



**VISTA  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
MARCH 6, 2025  
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**  
March 6, 2025  
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 13, 2024 Regular Board Meeting & Public Hearing.....Page 0
- G. Old Business
- H. New Business
  - 1. Consider Resolution No. 2025-01 – Registered Agent Change.....Page 6
  - 2. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Proposed Budget.....Page 8
- 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

## AFFIDAVIT OF PUBLICATION

Vista Cdd  
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2501 BURNS RD  
STE A

PALM BEACH GARDENS FL 334105207

STATE OF WISCONSIN, COUNTY OF BROWN

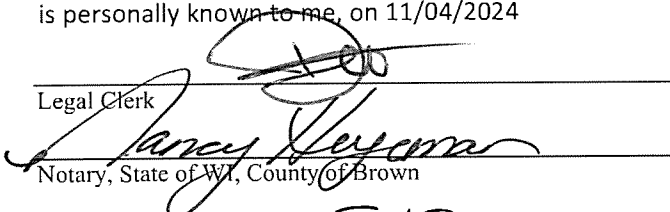
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11/04/2024

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

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Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

5-15-27

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VISTA COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE  
NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Vista Community Development District will hold Regular Meetings at 2100 Emerald Dunes Drive, West Palm Beach, Florida 33411 at 10:00 o.m. on the following dates:  
November 13, 2024  
December 5, 2024  
January 2, 2025  
February 6, 2025  
March 6, 2025  
April 3, 2025  
May 1, 2025  
June 5, 2025  
July 3, 2025  
August 7, 2025  
September 4, 2025

The purpose of the meetings is to conduct any 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 ensure 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)  
11/4/24 10720290

**VISTA COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
NOVEMBER 13, 2024**

**A. CALL TO ORDER**

District Manager Jason Pierman called the November 13, 2024, Regular Board Meeting of the Vista Community Development District (the “District”) to order at 10:04 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 November 5, 2024, as legally required.

**C. CONSIDER BOARD MEMBER RESIGNATION**

**D. 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, Yves Corioland and Maxine Matses.

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.

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

There were no additions or deletions to the agenda.

**F. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

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

**G. APPROVAL OF MINUTES**

**1. April 4, 2024, Regular Board Meeting**

Mr. Pierman presented the minutes of the April 4, 2024, 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 April 4, 2024, Regular Board Meeting, as presented.

**H. OLD BUSINESS**

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

**I. NEW BUSINESS**

**1. Consider Resolution No. 2024-02– Resetting Public Hearing Date to Adopt Fiscal Year 2024/2025 Final Budget**

Mr. Pierman presented Resolution No. 2024-02, entitled:

**RESOLUTION NO. 2024-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2024-01; AMENDING THE DATE AND TIME FOR THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2024/2025 FINAL BUDGET AND ASSESSMENTS AND AUTHORIZING THE SECRETARY AND DISTRICT MANAGER TO TAKE CERTAIN ACTIONS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Ms. Rey, seconded by Mr. Green and passed unanimously adopting Resolution No. 2024-02, as presented, resetting the Public Hearing to November 13, 2024.

**2. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2024/2025 Meeting Schedule**

Mr. Pierman presented Resolution No. 2024-03, entitled:

**RESOLUTION NO. 2024-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Pierman explained that, in order to hold this meeting, and to save costs, staff had already published the meeting schedule provided in the meeting materials.

A motion was made by Ms. Rey, seconded by Mr. Green and passed unanimously adopting Resolution No. 2024-03, as presented.

**3. Consider Resolution No. 2024-04 – Adopting Goals and Objectives**

Resolution No. 2024-04 was presented, entitled:

**RESOLUTION 2024-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Ms. Rey, seconded by Mr. Green and passed unanimously adopting Resolution No. 2024-04, as presented.

**4. Consider Resolution No. 2024-05 – Adopting a Fiscal Year 2023/2024 Amended Budget**

Resolution No. 2024-05 was presented, entitled:

**RESOLUTION NO. 2024-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 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. 2024-05, as presented.

**5. Discussion Regarding Parcel 6**

Mr. Green explained that the lakes were being expanded to hold additional capacity within the Vista Center, and that there were unused construction funds that could be used for the project, subject to a supplemental engineer’s report being prepared.

**6. Consider Directing Engineer to Prepare a Supplemental Engineer’s Report**

A **motion** was made by Ms. Matses, seconded by Mr. Corioland and passed unanimously directing the District Engineer to prepare a supplement engineer’s report, as presented.

**7. Legislative Update**

Mr. Cochran provided an update on legislation that had been approved over the past several months.

Mr. Pierman then recessed the Regular Board Meeting and opened the Public Hearing.

**J. 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 October 29, 2024, and November 5, 2024, as legally required.

**2. Receive Public Comment on Fiscal Year 2024/2025 Final Budget**

Mr. Pierman noted that there were no members of the public in attendance.

**3. Consider Resolution No. 2024-06 – Adopting a Fiscal Year 2024/2025 Final Budget**

Resolution No. 2024-06 was presented, entitled:

**RESOLUTION NO. 2024-06**

**A RESOLUTION OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT  
ADOPTING A FISCAL YEAR 2024/2025 BUDGET.**

Mr. Pierman noted that the District was late in adopting the final budget, due to the lack of quorum, and explained that, in order for the District to collect assessments, staff had provided the County with assessment amounts from the proposed budget, because the deadline for submitting the tax roll was in September.

A **motion** was made by Ms. Rey, seconded by Mr. Green and passed unanimously adopting Resolution No. 2024-06, as presented.

Mr. Pierman then closed the Public Hearing and reconvened the Regular Board Meeting.

**K. ADMINISTRATIVE MATTERS**

Mr. Pierman reminded the Board to complete their four hours of ethics training before the end of the year. He also noted that the next meeting would be held on February 6, 2025, provided the supplemental engineer's report had been completed.

**L. BOARD MEMBER COMMENTS**

There were no comments from the Board Members.

**M. 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 10:33 a.m.

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Secretary/Assistant Secretary

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Chair/Vice-Chair

**RESOLUTION 2025-01**

**A RESOLUTION OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE**

**WHEREAS**, Section 189.014, Florida Statutes requires that the Vista Community Development District (the "District") designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the "Board"); and

**WHEREAS**, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

**WHEREAS**, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

**WHEREAS**, the Board seeks designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The foregoing recitals are hereby incorporated as findings of fact of the Board.

**Section 2.** Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

**Section 3.** The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

**Section 4.** Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District's Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

**Section 5.** All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.



**Section 6.** If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

**Section 7.** This Resolution shall be effective immediately upon adoption.

**PASSED AND ADOPTED THIS 6<sup>th</sup> DAY OF MARCH, 2025.**

**VISTA  
COMMUNITY DEVELOPMENT DISTRICT**

**ATTEST:**

\_\_\_\_\_

Print name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_

Print name: \_\_\_\_\_  
Chair/Vice-Chair, Board of Supervisors

**RESOLUTION NO. 2025-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; 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 2025/2026 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 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for June 5, 2025 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 2025/2026 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 6<sup>th</sup> day of March, 2025.

**ATTEST:**

**VISTA  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

Vista  
Community Development District

**Proposed Budget For  
Fiscal Year 2025/2026  
October 1, 2025 - September 30, 2026**

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

**PROPOSED BUDGET**  
**VISTA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	<b>FISCAL YEAR 2025/2026 BUDGET</b>
<b>REVENUES</b>	
O & M Assessments	56,173
Debt Assessments	365,754
Other Revenues	0
Interest Income	1,200
<b>TOTAL REVENUES</b>	<b>\$ 423,127</b>
<b>EXPENDITURES</b>	
Engineering/Inspections	2,500
Management	23,028
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,900
Arbitrage Rebate Fee	650
Insurance	7,300
Legal Advertisements	1,250
Miscellaneous	550
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>\$ 60,953</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 362,174</b>
Bond Payments	(343,809)
<b>BALANCE</b>	<b>\$ 18,365</b>
County Appraiser & Tax Collector Fee	(8,438)
Discounts For Early Payments	(16,877)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (6,950)</b>
Carryover Balance From Prior Year	6,950
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**VISTA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M Assessments	52,062	56,186	56,173	Expenditures Less Interest & Carryover/.94
Debt Assessments	370,353	365,754	365,754	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	7,389	540	1,200	Interest Projected At \$100 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 429,804</b>	<b>\$ 422,480</b>	<b>\$ 423,127</b>	
<b>EXPENDITURES</b>				
Engineering/Inspections	5,125	2,500	2,500	No Change From 2024/2025 Budget
Management	21,732	22,380	23,028	CPI Adjustment
Legal	8,327	8,000	8,000	No Change From 2024/2025 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,700	3,800	3,900	\$100 Increase From 2024/2025 Budget
Arbitrage Rebate Fee	650	650	650	No Change From 2024/2025 Budget
Insurance	6,594	7,200	7,300	FY 2024/2025 Expenditure Was \$6,858
Legal Advertisements	604	1,275	1,250	\$25 Decrease From 2024/2025 Budget
Miscellaneous	97	575	550	\$25 Decrease From 2024/2025 Budget
Postage	67	225	225	No Change From 2024/2025 Budget
Office Supplies	197	350	350	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	4,023	4,025	4,025	No Change From 2024/2025 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
<b>TOTAL EXPENDITURES</b>	<b>\$ 60,291</b>	<b>\$ 60,155</b>	<b>\$ 60,953</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 369,513</b>	<b>\$ 362,325</b>	<b>\$ 362,174</b>	
Bond Payments	(352,467)	(343,809)	(343,809)	2026 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 17,046</b>	<b>\$ 18,516</b>	<b>\$ 18,365</b>	
County Appraiser & Tax Collector Fee	(2,446)	(8,438)	(8,438)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(16,337)	(16,878)	(16,877)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (1,737)</b>	<b>\$ (6,800)</b>	<b>\$ (6,950)</b>	
Carryover Balance From Prior Year	0	6,800	6,950	Carryover Balance From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ (1,737)</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE BUDGET**  
**VISTA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	21,306	500	1,200	Projected Interest For 2025/2026
NAV Tax Collection	352,467	343,809	343,809	2026 P & I Payments Less Earned Interest
<b>Total Revenues</b>	<b>\$ 373,773</b>	<b>\$ 344,309</b>	<b>\$ 345,009</b>	
<b>EXPENDITURES</b>				
Principal Payments	170,000	175,000	185,000	Principal Payment Due In 2026
Interest Payments	182,750	168,909	159,234	Interest Payments Due In 2026
Transfer To Construction Fund	11,373	400	775	
<b>Total Expenditures</b>	<b>\$ 364,123</b>	<b>\$ 344,309</b>	<b>\$ 345,009</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 9,650</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 1/1/25 =	\$3,230,000		

## Vista Community Development District Assessment Comparison

	Fiscal Year 2021/2022 <u>Assessment*</u>	Fiscal Year 2022/2023 <u>Assessment*</u>	Fiscal Year 2023/2024 <u>Assessment*</u>	Fiscal Year 2024/2025 <u>Assessment*</u>	Fiscal Year 2025/2026 <u>Projected Assessment*</u>
O & M	\$ 110.14	\$ 106.05	\$ 103.77	\$ 112.83	\$ 112.80
<u>Debt</u>	<u>\$ 737.30</u>	<u>\$ 741.32</u>	<u>\$ 743.58</u>	<u>\$ 734.45</u>	<u>\$ 734.45</u>
<b>Total</b>	<b>\$ 847.44</b>	<b>\$ 847.37</b>	<b>\$ 847.35</b>	<b>\$ 847.28</b>	<b>\$ 847.25</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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