

# 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.

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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 Report ..... P. 43
      - i. Consideration of Inframark Dock Repair Proposal..... P. 54
      - ii. Consideration of Inframark Pressure Washing Proposal ..... P. 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 Election ..... P. 62
    - B. Consideration of Resolution 2026-03, Removing and Designating a New Treasurer ..... P. 65
    - C. Consideration of ER Service Electrical Work Proposal..... P. 66
    - D. Ratification of Landscape Workshop Main Line Break Repair ..... P. 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, 2025 ..... P. 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](http://www.VistaLakesCDD.org)