



**VISTA  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
JUNE 4, 2020  
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  
REGULAR BOARD MEETING & PUBLIC HEARING**

June 4, 2020

10:00 a.m.

**Join by URL for VIDEO ACCESS at:  
<https://us02web.zoom.us/j/86333717794>  
Meeting ID: 863 3371 7794  
Call in Phone Number: 1 312 626 6799**

- 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 5, 2020 Regular Board Meeting.....Page 3
- G. Public Hearing
  - 1. Proof of Publication.....Page 5
  - 2. Receive Public Comments on Fiscal Year 2020/2021 Final Budget
  - 3. Consider Resolution No. 2020-02 – Adopting a Fiscal Year 2020/2021 Final Budget.....Page 7
- H. Old Business
- I. New Business
  - 1. Consider Resolution No. 2020-03 – Adopting a Fiscal Year 2020/2021 Meeting Schedule.....Page 14
- J. Administrative Matters
- K. Board Members Comments
- L. Adjourn

**NOTICE OF PUBLIC HEARING AND REGULAR BOARD MEETING OF THE  
VISTA COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE IS HEREBY GIVEN** that the Vista Community Development District (the “District”) will hold a Public Hearing and Regular Board Meeting (the “Meeting”) of its Board of Supervisors (the “Board”) on June 4, 2020, at 10:00 a.m. to be conducted by telephonic and video conferencing communications media technology pursuant to Executive Orders 20-52, 20-69, and 20-112 issued by Governor DeSantis on March 9, 2020, March 20, 2020, and April 29, 2020, respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*. The purpose of the Public Hearing is for the Board to consider the Fiscal Year 2020/2021 Budget. The Meeting is being held for the necessary public purpose of considering any agenda items related to the District. At such time the Board is so authorized and may consider any business that may properly come before it.

While it is necessary to hold the Meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Participants may attend the Meeting by accessing the District’s website, [www.vistacdd.org](http://www.vistacdd.org) and clicking on the meeting link you will find on the homepage, or utilizing the following login information:

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If the Governor’s Executive Orders 20-52, 20-69, and 20-112 expire or are otherwise amended prior to the date of the Meeting such that the Board must conduct the Meeting in person, the Meeting will take place with the Board in attendance at the meeting location of 2100 Emerald Dunes Drive, West Palm Beach, Florida 33411, in which case the public may attend in person or participate by telephonic communications technology using the information provided above. Please check the District’s website at [www.vistacdd.org](http://www.vistacdd.org) or contact the District Manager at [jpierman@sdsinc.org](mailto:jpierman@sdsinc.org) and/or by telephone at 561-630-4922 at least one business day prior to the scheduled Meeting for updated Meeting location information.

A copy of the budget and/or the agenda for the Meeting may be obtained at the offices of the District Manager, c/o Special District Services, Inc., at (561) 630-4922 or [jpierman@sdsinc.org](mailto:jpierman@sdsinc.org) (the “District Manager’s Office”) during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

As indicated above, this Meeting will be conducted by media communications technology. Anyone requiring assistance in order to obtain access to the telephonic, video conferencing, or other communications media technology being utilized to conduct this Meeting should contact the District Manager’s Office at least forty-eight (48) hours prior to the Meeting. Similarly, any person requiring or that otherwise may need assistance accessing or participating in this Meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager’s Office at least forty-eight (48) hours in advance so that arrangements may be made.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

**VISTA COMMUNITY DEVELOPMENT DISTRICT**

**[www.vistacdd.org](http://www.vistacdd.org)**

**PUBLISH: PALM BEACH POST 05/15/20 & 05/22/20**

**VISTA COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MARCH 5, 2020**

**A. CALL TO ORDER**

District Manager Jason Pierman called the March 5, 2020, Regular Board Meeting of the Vista Community Development District (the “District”) to order at 10:21 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 24, 2019, as part of the District’s Fiscal Year 2019/2020 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 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 7, 2019, Regular Board Meeting**

Mr. Pierman presented the minutes of the November 7, 2019, Regular Board Meeting and asked if there were any changes.

A **motion** was made by Mr. McPherson, seconded by Ms. Rey and unanimously passed approving the minutes of the November 7, 2019, 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. 2020-01 – Adopting a Fiscal Year 2020/2021 Proposed Budget**

Mr. Pierman presented Resolution No. 2020-01, entitled:

**RESOLUTION NO. 2020-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020/2021; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. McPherson, seconded by Ms. Rey and passed unanimously to adopt Resolution No. 2020-01, as presented, setting the Public Hearing for June 4, 2020.

**I. ADMINISTRATIVE MATTERS**

Mr. Pierman noted that the next meeting would likely be held on March 5, 2020.

**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 Mr. McPherson, seconded by Ms. Rey and unanimously passed to adjourn the Regular Board Meeting at 10:23 a.m.

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Secretary/Assistant Secretary

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Chair/Vice-Chair

**NOTICE OF PUBLIC HEARING AND REGULAR BOARD MEETING OF THE  
VISTA COMMUNITY DEVELOPMENT DISTRICT**

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District Manager

**VISTA COMMUNITY DEVELOPMENT DISTRICT**

**[www.vistacdd.org](http://www.vistacdd.org)**

**PUBLISH: PALM BEACH POST 05/15/20 & 05/22/20**



**RESOLUTION NO. 2020-02**

**A RESOLUTION OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2020/2021 BUDGET.**

**WHEREAS**, the Vista Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2020/2021 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 2020/2021 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 4<sup>th</sup> day of June, 2020.

**ATTEST:**

**VISTA  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

Vista  
Community Development District

**Final Budget For  
Fiscal Year 2020/2021  
October 1, 2020 - September 30, 2021**

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- IV ASSESSMENT COMPARISON

**FINAL BUDGET**  
**VISTA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	<b>FISCAL YEAR 2020/2021 BUDGET</b>
<b>REVENUES</b>	
O & M Assessments	51,840
Debt Assessments	370,222
Other Revenues	0
Interest Income	240
<b>TOTAL REVENUES</b>	<b>\$ 422,302</b>
<b>EXPENDITURES</b>	
Engineering/Inspections	2,000
Management	20,220
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,500
Arbitrage Rebate Fee	650
Insurance	6,000
Legal Advertisements	1,300
Miscellaneous	700
Postage	250
Office Supplies	400
Dues & Subscriptions	175
Trustee Fee	4,025
Continuing Disclosure Fee	1,000
Website Management	2,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 56,220</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 366,082</b>
Bond Payments	(348,009)
<b>BALANCE</b>	<b>\$ 18,073</b>
County Appraiser & Tax Collector Fee	(8,441)
Discounts For Early Payments	(16,882)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (7,250)</b>
Carryover Balance From Prior Year	7,250
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL BUDGET**  
**VISTA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M Assessments	52,647	54,485	51,840	Expenditures Less Interest & Carryover/.94
Debt Assessments	370,028	367,590	370,222	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	207	240	240	Interest Projected At \$20 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 422,882</b>	<b>\$ 422,315</b>	<b>\$ 422,302</b>	
<b>EXPENDITURES</b>				
Engineering/Inspections	1,200	2,500	2,000	\$500 Decrease From 2019/2020 Budget
Management	19,416	19,776	20,220	CPI Adjustment
Legal	7,200	8,000	8,000	No Change From 2019/2020 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,300	3,400	3,500	\$100 Increase From 2019/2020 Budget
Arbitrage Rebate Fee	650	650	650	No Change From 2019/2020 Budget
Insurance	5,000	6,355	6,000	Insurance Estimate
Legal Advertisements	967	1,300	1,300	No Change From 2019/2020 Budget
Miscellaneous	70	700	700	No Change From 2019/2020 Budget
Postage	107	250	250	No Change From 2019/2020 Budget
Office Supplies	250	425	400	\$25 Decrease From 2019/2020 Budget
Dues & Subscriptions	175	175	175	No Change From 2019/2020 Budget
Trustee Fee	4,023	4,025	4,025	No Change From 2019/2020 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2019/2020 Budget
Website Management	1,500	2,000	2,000	No Change From 2019/2020 Budget
<b>TOTAL EXPENDITURES</b>	<b>\$ 50,858</b>	<b>\$ 56,556</b>	<b>\$ 56,220</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 372,024</b>	<b>\$ 365,759</b>	<b>\$ 366,082</b>	
Bond Payments	(359,599)	(345,535)	(348,009)	2021 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 12,425</b>	<b>\$ 20,224</b>	<b>\$ 18,073</b>	
County Appraiser & Tax Collector Fee	(5,014)	(8,441)	(8,441)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(7,815)	(16,883)	(16,882)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (404)</b>	<b>\$ (5,100)</b>	<b>\$ (7,250)</b>	
Carryover Balance From Prior Year	0	5,100	7,250	Carryover Balance From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ (404)</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED FINAL DEBT SERVICE BUDGET**  
**VISTA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	7,522	300	300	Projected Interest For 2020/2021
NAV Tax Collection	359,599	345,535	348,009	2021 P & I Payments Less Earned Interest
<b>Total Revenues</b>	<b>\$ 367,121</b>	<b>\$ 345,835</b>	<b>\$ 348,309</b>	
<b>EXPENDITURES</b>				
Principal Payments	130,000	135,000	145,000	Principal Payment Due In 2021
Interest Payments	221,450	210,835	203,309	Interest Payments Due In 2021
Transfer To Construction Fund	22,219	0	0	
<b>Total Expenditures</b>	<b>\$ 373,669</b>	<b>\$ 345,835</b>	<b>\$ 348,309</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ (6,548)</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 1/1/20 =	\$3,990,000		

## Vista Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Projected Assessment*
O & M	\$ 138.85	\$ 112.12	\$ 105.27	\$ 109.41	\$ 104.10
<u>Debt</u>	<u>\$ 745.18</u>	<u>\$ 736.25</u>	<u>\$ 742.67</u>	<u>\$ 738.14</u>	<u>\$ 743.42</u>
<b>Total</b>	<b>\$ 884.03</b>	<b>\$ 848.37</b>	<b>\$ 847.94</b>	<b>\$ 847.55</b>	<b>\$ 847.52</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
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**RESOLUTION NO. 2020-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2020/2021 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 2020/2021; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2020/2021 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 2020/2021 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 4<sup>th</sup> day of June, 2020.

**ATTEST:**

**VISTA  
COMMUNITY DEVELOPMENT DISTRICT**

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

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



**VISTA COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2020/2021 REGULAR MEETING SCHEDULE**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors of the Vista Community Development District has set the Fiscal Year 2020/2021 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 1, 2020  
November 5, 2020  
December 3, 2020  
January 7, 2021  
February 4, 2021  
March 4, 2021  
April 1, 2021  
May 6, 2021  
June 3, 2021  
July 1, 2021  
August 5, 2021  
September 2, 2021**

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)

**PUBLISH: THE PALM BEACH POST 00/00/2020**