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

Thursday, November 5, 2026, at 9:00 a.m.

The Regular Meeting of the **Vista Lakes Community Development District** will be held on Thursday, November 5, 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:

THE REGULAR MEETING OF THE 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. **PUBLIC HEARING ON RECALL PETITION RULE ADOPTION**

   A. Consideration of Resolution 2027-01, Adopting Rules Pertaining to Recall of Elected Supervisors.....P. 4
5. **STAFF REPORTS**

   A. Financial Overview

   i. Financial Snapshot .....P. 14

   ii. Financials.....P. 15

   iii. Cash Flow Analysis.....P. 31

   iv. Consideration of Motion to Assign Fund Balance for Fiscal Year 2026 .....P. 32

   v. Consideration of Resolution 2027-02, Amending the General Fund Budget for Fiscal Year 2026 .....P. 33

   B. CrossCreek Aquatic Report

   C. Field Inspection Report .....P. 37

   i. Consideration of Proposal from Fender Marine Construction, Inc. for Dock Replacement .....P. 65

   ii. Consideration of Proposal from Orlando Deck and Dock for Dock Replacement.....P. 66

   D. Landscape Workshop

   E. District Engineer

   F. District Counsel

G. HOA Liaison

H. District Manager

6. BUSINESS ADMINISTRATION

A. Consideration of Minutes from the Meeting held October 1, 2026 .....P. 67

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT