



**VISTA
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
NOVEMBER 4, 2021
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
November 4, 2021
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 3, 2021 Regular Board Meeting & Public Hearing.....Page 3
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2021-05 – Adopting a Fiscal Year 2020/2021 Amended 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 Teal Pontarelli, 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 - Public Hearing was published in said newspaper in issues dated: first date of Publication 09/27/2021 and last date of Publication 09/27/2021. 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:	0000661286
Ad Cost:	\$264.88
Paid:	\$0.00
Balance Due:	\$264.88

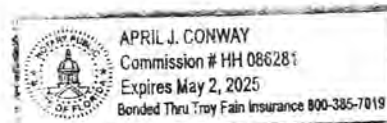
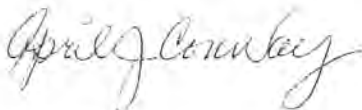
Signed



(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 29th day of September, 2021 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed



Please see Ad on following page(s).

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

Invoice/Order Number: 0000661286
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Balance Due: \$264.88

**VISTA COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Vista Community Development District has set the Fiscal Year 2021/2022 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 7, 2021
November 4, 2021
December 2, 2021
January 6, 2022
February 3, 2022
March 3, 2022
April 7, 2022
May 5, 2022
June 2, 2022
July 7, 2022
August 4, 2022
September 8, 2022

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
9-27/2021

0000661286-01

**VISTA COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 3, 2021**

A. CALL TO ORDER

District Manager Jason Pierman called the June 3, 2021, Regular Board Meeting of the Vista Community Development District (the “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 Regular Board Meeting had been published in *The Palm Beach Post* on May 14, 2021, and May 21, 2021, as legally required.

C. CONSIDER APPOINTMENT TO BOARD VACANCY

A **motion** was made by Ms. Rey, seconded by Mr. McPherson, and unanimously passed appointing Sabrina Church to the vacant Seat 4. Mr. Pierman, Notary Public in the State of Florida, administered the Oath of Office to Ms. Church and explained her role as a Supervisor.

D. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES & RESPONSIBILITIES

E. 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 Supervisors Keith McPherson and Sabrina Church.

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.

F. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

G. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

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

H. APPROVAL OF MINUTES

1. March 4, 2021, Regular Board Meeting

Mr. Pierman presented the minutes of the March 4, 2021, 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 March 4, 2021, Regular Board Meeting, as presented.\

The Regular Board Meeting was then recessed and the Public Hearing was opened.

I. PUBLIC HEARING

1. Proof of Publication

Mr. Pierman presented proof of publication that notice of the Public Hearing had been published in *The Palm Beach Post* on May 14, 2021, and May 21, 2021, as legally required.

2. Receive Public Comment on Fiscal Year 2021/2022 Final Budget

There was no public comment on the Fiscal Year 2021/2022 Final Budget.

3. Consider Resolution No. 2021-03 – Adopting a Fiscal Year 2021/2022 Final Budget

Resolution No. 2021-03 was presented, entitled:

RESOLUTION NO. 2021-03

**A RESOLUTION OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT
ADOPTING A FISCAL YEAR 2021/2022 BUDGET.**

A motion was made by Mr. McPherson, seconded by Ms. Rey and passed unanimously adopting Resolution No. 2021-03, as presented.

The Public Hearing was then closed and the Regular Board Meeting was reconvened.

J. OLD BUSINESS

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

K. NEW BUSINESS

1. Consider Resolution No. 2021-04– Adopting a Fiscal Year 2021/2022 Meeting Schedule

Mr. Pierman presented Resolution No. 2021-04, entitled:

RESOLUTION NO. 2021-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA
COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR
MEETING SCHEDULE FOR FISCAL YEAR 2021/2022 AND SETTING THE
TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING
AN EFFECTIVE DATE.**

A **motion** was made by Mr. McPherson, seconded by Ms. Rey and passed unanimously adopting Resolution No. 2021-04, as presented.

L. ADMINISTRATIVE MATTERS

Mr. Pierman reminded the Board to submit their Form 1 Financial Statements prior to the July 1 deadline.

M. BOARD MEMBER COMMENTS

Mr. McPherson tendered his resignation from the Board.

A **motion** was made by Mr. McPherson, seconded by Ms. Rey, and unanimously passed accepting Mr. McPherson's resignation.

N. ADJOURNMENT

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

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 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 2020/2021 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 4th day of November, 2021.

ATTEST:

**VISTA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Vista
Community Development District

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

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

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

	FISCAL YEAR 2020/2021 BUDGET 10/1/20 - 9/30/21	AMENDED FINAL BUDGET 10/1/20 - 9/30/21	YEAR TO DATE ACTUAL 10/1/20 - 9/29/21
REVENUES			
O & M Assessments	51,840	51,874	51,874
Debt Assessments	370,222	370,268	370,268
Other Revenues	0	0	0
Interest Income	240	300	297
TOTAL REVENUES	\$ 422,302	\$ 422,442	\$ 422,439
EXPENDITURES			
Engineering/Inspections	2,000	2,400	1,200
Management	20,220	20,220	20,220
Legal	8,000	8,000	6,675
Assessment Roll	6,000	6,000	6,000
Audit Fees	3,500	3,400	3,400
Arbitrage Rebate Fee	650	650	650
Insurance	6,000	5,513	5,513
Legal Advertisements	1,300	1,300	963
Miscellaneous	700	700	53
Postage	250	110	102
Office Supplies	400	150	114
Dues & Subscriptions	175	175	175
Trustee Fee	4,025	4,022	4,022
Continuing Disclosure Fee	1,000	1,000	1,000
Website Management	2,000	2,000	2,000
TOTAL EXPENDITURES	\$ 56,220	\$ 55,640	\$ 52,087
REVENUES LESS EXPENDITURES	\$ 366,082	\$ 366,802	\$ 370,352
Bond Payments	(348,009)	(356,083)	(356,083)
BALANCE	\$ 18,073	\$ 10,719	\$ 14,269
County Appraiser & Tax Collector Fee	(8,441)	(5,012)	(5,012)
Discounts For Early Payments	(16,882)	(12,081)	(12,081)
EXCESS/ (SHORTFALL)	\$ (7,250)	\$ (6,374)	\$ (2,824)
Carryover From Prior Year	7,250	7,250	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 876	\$ (2,824)

FUND BALANCE AS OF 9/30/20
FY 2020/2021 ACTIVITY
FUND BALANCE AS OF 9/30/21

\$114,501
(\$6,374)
\$108,127

Notes

Carryover From Prior Year Of \$7,250 was used to reduce Fiscal Year 2020/2021 Assessments.
\$4,600 Of Fund Balance To Be Used To Reduce 2021/2022 Assessments.

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

	FISCAL YEAR 2020/2021 BUDGET 10/1/20 - 9/30/21	AMENDED FINAL BUDGET 10/1/20 - 9/30/21	YEAR TO DATE ACTUAL 10/1/20 - 9/29/21
REVENUES			
Interest Income	300	25	23
NAV Tax Collection	348,009	356,083	356,083
Total Revenues	\$ 348,309	\$ 356,108	\$ 356,106
EXPENDITURES			
Principal Payments	145,000	145,000	145,000
Interest Payments	203,909	207,206	207,206
Transfer To Construction Fund	0	9,804	9,804
Total Expenditures	\$ 348,909	\$ 362,010	\$ 362,010
Excess/ (Shortfall)	\$ (600)	\$ (5,902)	\$ (5,904)

FUND BALANCE AS OF 9/30/20	\$409,703
FY 2020/2021 ACTIVITY	(\$5,902)
FUND BALANCE AS OF 9/30/21	\$403,801

Notes

Reserve Fund Balance = \$250,425*. Revenue Fund Balance = \$153,376*.

Revenue Fund Balance To Be Used To Make 11/1/2021 Interest Payment Of \$99,706.

* 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 9/30/21 =	 \$3,710,000	