



**VISTA
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 6, 2019
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
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AGENDA
VISTA
COMMUNITY DEVELOPMENT DISTRICT
2100 Emerald Dunes Drive
West Palm Beach, FL 33411
REGULAR BOARD MEETING & PUBLIC HEARING
June 6, 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. March 7, 2019 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 4
 - 2. Receive Public Comment on Fiscal Year 2019/2020 Final Budget
 - 3. Consider Resolution No. 2019-02 – Adopting a Fiscal Year 2019/2020 Final Budget.....Page 5
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2019-03 – Adopting a Fiscal Year 2019/2020 Meeting Schedule.....Page 12
- J. Administrative Matters
 - 1. Statement of Financial Interests-Disclosure – 2018 Form 1, Filing Deadline: July 1, 2019
- K. Board Members Comments
- L. Adjourn

Palm Beach Post, The
May 17, 2019
Miscellaneous Notices

Notice of Public Hearing and Regular Board Meeting of the Vista Community Development District The Board of Supervisors of the Vista Community Development District will hold a Public Hearing and Regular Board Meeting on June 6, 2019, 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 2019/2020 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 5-17, 5-24/2019

**VISTA COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 7, 2019**

A. CALL TO ORDER

District Manager Jason Pierman called the March 7, 2019, Regular Board Meeting of the Vista Community Development District to order at 10:11 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 21, 2018, 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 Keith McPherson.

Staff in attendance were: District Manager Jason Pierman of Special District Services, Inc.; and General Counsel Michael Pawelczyk 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. November 27, 2018, Special Board Meeting

Mr. Pierman presented the minutes of the November 27, 2018, Special 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 November 27, 2018, Special Board Meeting, as presented.

Mr. Pawelczyk noted that Mr. Green should not have been appointed to a seat because he is not a qualified elector of the District. Rather, Mr. Green is continuing to hold his seat as a holdover.

A **motion** was made by Ms. Rey, seconded by Mr. McPherson, and unanimously passed to reconsider the motion appointing Mr. Green to Seat 5.

A second **motion** was then made by Mr. McPherson, seconded by Ms. Rey, and unanimously passed to rescind the motion appointing Mr. Green to Seat 5, and acknowledging that Mr. Green is a holdover for Seat 5.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Resolution No. 2019-01 – Adopting a Fiscal Year 2019/2020 Proposed Budget

Mr. Pierman presented Resolution No. 2019-01, entitled:

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.

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

I. ADMINISTRATIVE MATTERS

Mr. Pierman noted that the current construction fund balance was \$66,770.

J. BOARD MEMBER COMMENTS

There were no comments from the Board.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. McPherson, seconded by Ms. Rey and unanimously passed to adjourn the Regular Board Meeting at 10:23 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

Palm Beach Post, The
May 17, 2019
Miscellaneous Notices

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RESOLUTION NO. 2019-02

A RESOLUTION OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2019/2020 BUDGET.

WHEREAS, the Vista Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2019/2020 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 2019/2020 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, 2019.

ATTEST:

**VISTA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Vista
Community Development District

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

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

	FISCAL YEAR 2019/2020 BUDGET
REVENUES	
O & M Assessments	54,485
Debt Assessments	367,590
Other Revenues	0
Interest Income	240
TOTAL REVENUES	\$ 422,315
EXPENDITURES	
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
TOTAL EXPENDITURES	\$ 56,556
REVENUES LESS EXPENDITURES	\$ 365,759
Bond Payments	(345,535)
BALANCE	\$ 20,224
County Appraiser & Tax Collector Fee	(8,441)
Discounts For Early Payments	(16,883)
EXCESS/ (SHORTFALL)	\$ (5,100)
Carryover Balance From Prior Year	5,100
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL 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
REVENUES				
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
TOTAL REVENUES	\$ 423,341	\$ 422,513	\$ 422,315	
EXPENDITURES				
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
TOTAL EXPENDITURES	\$ 51,436	\$ 55,521	\$ 56,556	
REVENUES LESS EXPENDITURES	\$ 371,905	\$ 366,992	\$ 365,759	
Bond Payments	(348,650)	(347,656)	(345,535)	2020 P & I Payments Less Earned Interest
BALANCE	\$ 23,255	\$ 19,336	\$ 20,224	
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
EXCESS/ (SHORTFALL)	\$ 5,189	\$ (6,000)	\$ (5,100)	
Carryover Balance From Prior Year	0	6,000	5,100	Carryover Balance From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 5,189	\$ -	\$ -	

DETAILED FINAL 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
REVENUES				
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
Total Revenues	\$ 353,490	\$ 347,956	\$ 345,835	
EXPENDITURES				
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	
Total Expenditures	\$ 358,693	\$ 347,956	\$ 345,835	
Excess/ (Shortfall)	\$ (5,203)	\$ -	\$ -	

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>
Total	\$ 884.03	\$ 849.05	\$ 848.37	\$ 847.94	\$ 847.55

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units 498

RESOLUTION NO. 2019-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2019/2020 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 2019/2020; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2019/2020 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 2019/2020 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 6th day of June, 2019.

ATTEST:

**VISTA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson