



**VISTA  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
NOVEMBER 2, 2017  
10:00 A.M.**

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

[www.vistacdd.org](http://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**  
November 2, 2017  
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. June 1, 2017 Regular Board Meeting & Public Hearing.....Page 3
- G. Old Business
- H. New Business
  - 1. Consider Resolution No. 2017-05 – Adopting a Fiscal Year 2016/2017 Amended Budget.....Page 7
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

## PROOF OF PUBLICATION

STATE OF FLORIDA

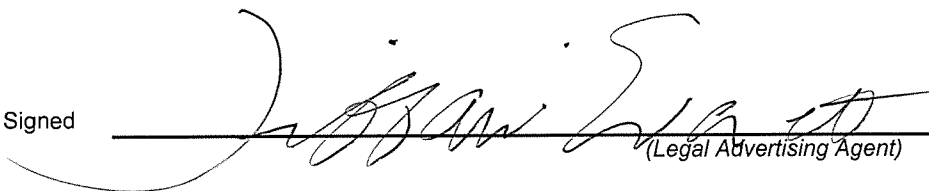
## PUBLIC NOTICE

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

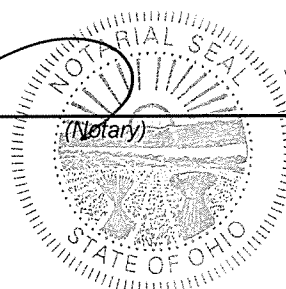
Signed

  
\_\_\_\_\_  
(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).

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

Invoice/Order Number: 0000218113  
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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](http://www.vistacdd.org)  
9-20/2017

0000218113-01

VISTA COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
JUNE 1, 2017

**A. CALL TO ORDER**

District Manager Jason Pierman called the June 1, 2017, Regular Board Meeting of the Vista Community Development 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 19, 2016, as part of the District's Fiscal Year 2016/2017 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 Ray and Supervisor Erin Stevens.

Staff in attendance were: District Manager Jason Pierman of Special District Services, Inc.; General Counsel Michael Pawelczyk of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; and District Engineer Fred Roth of Michael B. Schorah and Associates, Inc.

**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. March 2, 2017, Regular Board Meeting**

Mr. Pierman presented the minutes of the March 2, 2017, Regular Board Meeting and asked if there were any changes. A **motion** was then made by Ms. Rey, seconded by Mr. Stevens and unanimously passed to approve the minutes of the March 2, 2017, Regular Board Meeting, as presented.

Mr. Pierman then recessed the Regular Board Meeting and opened the Public Hearing.

**G. PUBLIC HEARING**

**1. Proof of Publication**

VISTA COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
JUNE 1, 2017

Mr. Pierman presented proof of publication that notice of the Public Hearing had been published in *The Palm Beach Post* on May 12, 2017, and May 19, 2017, as legally required.

**2. Receive Public Comment on the Fiscal Year 2017/2018 Final Budget**

Mr. Pierman noted that no members of the public were present.

**3. Consider Resolution No. 2017-02 – Adopting a Fiscal Year 2017/2018 Final Budget**

Mr. Pierman presented Resolution No. 2017-02, entitled:

**RESOLUTION NO. 2017-02**

**A RESOLUTION OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT  
ADOPTING A FISCAL YEAR 2017/2018 BUDGET.**

A motion was made by Ms. Rey, seconded by Mr. Stevens and passed unanimously to adopt Resolution No. 2017-02, as presented.

Mr. Pierman then closed the Public Hearing and reconvened the Regular Board Meeting.

**H. OLD BUSINESS**

**1. Update Regarding Parcel 6 Lake Work/Northern Palm Beach County Improvement District (“Northern”) Certification**

Mr. Roth delivered the record drawings, pipe outfall video report, and video to the Board, and stated that they had just been delivered to Northern. Mr. Pawelczyk requested that Mr. Roth also distribute PDF versions of the report and record drawings, to which Mr. Roth agreed. Mr. Pawelczyk advised that we now need a quit claim deed from Northern to Vista LLC for the old lake, noting that the new lake already belongs to Northern. Mr. Green asked that staff ensure that contractor liens had been released upon payment. Mr. Pawelczyk noted that he would keep following up with Mr. Edwards of Northern concerning the legal issues related to the conveyance.

**I. NEW BUSINESS**

**1. Consider Resolution No. 2017-03 – Adopting a Fiscal Year 2017/2018 Meeting Schedule**

Mr. Pierman presented Resolution No. 2017-03, entitled:

**RESOLUTION NO. 2017-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA  
COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR**

VISTA COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
JUNE 1, 2017

**MEETING SCHEDULE FOR FISCAL YEAR 2017/2018 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Ms. Rey, seconded by Mr. Stevens and passed unanimously to adopt Resolution No. 2017-03, as presented.

**2. Consider Resolution No. 2017-04 – Electronic Approval Process and Authorized Signatories**

Mr. Pierman presented Resolution No. 2017-04, entitled:

**RESOLUTION NO. 2017-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Pierman explained that although the Board had recently adopted a similar resolution, due to another retirement at SDS, payment approvers needed to be updated. The Board noted that Mr. Green, as Chairman, would be the additional signer.

A **motion** was made by Ms. Rey, seconded Mr. Stevens and passed unanimously to adopt Resolution No. 2017-04, as presented, naming Mr. Green as the additional signer.

**J. ADMINISTRATIVE MATTERS**

Mr. Pawelczyk stated that he would inform Mr. Edwards that the Board had met and is anxious to move forward now that the engineering documents have been delivered.

**K. BOARD MEMBER COMMENTS**

There were no comments from the Board Members.

**L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Stevens, seconded by Ms. Rey, and unanimously passed to adjourn the Regular Board Meeting at 10:26 a.m.

VISTA COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
JUNE 1, 2017

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Secretary/Assistant Secretary

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Chair/Vice-Chair



**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.**

**WHEREAS**, the Board of Supervisors of the Vista Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

**WHEREAS**, the District has prepared for consideration and approval an Amended Budget.

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

**Section 1.** The Amended Budget for Fiscal Year 2016/2017 attached hereto as Exhibit “A” is hereby approved and adopted.

**Section 2.** The Secretary/Assistant 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 2<sup>nd</sup> day of November, 2017.

**ATTEST:**

**VISTA  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

Vista  
Community Development District

**Amended Final Budget For  
Fiscal Year 2016/2017  
October 1, 2016 - September 30, 2017**

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- I      **AMENDED FINAL OPERATING FUND BUDGET**
- II     **AMENDED FINAL DEBT SERVICE FUND BUDGET**

**AMENDED FINAL BUDGET**  
**VISTA COMMUNITY DEVELOPMENT DISTRICT**  
**OPERATING FUND**  
**FISCAL YEAR 2016/2017**  
**OCTOBER 1, 2016 - SEPTEMBER 30, 2017**

	<b>FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17</b>	<b>AMENDED FINAL BUDGET 10/1/16 - 9/30/17</b>	<b>YEAR TO DATE ACTUAL 10/1/16 - 9/29/17</b>
<b>REVENUES</b>			
O & M Assessments	54,490	<b>54,576</b>	54,576
Debt Assessments	368,335	<b>368,824</b>	368,824
Other Revenues	0	<b>0</b>	0
Interest Income	240	<b>175</b>	170
<b>TOTAL REVENUES</b>	<b>\$ 423,065</b>	<b>\$ 423,575</b>	<b>\$ 423,570</b>
<b>EXPENDITURES</b>			
Engineering/Inspections	3,000	<b>3,300</b>	2,260
Management	18,636	<b>18,636</b>	18,636
Legal	7,500	<b>10,500</b>	9,026
Assessment Roll	6,000	<b>6,000</b>	6,000
Audit Fees	3,100	<b>3,100</b>	3,100
Arbitrage Rebate Fee	650	<b>650</b>	650
Insurance	6,000	<b>5,778</b>	5,778
Legal Advertisements	1,500	<b>1,250</b>	753
Miscellaneous	900	<b>500</b>	94
Postage	250	<b>105</b>	99
Office Supplies	450	<b>300</b>	259
Dues & Subscriptions	175	<b>175</b>	175
Trustee Fee	3,800	<b>3,657</b>	3,657
Continuing Disclosure Fee	1,000	<b>1,000</b>	1,000
Website Management	1,500	<b>1,500</b>	1,500
<b>TOTAL EXPENDITURES</b>	<b>\$ 54,461</b>	<b>\$ 56,451</b>	<b>\$ 52,987</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 368,604</b>	<b>\$ 367,124</b>	<b>\$ 370,583</b>
Bond Payments	(346,235)	<b>(349,735)</b>	(349,735)
<b>BALANCE</b>	<b>\$ 22,369</b>	<b>\$ 17,389</b>	<b>\$ 20,848</b>
County Appraiser & Tax Collector Fee	(8,456)	<b>(4,808)</b>	(4,808)
Discounts For Early Payments	(16,913)	<b>(15,370)</b>	(15,370)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (3,000)</b>	<b>\$ (2,789)</b>	<b>\$ 670</b>
Carryover From Prior Year	3,000	<b>3,000</b>	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 211</b>	<b>\$ 670</b>

FUND BALANCE AS OF 9/30/16	
FY 2016/2017 ACTIVITY	
FUND BALANCE AS OF 9/30/17	

\$100,045
(\$2,789)
\$97,256

**Notes**

Carryover From Prior Year Of \$3,000 was used to reduce Fiscal Year 2016/2017 Assessments.  
\$2,000 Of Fund Balance To Be Used To Reduce 2017/2018 Assessments.

**AMENDED FINAL BUDGET**  
**VISTA COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**FISCAL YEAR 2016/2017**  
**OCTOBER 1, 2016 - SEPTEMBER 30, 2017**

	FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17	AMENDED FINAL BUDGET 10/1/16 - 9/30/17	YEAR TO DATE ACTUAL 10/1/16 - 9/29/17
<b>REVENUES</b>			
Interest Income	25	1,095	1,077
NAV Tax Collection	346,235	349,735	349,735
<b>Total Revenues</b>	<b>\$ 346,260</b>	<b>\$ 350,830</b>	<b>\$ 350,812</b>
<b>EXPENDITURES</b>			
Principal Payments	115,000	115,000	115,000
Interest Payments	231,260	234,081	234,081
Transfer To Construction Fund	0	8,200	7,872
<b>Total Expenditures</b>	<b>\$ 346,260</b>	<b>\$ 357,281</b>	<b>\$ 356,953</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (6,451)</b>	<b>\$ (6,141)</b>

FUND BALANCE AS OF 9/30/16	\$428,079
FY 2016/2017 ACTIVITY	(\$6,451)
FUND BALANCE AS OF 9/30/17	\$421,628

Notes

Reserve Fund Balance = \$293,963\*. Revenue Fund Balance = \$127,665\*.

Revenue Fund Balance To Be Used To Make 11/1/2017 Interest Payment Of \$113,950.

\* Approximate Amounts

**Series 2006 Bond Information**

Original Par Amount =	\$5,170,000	Annual Principal Payments Due:
Interest Rate =	5.38%	May 1st
Issue Date =	November 2006	Annual Interest Payments Due:
Maturity Date =	May 2037	May 1st & November 1st

Par Amount As Of 9/30/17 = \$4,240,000