

# 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, May 7, 2026 – 9:00 a.m.

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1. **Call to Order and Roll Call**
  2. **Approval of Agenda**
  3. **Audience Comments – Three (3) Minute Time Limit**
  4. **Staff Reports**
    - A. District Accountant
      - i. Summary of Operations and Maintenance..... P. 3
    - B. CrossCreek Aquatic Report
    - C. Field Inspection Report ..... P. 4
    - D. Landscape Workshop
    - E. District Engineer
    - F. District Counsel
    - G. HOA Liaison
    - H. District Manager
      - i. Announcing the Number of Qualified Registered Voters in the District (4,519)..... P. 14
  5. **Business Items**
    - A. Consideration of Resolution 2026-05, Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing ..... P. 15
  6. **Business Administration Items**
    - A. Consideration of Minutes for the Meeting held on April 2, 2026..... P. 35
  7. **Supervisor Requests**
  8. **Adjournment**

*The next meeting is scheduled for Thursday, June 4, 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)