

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
Charles Greene, CrossCreek
Scottie Feliciano, Landscape Workshop
Thomas Ciluffo, Landscape Workshop
John Khatiblou, District Accountant
Melinda Gallo, Administrative Assistant

Meeting Agenda

Thursday, February 5, 2026 – 6:00 p.m.

- 1. Call to Order and Roll Call**
- 2. Approval of the Agenda**
- 3. Audience Comments – Three (3) Minute Time Limit**
- 4. Staff Reports**
 - A. District Accountant
 - i. Financials (*November & December*).....P. 3
 - ii. Check Register (*November & December*).....P. 33
 - B. CrossCreek Aquatic Report.....P. 38
 - C. Field Inspection ReportP. 43
 - i. Consideration of Inframark Dock Repair Proposal.....P. 54
 - ii. Consideration of Inframark Pressure Washing ProposalP. 55
 - D. Landscape Workshop Report
 - E. District Engineer Report
 - i. Pegasus Proposal for Engineering Design & Permitting Services.....P. 58
 - F. District Counsel
 - G. HOA Liaison
 - H. District Manager
- 5. Business Items**
 - A. Consideration of Resolution 2026-02, General ElectionP. 62
 - B. Consideration of Resolution 2026-03, Removing and Designating a New TreasurerP. 65
 - C. Consideration of ER Service Electrical Work Proposal.....P. 66
 - D. Ratification of Landscape Workshop Main Line Break RepairP. 70
 - E. Ratification of Landscape Workshop Valve Leak Repair Proposal.....P. 72
 - F. Ratification of Landscape Workshop 2-Inch Scrubber Valve Replacement Proposal.....P. 73
- 6. Business Administration Items**
 - A. Consideration of the Minutes from the Meeting held December 4, 2025P. 74
- 7. Supervisor Requests**
- 8. Adjournment**

The next meeting is scheduled for Thursday, March 5, 2026, 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