

Vista Lakes Community Development District

Board of Supervisors

Frank Sebestyen, Chairman
John DeCrotie, Vice Chairman
Sam Badami, Assistant Secretary
Carla Daly, Assistant Secretary
Nathalie Santana, Assistant Secretary

Staff:

Michael Perez, District Manager
Scott Clark, District Counsel
David Hamstra, District Engineer
Jorge Baez, Field Manager

Meeting Agenda

Thursday August 7, 2025 – 9:00 a.m.

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- 1. Call to Order and Roll Call**
 - 2. Adoption of the Agenda**
 - 3. Audience Comments – Limit to 3 minutes**
 - 4. Staff Reports**
 - A. Field Inspection Report..... P. 3
 - B. Landscape Workshop Report
 - C. CrossCreek Aquatic Report P. 16
 - D. District Engineer Report
 - E. District Counsel
 - F. HOA Liaison
 - G. District Manager
 - 5. Business Items**
 - A. Public Hearing on Final Budget for Fiscal Year 2026
 - i. Consideration of Resolution 2025-09, Adopting the Fiscal Year 2026 Final Budget..... P. 20
 - B. Public Hearing on Levying the O&M Assessments
 - i. Consideration of Resolution 2025-10, Levying the O&M Assessments P. 23
 - C. Consideration of Resolution 2025-11, Adopting the Fiscal Year 2026 Meeting Schedule..... P. 37
 - D. Consideration of Goals and Objectives..... P. 39
 - 6. Business Administration Items**
 - A. Consideration of the Regular Meeting Minutes from July 3, 2025 (Under Separate Cover)
 - B. Review of Financials..... P. 43
 - C. Check Register P. 58
 - 7. Supervisor Requests**
 - 8. Adjournment**

The next meeting is scheduled for Thursday September 4, 2025, at 9:00 a.m.

District Office:

Inframark

313 Campus Street, Celebration, FL 34747
407-566-1935

Meeting Location:

Vista Lakes Clubhouse

8841 Lee Vista Boulevard, Orlando, FL 32829
Call in: +1 646-838-1601, 122776403#

www.VistaLakesCDD.org