

# Vista Lakes Community Development District

## Board of Supervisors

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

## District Staff

Michael Perez, District Manager  
Scott Clark, District Counsel  
David Hamstra, District Engineer  
Jorge Baez, Field Service Manager  
Justin Fisher, Field Inspection Coordinator  
John Khatiblou, District Accountant  
Melinda Gallo, District Admin

## Regular Meeting Agenda

Friday, July 17, 2026, at 9:00 a.m.

The Regular Meeting of the **Vista Lakes Community Development District** will be held on Friday, July 17, 2026, at 9:00 a.m. at 8841 Lee Vista Boulevard, Orlando, FL 32829. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

**Meeting ID:** 247 727 946 547      **Passcode:** jN9VM6iA

**Dial-in by Phone:** +16468381601      **Pin:** 122776403#

## THE REGULAR MEETING OF BOARD OF SUPERVISORS

### 1. CALL TO ORDER/ROLL CALL

### 2. APPROVAL OF AGENDA

### 3. PUBLIC COMMENTS

*(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

### 4. STAFF REPORTS

#### A. Financial Overview

i. Financial Snapshot .....P. 3

ii. Financials.....P. 4

iii. Cash Flow Analysis.....P. 20

#### B. CrossCreek Aquatic Report.....P. 21

i. Consideration of CrossCreek Pond 4 Fountain Supply and Installation Proposal .....P. 30

#### C. Field Inspection Report.....P. 32

i. Consideration of Pressure Washer Total Cleaner LLC Soft Washing  
and Power Washing Proposal.....P. 47

ii. Consideration of Pressure Washer Total Cleaner LLC Service Agreement.....P. 48

#### D. Landscape Workshop

#### E. District Engineer

#### F. District Counsel

#### G. HOA Liaison

#### H. District Manager

### 5. BUSINESS ADMINISTRATION

A. Consideration of Minutes from the Meeting held June 12, 2026 .....P. 50

### 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

### 7. ADJOURNMENT