Palm Beach Post is a newspaper published in West Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

VISTA CDD
2501 BURNS RD
STE A
PALM BEACH GARDENS, FL 33410-5207

Invoice/Order Number:	0000218113
Ad Cost:	\$271.76
Paid:	\$0.00
Balance Due:	\$271.76

Signed



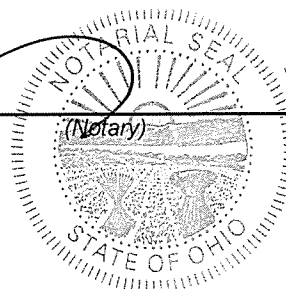
(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 21st day of September, 2017 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed



(Notary)



VICKY LEE FLANNERY
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
03-16-2022

Please see Ad on following page(s).

Invoice/Order Number: 0000218113
Ad Cost: \$271.76
Paid: \$0.00
Balance Due: \$271.76

**VISTA COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Vista Community Development District has set the Fiscal Year 2017/2018 Regular Meeting Schedule to reflect that meetings will be held at 2100 Emerald Dunes Drive, West Palm Beach, Florida 33411 at 10:00 a.m. on the following dates:

October 5, 2017
November 2, 2017
December 7, 2017
January 4, 2018
February 1, 2018
March 1, 2018
April 5, 2018
May 3, 2018
June 7, 2018
July 5, 2018
August 2, 2018
September 6, 2018

The purpose of the meetings is to conduct all business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled without advertised notice.

**VISTA COMMUNITY DEVELOPMENT
DISTRICT**

www.vistacdd.org
9-20/2017

0000218113-01

VISTA COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 17, 2017

A. CALL TO ORDER

District Manager Jason Pierman called the November 17, 2017, Regular Board Meeting of the Vista Community Development District to order at 9:02 a.m. at 2100 Emerald Dunes Drive, West Palm Beach, Florida 33411.

B. PROOF OF PUBLICATION

Mr. Pierman presented proof of publication that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on November 10, 2017, as part of the District's Fiscal Year 2017/2018 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Pierman determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting: Chairman Kenneth R. Green, Vice Chairperson Lesley Rey and Supervisor Erin Stevens.

Staff in attendance were: District Manager Jason Pierman of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. June 1, 2017, Public Hearing & Regular Board Meeting

Mr. Pierman presented the minutes of the June 1, 2017, Public Hearing & Regular Board Meeting and asked if there were any changes. It was noted that Ms. Rey's last name was misspelled.

A **motion** was then made by Ms. Rey, seconded by Mr. Stevens and unanimously passed to approve the minutes of the June 1, 2017, Public Hearing & Regular Board Meeting, as amended.

G. OLD BUSINESS

There were no Old Business items to come before the Board.

VISTA COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 17, 2017

H. NEW BUSINESS

1. Consider Resolution No. 2017-05 – Adopting a Fiscal Year 2016/2017 Amended Budget

Mr. Pierman presented Resolution No. 2017-05, entitled:

RESOLUTION NO. 2017-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2016/2017 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Ms. Rey, seconded by Mr. Stevens and passed unanimously to adopt Resolution No. 2017-05, as presented.

I. ADMINISTRATIVE MATTERS

Mr. Pierman noted that the next meeting would take place in either March or April.

J. BOARD MEMBER COMMENTS

There were no comments from the Board Members.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Rey, seconded by Mr. Stevens, and unanimously passed to adjourn the Regular Board Meeting at 9:12 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2018-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2018/2019; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Vista Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2018/2019 has been prepared and considered by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2018/2019 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2018 at 10:00 a.m. in the 2100 Emerald Dunes Drive, West Palm Beach, FL 33411, for the purpose of receiving public comments on the Proposed Fiscal Year 2018/2019 Budget.

PASSED, ADOPTED and EFFECTIVE this 1st day of March, 2018.

ATTEST:

**VISTA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Vista
Community Development District

**Proposed Budget For
Fiscal Year 2018/2019
October 1, 2018 - September 30, 2019**

CONTENTS

- I PROPOSED BUDGET**
- II DETAILED PROPOSED BUDGET**
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

PROPOSED BUDGET
VISTA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 BUDGET
REVENUES	
O & M Assessments	52,427
Debt Assessments	369,846
Other Revenues	0
Interest Income	240
TOTAL REVENUES	\$ 422,513
EXPENDITURES	
Engineering/Inspections	2,500
Management	19,416
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,300
Arbitrage Rebate Fee	650
Insurance	6,355
Legal Advertisements	1,400
Miscellaneous	800
Postage	250
Office Supplies	425
Dues & Subscriptions	175
Trustee Fee	3,750
Continuing Disclosure Fee	1,000
Website Management	1,500
TOTAL EXPENDITURES	\$ 55,521
REVENUES LESS EXPENDITURES	\$ 366,992
Bond Payments	(347,656)
BALANCE	\$ 19,336
County Appraiser & Tax Collector Fee	(8,445)
Discounts For Early Payments	(16,891)
EXCESS/ (SHORTFALL)	\$ (6,000)
Carryover Balance From Prior Year	6,000
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
VISTA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
REVENUES				
O & M Assessments	54,576	55,835	52,427	Expenditures Less Interest & Carryover/.94
Debt Assessments	368,824	366,649	369,846	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	183	240	240	Interest Projected At \$20 Per Month
TOTAL REVENUES	\$ 423,583	\$ 422,724	\$ 422,513	
EXPENDITURES				
Engineering/Inspections	1,360	2,500	2,500	No Change From 2017/2018 Budget
Management	18,636	19,020	19,416	CPI Adjustment
Legal	9,527	7,500	8,000	\$500 Increase From 2017/2018 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,100	3,200	3,300	\$100 Increase From 2017/2018 Budget
Arbitrage Rebate Fee	650	650	650	No Change From 2017/2018 Budget
Insurance	5,778	6,355	6,355	Insurance Estimate
Legal Advertisements	753	1,500	1,400	\$100 Decrease From 2017/2018 Budget
Miscellaneous	94	900	800	\$100 Decrease From 2017/2018 Budget
Postage	99	250	250	No Change From 2017/2018 Budget
Office Supplies	259	425	425	No Change From 2017/2018 Budget
Dues & Subscriptions	175	175	175	No Change From 2017/2018 Budget
Trustee Fee	3,657	3,750	3,750	No Change From 2017/2018 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2017/2018 Budget
Website Management	1,500	1,500	1,500	No Change From 2017/2018 Budget
TOTAL EXPENDITURES	\$ 52,588	\$ 54,725	\$ 55,521	
REVENUES LESS EXPENDITURES	\$ 370,995	\$ 367,999	\$ 366,992	
Bond Payments	(349,735)	(344,650)	(347,656)	2019 P & I Payments Less Earned Interest
BALANCE	\$ 21,260	\$ 23,349	\$ 19,336	
County Appraiser & Tax Collector Fee	(2,451)	(8,449)	(8,445)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(15,371)	(16,900)	(16,891)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 3,438	\$ (2,000)	\$ (6,000)	
Carryover Balance From Prior Year	0	2,000	6,000	Carryover Balance From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 3,438	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE BUDGET

VISTA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2018/2019

OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
REVENUES				
Interest Income	1,295	25	300	Projected Interest For 2018/2019
NAV Tax Collection	349,735	344,650	347,656	2019 P & I Payments Less Earned Interest
Total Revenues	\$ 351,030	\$ 344,675	\$ 347,956	
EXPENDITURES				
Principal Payments	115,000	120,000	130,000	Principal Payment Due In 2019
Interest Payments	234,081	224,675	217,956	Interest Payments Due In 2019
Transfer To Construction Fund	8,023	0	0	
Total Expenditures	\$ 357,104	\$ 344,675	\$ 347,956	
Excess/ (Shortfall)	\$ (6,074)	\$ -	\$ -	

Series 2006 Bond Information

Original Par Amount =	\$5,170,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.375%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	November 2006		
Maturity Date =	May 2037		
Par Amount As Of 1/1/18 =	\$4,240,000		

Vista Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2015/2016 Assessment*	Fiscal Year 2016/2017 Assessment*	Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Projected Assessment*
O & M	\$ 138.85	\$ 107.45	\$ 109.42	\$ 112.12	\$ 105.27
<u>Debt</u>	<u>\$ 745.18</u>	<u>\$ 741.81</u>	<u>\$ 739.63</u>	<u>\$ 736.25</u>	<u>\$ 742.67</u>
Total	\$ 884.03	\$ 849.26	\$ 849.05	\$ 848.37	\$ 847.94

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units	498
-------------	-----