



**VISTA  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
MAY 5, 2022  
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**  
May 5, 2022  
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 4, 2021 Regular Board Meeting.....Page 3
- G. Old Business
- H. New Business
  - 1. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget.....Page 5
- 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

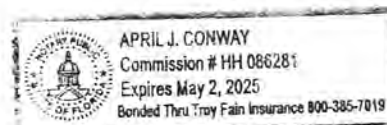
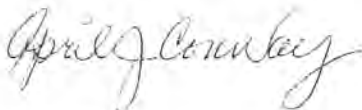
Signed



(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

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**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](http://www.vistacdd.org)  
9-27/2021

0000661286-01

**VISTA COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 4, 2021**

**A. CALL TO ORDER**

District Manager Jason Pierman called the November 4, 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 September 27, 2021, as part of the District’s Fiscal Year 2021/2022 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 Sabrina Church.

Staff in attendance were: District Manager Jason Pierman of Special District Services, Inc.; and General Counsel Greg George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

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

A **motion** was made by Ms. Rey, seconded by Mr. Green, and unanimously passed appointing Ms. Church as an Assistant Secretary.

**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. June 3, 2021, Public Hearing & Regular Board Meeting**

Mr. Pierman presented the minutes of the June 3, 2021, Public Hearing & Regular Board Meeting and asked if there were any changes.

A **motion** was made by Ms. Rey, seconded by Mr. Church and unanimously passed approving the minutes of the June 3, 2021, Public Hearing & 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. 2021-05– Adopting a Fiscal Year 2020/2021 Amended Budget**

Mr. Pierman presented Resolution No. 2021-05, entitled:

**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.**

A **motion** was made by Ms. Rey, seconded by Mr. Green and passed unanimously adopting Resolution No. 2021-05, as presented.

**I. ADMINISTRATIVE MATTERS**

Mr. Pierman advised that the next meeting would likely be held on March 3, 2022.

**J. BOARD MEMBER COMMENTS**

Mr. George present a legislative update, highlighting new budget and stormwater reporting requirements.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Green, seconded by Ms. Church and unanimously passed to adjourn the Regular Board Meeting at 10:08 a.m.

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Secretary/Assistant Secretary

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Chair/Vice-Chair

**RESOLUTION NO. 2022-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; 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 2022/2023 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 2022/2023 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for \_\_\_\_\_, 2022 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 2022/2023 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 5<sup>th</sup> day of May, 2022.

**ATTEST:**

**VISTA  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

Vista  
Community Development District

**Proposed Budget For  
Fiscal Year 2022/2023  
October 1, 2022 - September 30, 2023**



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

**PROPOSED BUDGET**  
**VISTA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	<b>FISCAL YEAR 2022/2023 BUDGET</b>
<b>REVENUES</b>	
O & M Assessments	52,812
Debt Assessments	369,175
Other Revenues	0
Interest Income	240
<b>TOTAL REVENUES</b>	<b>\$ 422,227</b>
<b>EXPENDITURES</b>	
Engineering/Inspections	2,500
Management	21,108
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,600
Arbitrage Rebate Fee	650
Insurance	6,100
Legal Advertisements	1,250
Miscellaneous	625
Postage	225
Office Supplies	350
Dues & Subscriptions	175
Trustee Fee	4,025
Continuing Disclosure Fee	1,000
Website Management	2,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 57,608</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 364,619</b>
Bond Payments	(347,025)
<b>BALANCE</b>	<b>\$ 17,594</b>
County Appraiser & Tax Collector Fee	(8,439)
Discounts For Early Payments	(16,880)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (7,725)</b>
Carryover Balance From Prior Year	7,725
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**VISTA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M Assessments	51,874	54,847	52,812	Expenditures Less Interest & Carryover/.94
Debt Assessments	370,268	367,171	369,175	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	297	240	240	Interest Projected At \$20 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 422,439</b>	<b>\$ 422,258</b>	<b>\$ 422,227</b>	
<b>EXPENDITURES</b>				
Engineering/Inspections	2,500	2,000	2,500	\$500 Increase From 2021/2022 Budget
Management	20,220	20,496	21,108	CPI Adjustment (Capped at 3%)
Legal	7,775	8,000	8,000	No Change From 2021/2022 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,400	3,500	3,600	Accepted amount For 2021/2022 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2021/2022 Budget
Insurance	5,513	6,000	6,100	Insurance Estimate
Legal Advertisements	963	1,300	1,250	\$50 Decrease From 2021/2022 Budget
Miscellaneous	53	650	625	\$25 Decrease From 2021/2022 Budget
Postage	102	225	225	No Change From 2021/2022 Budget
Office Supplies	114	375	350	\$25 Decrease From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fee	4,022	4,025	4,025	No Change From 2021/2022 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2021/2022 Budget
Website Management	2,000	2,000	2,000	No Change From 2021/2022 Budget
<b>TOTAL EXPENDITURES</b>	<b>\$ 54,487</b>	<b>\$ 56,396</b>	<b>\$ 57,608</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 367,952</b>	<b>\$ 365,862</b>	<b>\$ 364,619</b>	
Bond Payments	(356,083)	(345,141)	(347,025)	2023 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 11,869</b>	<b>\$ 20,721</b>	<b>\$ 17,594</b>	
County Appraiser & Tax Collector Fee	(2,856)	(8,440)	(8,439)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(12,080)	(16,881)	(16,880)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (3,067)</b>	<b>\$ (4,600)</b>	<b>\$ (7,725)</b>	
Carryover Balance From Prior Year	0	4,600	7,725	Carryover Balance From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ (3,067)</b>	<b>\$ 0</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE BUDGET**  
**VISTA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	25	25	25	Projected Interest For 2022/2023
NAV Tax Collection	356,083	345,356	347,025	2023 P & I Payments Less Earned Interest
<b>Total Revenues</b>	<b>\$ 356,108</b>	<b>\$ 345,381</b>	<b>\$ 347,050</b>	
<b>EXPENDITURES</b>				
Principal Payments	145,000	150,000	160,000	Principal Payment Due In 2023
Interest Payments	207,206	195,381	187,050	Interest Payments Due In 2023
Transfer To Construction Fund	9,803	0	0	
<b>Total Expenditures</b>	<b>\$ 362,009</b>	<b>\$ 345,381</b>	<b>\$ 347,050</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ (5,901)</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 1/1/22 =	\$3,710,000		

## Vista Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Projected Assessment*
O & M	\$ 138.85	\$ 109.41	\$ 104.10	\$ 110.14	<b>\$ 106.05</b>
<u>Debt</u>	<u>\$ 745.18</u>	<u>\$ 738.14</u>	<u>\$ 743.42</u>	<u>\$ 737.30</u>	<u><b>\$ 741.32</b></u>
<b>Total</b>	<b>\$ 884.03</b>	<b>\$ 847.55</b>	<b>\$ 847.52</b>	<b>\$ 847.44</b>	<b>\$ 847.37</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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