



**VISTA
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 6, 2024
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 & PUBLIC HEARING
June 6, 2024
10:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Consider Board Member Resignation.....Page 2
- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
 - 1. April 4, 2024 Regular Board Meeting.....Page 3
- H. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2024/2025
 - 3. Consider Resolution No. 2024-02 – Adopting a Fiscal Year 2024/2025 Final Budget.....Page 6
- I. Old Business
- J. New Business
 - 1. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2024/2025 Meeting Schedule.....Page 13
 - 2. Discussion Regarding Parcel 6
 - 3. Consider Board Approval for Engineer to Prepare a Supplemental Engineer’s Report
- K. Administrative Matters
 - 1. Announce Qualifying Period
- L. Board Members Comments
- M. Adjourn

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune
News Herald | The Palm Beach Post
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Vista Cdd
2501 BURNS RD
STE A

PALM BEACH GARDENS FL 334105207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

09/25/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/25/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

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VISTA COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
REGULAR MEETING SCHEDULE
NOTICE IS HEREBY GIVEN that
the Board of Supervisors of the
Vista Community Develop-
ment District will hold Regular
Meetings at 2100 Emerald Dunes
Drive, West Palm Beach, Florida
33411 at 10:00 a.m. on the following
dates:

October 5, 2023
November 2, 2023
December 7, 2023
January 4, 2024
February 1, 2024
March 7, 2024
April 4, 2024
May 2, 2024
June 6, 2024
July 11, 2024
August 1, 2024
September 5, 2024

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.

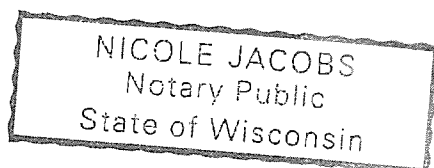
From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present of the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

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 ensure that a verbatim record of the proceedings is made of 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
September 25, 2023 9301462



Yves Corioland
6550 Mortgage Hill Trail
West Palm Beach, FL 33411
Email: yvesc@adgloba.com
Phone: 305-300-0613

May 29, 2024

Board of Directors
Vista Community Development District
2501A Burns Road
Palm Beach Gardens, FL 33410

Re: Resignation Letter- Vista Community Development District Secretary

Dear Members of the Board,

I hope this letter finds you well. It is with a heavy heart that I must tender my resignation as the volunteer Secretary for the Vista Community Development District, effective immediately.

Due to a recent medical emergency involving my son, who is currently intubated, I need to devote my full attention and dedicate my time to his care and to supporting my family during this challenging period. Making this decision has been incredibly difficult, as I have thoroughly enjoyed working alongside such a dedicated and passionate group of individuals.

I am sincerely grateful for the opportunity to have served as Secretary and to have collaborated with such a committed team. The experiences and relationships I have built during my time with the District are truly invaluable to me.

Please be assured that I will do everything in my power to ensure a smooth transition. I am more than willing to assist in any way possible to hand over my responsibilities effectively. Kindly let me know how I can best support this process.

Once again, I extend my heartfelt thanks for the privileges of serving our community. I hope to have the opportunity to rejoin the District's efforts in the future when circumstances allow.

Thank you for your understanding and support during this difficult time.

Sincerely,

Yves Corioland

Yves Corioland, B.Soc. SC, B.A. Soc, CMP, MBA, CML, CMOA
Business Development

**VISTA COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 4, 2024**

A. CALL TO ORDER

District Manager Jason Pierman called the April 4, 2024, Regular Board Meeting of the Vista Community Development District (the “District”) to order at 10:09 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 September 25, 2023, as part of the District’s Fiscal Year 2023/2024 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 and Supervisors Lesley Rey and Maxine Matses.

Staff in attendance were: District Manager Jason Pierman of Special District Services, Inc.; and General Counsel Scott Cochran 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. October 5, 2023, Regular Board Meeting

Mr. Pierman presented the minutes of the October 5, 2023, Regular Board Meeting and asked if there were any changes.

There being none, a **motion** was made by Ms. Rey, seconded by Mr. Green and unanimously passed approving the minutes of the October 5, 2023, Regular Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Resolution No. 2024-01– Adopting a Fiscal Year 2024/2025 Proposed Budget

Mr. Pierman presented Resolution No. 2024-01, entitled:

RESOLUTION NO. 2024-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA
COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED
BUDGET FOR FISCAL YEAR 2024/2025; AND PROVIDING AN EFFECTIVE
DATE.**

A **motion** was made by Ms. Rey, seconded by Mr. Green and passed unanimously adopting Resolution No. 2024-01, as presented, setting the Public Hearing for June 6, 2024.

2. Reminder of Required Ethics Training

Mr. Pierman noted that SDS had placed links to the free training on its company website and reminded the Board that the training must be completed by the end of the calendar year.

I. ADMINISTRATIVE MATTERS

There were no Administrative Matters to come before the Board.

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. Green and unanimously passed adjourning the Regular Board Meeting at 10:11 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

Notice of Public Hearing
and Regular Board Meeting of the
Vista Community Development District

The Board of Supervisors of the Vista Community Development District (the District) will hold a Public Hearing and Regular Board Meeting on June 6, 2024, at 10:00 a.m., or as soon thereafter as can be heard, at 2100 Emerald Dunes Drive, West Palm Beach, Florida 33411.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2024/2025 Proposed Final Budget of the Vista Community Development District. A copy of the Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will 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.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at 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 meetings. If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Vista Community Development District
www.vistacdd.org

May 19, 26, 2024 #10186710

RESOLUTION NO. 2024-02

A RESOLUTION OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2024/2025 BUDGET.

WHEREAS, the Vista Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2024/2025 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 6th day of June, 2024.

ATTEST:

**VISTA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Vista
Community Development District

**Final Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

CONTENTS

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

FINAL BUDGET
VISTA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET
REVENUES	
O & M Assessments	56,186
Debt Assessments	365,754
Other Revenues	0
Interest Income	540
TOTAL REVENUES	\$ 422,480
EXPENDITURES	
Engineering/Inspections	2,500
Management	22,380
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,800
Arbitrage Rebate Fee	650
Insurance	7,200
Legal Advertisements	1,275
Miscellaneous	575
Postage	225
Office Supplies	350
Dues & Subscriptions	175
Trustee Fee	4,025
Continuing Disclosure Fee	1,000
Website Management	2,000
TOTAL EXPENDITURES	\$ 60,155
REVENUES LESS EXPENDITURES	\$ 362,325
Bond Payments	(343,809)
BALANCE	\$ 18,516
County Appraiser & Tax Collector Fee	(8,438)
Discounts For Early Payments	(16,878)
EXCESS/ (SHORTFALL)	\$ (6,800)
Carryover Balance From Prior Year	6,800
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
VISTA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
O & M Assessments	53,033	51,672	56,186	Expenditures Less Interest & Carryover/.94
Debt Assessments	369,177	370,299	365,754	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	3,503	360	540	Interest Projected At \$45 Per Month
TOTAL REVENUES	\$ 425,713	\$ 422,331	\$ 422,480	
EXPENDITURES				
Engineering/Inspections	0	2,500	2,500	No Change From 2023/2024 Budget
Management	21,108	21,732	22,380	CPI Adjustment (Capped at 3%)
Legal	7,518	8,000	8,000	No Change From 2023/2024 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,600	3,700	3,800	Accepted Amount For 2023/2024 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2023/2024 Budget
Insurance	6,134	6,600	7,200	FY 2023/2024 Expenditure Was \$6,594
Legal Advertisements	1,987	1,225	1,275	\$50 Increase From 2023/2024 Budget
Miscellaneous	60	600	575	\$25 Decrease From 2023/2024 Budget
Postage	71	225	225	No Change From 2023/2024 Budget
Office Supplies	166	350	350	No Change From 2023/2024 Budget
Dues & Subscriptions	175	175	175	No Change From 2023/2024 Budget
Trustee Fee	4,023	4,025	4,025	No Change From 2023/2024 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2023/2024 Budget
Website Management	2,000	2,000	2,000	No Change From 2023/2024 Budget
TOTAL EXPENDITURES	\$ 54,492	\$ 58,782	\$ 60,155	
REVENUES LESS EXPENDITURES	\$ 371,221	\$ 363,549	\$ 362,325	
Bond Payments	(351,257)	(348,081)	(343,809)	2025 P & I Payments Less Earned Interest
BALANCE	\$ 19,964	\$ 15,468	\$ 18,516	
County Appraiser & Tax Collector Fee	(2,849)	(8,439)	(8,438)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(16,428)	(16,879)	(16,878)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 687	\$ (9,850)	\$ (6,800)	
Carryover Balance From Prior Year	0	9,850	6,800	Carryover Balance From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 687	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE BUDGET
VISTA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	17,433	100	500	Projected Interest For 2024/2025
NAV Tax Collection	351,257	348,081	343,809	2025 P & I Payments Less Earned Interest
Total Revenues	\$ 368,690	\$ 348,181	\$ 344,309	
EXPENDITURES				
Principal Payments	160,000	170,000	175,000	Principal Payment Due In 2025
Interest Payments	191,350	178,181	168,909	Interest Payments Due In 2025
Transfer To Construction Fund	20,170	0	400	
Total Expenditures	\$ 371,520	\$ 348,181	\$ 344,309	
Excess/ (Shortfall)	\$ (2,830)	\$ -	\$ -	

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 1/1/24 =	\$3,400,000		

Vista Community Development District Assessment Comparison

	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year
	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
	<u>Assessment*</u>	<u>Assessment*</u>	<u>Assessment*</u>	<u>Assessment*</u>	<u>Projected Assessment*</u>
O & M	\$ 104.10	\$ 110.14	\$ 106.05	\$ 103.77	\$ 112.83
<u>Debt</u>	<u>\$ 743.42</u>	<u>\$ 737.30</u>	<u>\$ 741.32</u>	<u>\$ 743.58</u>	<u>\$ 734.45</u>
Total	\$ 847.52	\$ 847.44	\$ 847.37	\$ 847.35	\$ 847.28

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units	498
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RESOLUTION NO. 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Vista Community Development District ("District") to establish a regular meeting schedule for fiscal year 2024/2025; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2024/2025 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2024/2025 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 6th day of June, 2024.

ATTEST:

**VISTA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**VISTA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Vista Community Development District will hold Regular Meetings at 2100 Emerald Dunes Drive, West Palm Beach, Florida 33411 at 10:00 a.m. on the following dates:

**October 3, 2024
November 7, 2024
December 5, 2024
January 2, 2025
February 6, 2025
March 6, 2025
April 3, 2025
May 1, 2025
June 5, 2025
July 3, 2025
August 7, 2025
September 4, 2025**

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VISTA COMMUNITY DEVELOPMENT DISTRICT

www.vistacdd.org

PUBLISH: THE PALM BEACH POST