



**VISTA  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
MARCH 7, 2019  
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**  
March 7, 2019  
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 27, 2018 Special Board Meeting.....Page 3
- G. Old Business
- H. New Business
  - 1. Consider Resolution No. 2019-01 – Adopting a Fiscal Year 2017/2018 Proposed Budget.....Page 6
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

## PROOF OF PUBLICATION

STATE OF FLORIDA

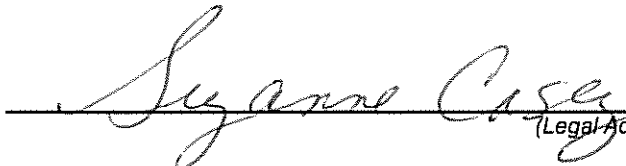
## PUBLIC NOTICE

Before the undersigned authority, personally appeared Suzanne Casey, 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 - PublicNotice was published in said newspaper on: first date of Publication 09/21/2018 and last date of Publication 09/21/2018. 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:	0000423378
Ad Cost:	\$268.32
Paid:	\$0.00
Balance Due:	\$268.32

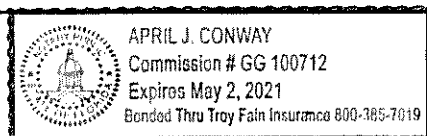
Signed

  
\_\_\_\_\_  
(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 21st day of September, 2018 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed

  
\_\_\_\_\_  
(Notary)



Please see Ad on following page(s).

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

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VISTA COMMUNITY  
DEVELOPMENT DISTRICT  
FISCAL YEAR 2018/2019  
REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Vista Community Development District has set the Fiscal Year 2018/2019 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 4, 2018  
November 1, 2018  
December 6, 2018  
January 3, 2019  
February 7, 2019  
March 7, 2019  
April 4, 2019  
May 2, 2019  
June 6, 2019  
August 1, 2019  
September 5, 2019

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  
9-21/2018

0000423378-01

**VISTA COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL BOARD MEETING  
NOVEMBER 27, 2018**

**A. CALL TO ORDER**

District Manager Jason Pierman called the November 27, 2018, Special Board Meeting of the Vista Community Development District to order at 10:00 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 Special Board Meeting had been published in *The Palm Beach Post* on November 20, 2018, as legally required.

Mr. Pierman explained that Mr. Stevens had resigned from Seat 4, and that no one had qualified for Seats 1, 2 or 5 (Mr. Green), all of which expired in November. He further explained that it was appropriate for the Board to nominate candidates to fill those seats at this time.

A **motion** was made by Ms. Rey, seconded by Mr. Green, and unanimously passed to appoint Mr. McPherson to fill the vacant Seat 1. Mr. Pierman, Notary for the State of Florida, administered the Oath of Office to Mr. McPherson.

A **motion** was made by Ms. Rey, seconded by Mr. Green, and unanimously passed to declare vacancies in Seats 2 and 5.

A **motion** was then made by Mr. McPherson, seconded by Ms. Rey, and unanimously passed to appoint Mr. Green as a carryover to Seat 5.

A **motion** was made by Ms. Rey, seconded by Mr. McPherson, and unanimously passed to ratify the preceding actions of the Board during which no quorum was present.

**C. CONSIDER RESIGNATIONS AND APPOINTMENTS TO BOARD VACANCY**

**D. 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 Keith McPherson.

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.

**E. ADDITIONS OR DELETIONS TO THE AGENDA**

A **motion** was made by Ms. Rey, seconded by Mr. McPherson, and unanimously passed to elect the following slate of officers:

CH: Kenneth R. Green

VC: Lesley Rey

AS: Keith McPherson

SEC/Treasurer: Jason Pierman

## **F. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

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

## **G. APPROVAL OF MINUTES**

### **1. June 14, 2018, Public Hearing & Regular Board Meeting**

Mr. Pierman presented the minutes of the June 14, 2018, Public Hearing & Regular Board Meeting and asked if there were any changes.

A **motion** was then made by Mr. McPherson, seconded by Ms. Rey and unanimously passed to approve the minutes of the June 14, 2018, Public Hearing & Regular Board Meeting, as presented.

## **H. OLD BUSINESS**

Mr. Pierman asked if the Board would like to consider a Supervisor payment. The Board consensus was to not consider it at this time.

## **I. NEW BUSINESS**

### **1. Consider Resolution No. 2018-06 – Adopting a Fiscal Year 2017/2018 Amended Budget**

Mr. Pierman presented Resolution No. 2018-06, entitled:

#### **RESOLUTION NO. 2018-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2017/2018 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Ms. Rey, seconded by Mr. McPherson and passed unanimously to adopt Resolution No. 2018-06, as presented.

### **2. Consider 2 –Year Renewal Option for Audit**

A **motion** was made by Ms. Rey, seconded by Mr. McPherson and passed unanimously approving the 2-year renewal option with Grau & Associates, the District’s auditors.

## **J. ADMINISTRATIVE MATTERS**

Mr. Pierman noted that the next meeting was scheduled for March 7, 2019.

**K. BOARD MEMBER COMMENTS**

There were no comments from the Board.

**L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Rey, seconded by Mr. McPherson and unanimously passed to adjourn the Regular Board Meeting at 10:17 a.m.

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Secretary/Assistant Secretary

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Chair/Vice-Chair

**RESOLUTION NO. 2019-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019/2020; 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 2019/2020 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 2019/2020 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for \_\_\_\_\_, 2019 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 2019/2020 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 7<sup>th</sup> day of March, 2019.

**ATTEST:**

**VISTA  
COMMUNITY DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Chairman/Vice Chairman



Vista  
Community Development District

**Proposed Budget For  
Fiscal Year 2019/2020  
October 1, 2019 - September 30, 2020**

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

**PROPOSED BUDGET**  
**VISTA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	<b>FISCAL YEAR 2019/2020 BUDGET</b>
<b>REVENUES</b>	
O & M Assessments	54,485
Debt Assessments	367,590
Other Revenues	0
Interest Income	240
<b>TOTAL REVENUES</b>	<b>\$ 422,315</b>
<b>EXPENDITURES</b>	
Engineering/Inspections	2,500
Management	19,776
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,400
Arbitrage Rebate Fee	650
Insurance	6,355
Legal Advertisements	1,300
Miscellaneous	700
Postage	250
Office Supplies	425
Dues & Subscriptions	175
Trustee Fee	4,025
Continuing Disclosure Fee	1,000
Website Management	2,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 56,556</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 365,759</b>
Bond Payments	(345,535)
<b>BALANCE</b>	<b>\$ 20,224</b>
County Appraiser & Tax Collector Fee	(8,441)
Discounts For Early Payments	(16,883)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (5,100)</b>
Carryover Balance From Prior Year	5,100
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**VISTA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M Assessments	55,947	52,427	54,485	Expenditures Less Interest & Carryover/.94
Debt Assessments	367,161	369,846	367,590	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	233	240	240	Interest Projected At \$20 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 423,341</b>	<b>\$ 422,513</b>	<b>\$ 422,315</b>	
<b>EXPENDITURES</b>				
Engineering/Inspections	1,000	2,500	2,500	No Change From 2017/2018 Budget
Management	19,020	19,416	19,776	CPI Adjustment
Legal	7,875	8,000	8,000	No Change From 2018/2019 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,200	3,300	3,400	Accepted Amount For 2018/2019 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2018/2019 Budget
Insurance	5,778	6,355	6,355	Insurance Estimate
Legal Advertisements	1,170	1,400	1,300	\$100 Decrease From 2018/2019 Budget
Miscellaneous	89	800	700	\$100 Decrease From 2018/2019 Budget
Postage	95	250	250	No Change From 2018/2019 Budget
Office Supplies	227	425	425	No Change From 2018/2019 Budget
Dues & Subscriptions	175	175	175	No Change From 2018/2019 Budget
Trustee Fee	3,657	3,750	4,025	Fiscal Year 2018/2019 Expenditure Was \$4,023
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2018/2019 Budget
Website Management	1,500	1,500	2,000	\$500 Increase From 2018/2019 Budget
<b>TOTAL EXPENDITURES</b>	<b>\$ 51,436</b>	<b>\$ 55,521</b>	<b>\$ 56,556</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 371,905</b>	<b>\$ 366,992</b>	<b>\$ 365,759</b>	
Bond Payments	(348,650)	(347,656)	(345,535)	2020 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 23,255</b>	<b>\$ 19,336</b>	<b>\$ 20,224</b>	
County Appraiser & Tax Collector Fee	(2,462)	(8,445)	(8,441)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(15,604)	(16,891)	(16,883)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 5,189</b>	<b>\$ (6,000)</b>	<b>\$ (5,100)</b>	
Carryover Balance From Prior Year	0	6,000	5,100	Carryover Balance From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 5,189</b>	<b>\$ -</b>	<b>\$ -</b>	

# DETAILED PROPOSED DEBT SERVICE BUDGET

VISTA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019/2020

OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018  ACTUAL	FISCAL YEAR 2018/2019  BUDGET	FISCAL YEAR 2019/2020  BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	4,840	300	300	Projected Interest For 2019/2020
NAV Tax Collection	348,650	347,656	345,535	2020 P & I Payments Less Earned Interest
<b>Total Revenues</b>	<b>\$ 353,490</b>	<b>\$ 347,956</b>	<b>\$ 345,835</b>	
<b>EXPENDITURES</b>				
Principal Payments	120,000	130,000	135,000	Principal Payment Due In 2020
Interest Payments	227,900	217,956	210,835	Interest Payments Due In 2020
*	10,793	0	0	
<b>Total Expenditures</b>	<b>\$ 358,693</b>	<b>\$ 347,956</b>	<b>\$ 345,835</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ (5,203)</b>	<b>\$ -</b>	<b>\$ -</b>	

### 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 1/1/19 =	\$4,120,000		

## Vista Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2016/2017 Assessment*	Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Projected Assessment*
O & M	\$ 138.85	\$ 109.42	\$ 112.12	\$ 105.27	\$ 109.41
<u>Debt</u>	<u>\$ 745.18</u>	<u>\$ 739.63</u>	<u>\$ 736.25</u>	<u>\$ 742.67</u>	<u>\$ 738.14</u>
<b>Total</b>	<b>\$ 884.03</b>	<b>\$ 849.05</b>	<b>\$ 848.37</b>	<b>\$ 847.94</b>	<b>\$ 847.55</b>

\* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units 498