

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
Justin Fisher, Field Inspection Coordinator
Charles Greene, CrossCreek
Scottie Feliciano, Landscape Workshop
Thomas Ciluffo, Landscape Workshop
John Khatiblou, District Accountant
Melinda Gallo, Administrative Assistant

Meeting Agenda

Thursday, April 2, 2026 – 9:00 a.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. CrossCreek Aquatic Report
 - B. Field Inspection Report P. 3
 - C. Landscape Workshop Report
 - D. District Engineer Report
 - E. District Counsel
 - F. HOA Liaison
 - G. District Accountant
 - i. Financials P. 11
 - ii. Check Register P. 27
 - H. District Manager
 - i. Discussion of Fiscal Year 2027 Budget
 5. **Business Items**
 - A. Consideration of We Hang Christmas Lights Monuments and Towers Package Proposal P. 30
 - B. Consideration of We Hang Christmas Lights Entrances Package Proposal..... P. 34
 6. **Business Administration Items**
 - A. Consideration of Minutes for the Meeting held on February 5, 2026 (Under Separate Cover)
 - B. Consideration of Minutes for the Meeting held on March 5, 2026..... P. 38
 7. **Supervisor Requests**
 8. **Adjournment**

The next meeting is scheduled for Thursday, May 7, 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