



**VISTA
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
APRIL 4, 2024
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
April 4, 2024
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. October 5, 2023 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2024-01 – Adopting a Fiscal Year 2024/2025 Proposed Budget.....Page 6
 - 2. Discussion Regarding Required Ethics Training.....Page 11
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune
News Herald | The Palm Beach Post
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Vista Cdd
2501 BURNS RD
STE A

PALM BEACH GARDENS FL 334105207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

09/25/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/25/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$234.84

Order No: 9301462

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-1

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Please do not use this form for payment remittance.

VISTA COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
REGULAR MEETING SCHEDULE
NOTICE IS HEREBY GIVEN that
the Board of Supervisors of the
Vista Community Develop-
ment District will hold Regular
Meetings at 2100 Emerald Dunes
Drive, West Palm Beach, Florida
33411 at 10:00 a.m. on the following
dates:

October 5, 2023
November 2, 2023
December 7, 2023
January 4, 2024
February 1, 2024
March 7, 2024
April 4, 2024
May 2, 2024
June 6, 2024
July 11, 2024
August 1, 2024
September 5, 2024

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.

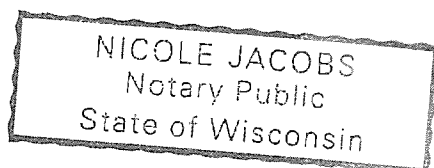
From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present of the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

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 ensure that a verbatim record of the proceedings is made of 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
September 25, 2023 9301462



**VISTA COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 5, 2023**

A. CALL TO ORDER

District Manager Jason Pierman called the October 5, 2023, Regular Board Meeting of the Vista Community Development District (the “District”) to order at 10:02 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 25, 2023, as part of the District’s Fiscal Year 2023/2024 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 and Supervisors Lesley Rey and Yves Corioland.

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.

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. September 11, 2023, Public Hearing & Regular Board Meeting

Mr. Pierman presented the minutes of the September 11, 2023, Public Hearing & Regular Board Meeting and asked if there were any changes.

There being none, a **motion** was made by Ms. Rey, seconded by Mr. Green and unanimously passed approving the minutes of the September 11, 2023, 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. 2023-06– Adopting a Fiscal Year 2022/2023 Amended Budget

Mr. Pierman presented Resolution No. 2023-06, entitled:

RESOLUTION NO. 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2022/2023 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Ms. Rey, seconded by Mr. Corioland and passed unanimously adopting Resolution No. 2023-06, as presented.

2. Consider Auditor Renewal Option – Grau & Associates

A **motion** was made by Mr. Green, seconded by Ms. Rey and passed unanimously approving the auditor renewal option with Grau & Associates.

I. ADMINISTRATIVE MATTERS

Mr. Pierman noted that the next meeting would likely take place in March or April to consider the proposed budget.

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 Ms. Rey, seconded by Mr. Green and unanimously passed adjourning the Regular Board Meeting at 10:11 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025; 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 2024/2025 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 2024/2025 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2024 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 2024/2025 Budget.

PASSED, ADOPTED and EFFECTIVE this 4th day of April, 2024.

ATTEST:

**VISTA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Vista
Community Development District

**Proposed Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

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

PROPOSED BUDGET
VISTA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET
REVENUES	
O & M Assessments	56,186
Debt Assessments	365,754
Other Revenues	0
Interest Income	540
TOTAL REVENUES	\$ 422,480
EXPENDITURES	
Engineering/Inspections	2,500
Management	22,380
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,800
Arbitrage Rebate Fee	650
Insurance	7,200
Legal Advertisements	1,275
Miscellaneous	575
Postage	225
Office Supplies	350
Dues & Subscriptions	175
Trustee Fee	4,025
Continuing Disclosure Fee	1,000
Website Management	2,000
TOTAL EXPENDITURES	\$ 60,155
REVENUES LESS EXPENDITURES	\$ 362,325
Bond Payments	(343,809)
BALANCE	\$ 18,516
County Appraiser & Tax Collector Fee	(8,438)
Discounts For Early Payments	(16,878)
EXCESS/ (SHORTFALL)	\$ (6,800)
Carryover Balance From Prior Year	6,800
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
VISTA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
O & M Assessments	53,033	51,672	56,186	Expenditures Less Interest & Carryover/.94
Debt Assessments	369,177	370,299	365,754	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	3,503	360	540	Interest Projected At \$45 Per Month
TOTAL REVENUES	\$ 425,713	\$ 422,331	\$ 422,480	
EXPENDITURES				
Engineering/Inspections	0	2,500	2,500	No Change From 2023/2024 Budget
Management	21,108	21,732	22,380	CPI Adjustment (Capped at 3%)
Legal	7,518	8,000	8,000	No Change From 2023/2024 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,600	3,700	3,800	Accepted Amount For 2023/2024 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2023/2024 Budget
Insurance	6,134	6,600	7,200	FY 2023/2024 Expenditure Was \$6,594
Legal Advertisements	1,987	1,225	1,275	\$50 Increase From 2023/2024 Budget
Miscellaneous	60	600	575	\$25 Decrease From 2023/2024 Budget
Postage	71	225	225	No Change From 2023/2024 Budget
Office Supplies	166	350	350	No Change From 2023/2024 Budget
Dues & Subscriptions	175	175	175	No Change From 2023/2024 Budget
Trustee Fee	4,023	4,025	4,025	No Change From 2023/2024 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2023/2024 Budget
Website Management	2,000	2,000	2,000	No Change From 2023/2024 Budget
TOTAL EXPENDITURES	\$ 54,492	\$ 58,782	\$ 60,155	
REVENUES LESS EXPENDITURES	\$ 371,221	\$ 363,549	\$ 362,325	
Bond Payments	(351,257)	(348,081)	(343,809)	2025 P & I Payments Less Earned Interest
BALANCE	\$ 19,964	\$ 15,468	\$ 18,516	
County Appraiser & Tax Collector Fee	(2,849)	(8,439)	(8,438)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(16,428)	(16,879)	(16,878)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 687	\$ (9,850)	\$ (6,800)	
Carryover Balance From Prior Year	0	9,850	6,800	Carryover Balance From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 687	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE BUDGET
VISTA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	17,433	100	500	Projected Interest For 2024/2025
NAV Tax Collection	351,257	348,081	343,809	2025 P & I Payments Less Earned Interest
Total Revenues	\$ 368,690	\$ 348,181	\$ 344,309	
EXPENDITURES				
Principal Payments	160,000	170,000	175,000	Principal Payment Due In 2025
Interest Payments	191,350	178,181	168,909	Interest Payments Due In 2025
Transfer To Construction Fund	20,170	0	400	
Total Expenditures	\$ 371,520	\$ 348,181	\$ 344,309	
Excess/ (Shortfall)	\$ (2,830)	\$ -	\$ -	

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 1/1/24 =	\$3,400,000		

Vista Community Development District Assessment Comparison

	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year
	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
	<u>Assessment*</u>	<u>Assessment*</u>	<u>Assessment*</u>	<u>Assessment*</u>	<u>Projected Assessment*</u>
O & M	\$ 104.10	\$ 110.14	\$ 106.05	\$ 103.77	\$ 112.83
<u>Debt</u>	<u>\$ 743.42</u>	<u>\$ 737.30</u>	<u>\$ 741.32</u>	<u>\$ 743.58</u>	<u>\$ 734.45</u>
Total	\$ 847.52	\$ 847.44	\$ 847.37	\$ 847.35	\$ 847.28

* 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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Ethics Training

Beginning in 2024, District Supervisors are required to complete four (4) hours of ethics training annually. Below are links to two training sessions that will, upon completion, satisfy the training requirement. *Beginning with the 2024 Form 1, District Supervisors will be required to confirm that they have completed the training each year.*

- **State Ethics Laws for Constitutional Officers & Elected Municipal Officers**
 - <https://www.youtube.com/watch?v=U8JktIMKzyl>
- **Public Meetings and Public Records Law**
 - <https://www.myfloridalegal.com/sites/default/files/Full%2520audio%25202018%5B2%5D.mp3>

Both links can be found on SDS' website, at www.sdsinc.org/links.

The Florida Association of Special Districts (FASD) also offers a training option through Florida State University's Florida Institute of Government. If your special district is a member of FASD, the cost for this special district-specific ethics training is \$49.00 for each district official.

If your special district is NOT a member of FASD, the cost for this special district-specific ethics training is \$79.00 for each district official.

Information on the FASD course can be found at <https://www.fasd.com/ethics-for-special-districts>.