

**MINUTES OF MEETING
VISTA WALK
COMMUNITY DEVELOPMENT DISTRICT**

The Special Organizational meeting of the Board of Supervisors of Vista Walk Community Development District was held on Tuesday, February 13, 2024, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638

Present and constituting a quorum were:

Carla Tabshe	Assistant Secretary
Dawson Ransome	Assistant Secretary
Eric Davidson	Assistant Secretary

Also present were:

Brian Lamb	District Manager
Mark Straley	District Counsel

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

A. Overview of Meeting Procedures and Decorum

Mr. Lamb called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comment Period**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Administer Oaths of Office to the Board
Assigned in the Petition**

Mr. Lamb stated all Board members present have been sworn in and their Oaths of Office are on record.

FOURTH ORDER OF BUSINESS **Seat New Board Members**

A. Overview of Forms, Sunshine Amendment, Code of Ethics, Supervisor Responsibilities

Mr. Lamb confirmed all Board members are well-versed in Sunshine Laws, the Code of Ethics, and Supervisor responsibilities. If they have any questions, they will reach out to Mr. Vericker.

FIFTH ORDER OF BUSINESS **Appointment of Office Resolution 2024-01**

- A. Chairman**
- B. Vice Chairman**
- C. Secretary**
- D. Treasurer-Assistant Secretary**
- E. Assistant Secretaries**

February 13, 2024,

VISTA WALK CDD

The Board discussed the officer positions. Ms. Carla Tabshe will be the Chairperson, and Mr. Dawson Ransom the Vice Chairperson. The rest of the Board will be Assistant Secretaries. All have waived compensation.

On MOTION by Ms. Tabshe seconded by Mr. Dawson, with all in favor, Resolution 2024-01, Appointing Ms. Carla Tabshe as Chairperson, Mr. Dawson Ransom as Vice Chairperson, Mr. Brian Lamb as Secretary, Mr. Eric Davidson as Treasurer, and the remainder of the Board as Assistant Secretaries, was adopted. 3-0

SIXTH ORDER OF BUSINESS

Appointment of Consultants

Mr. Lamb indicated Items 6A through 6G will be treated as consent agenda items.

- A. Consider Appointment of District Manager/Assessment Consultant – Resolution 2024-02**
- B. Designation of Registered Agent/Office – Resolution 2024-03**
- C. Consider Appointment of District General Counsel, Straley Robin Vericker – Resolution 2024-04**
- D. Consider Appointment of Interim District Engineer**
 - i. Authorize RFQ for District Engineer**
 - *Florida Land Design & Permitting* and Edward Mazur, Jr., P.E. will be the Interim Engineer and the Board will authorize an RFQ for District Engineer.
- E. Consider Appointment of Bond Counsel – Gray Robinson, P.A.**
- F. Consider Appointment of Investment Banker – FMS Bonds**
- G. Consider Appointment of Trustee – US Bank**

On MOTION by Ms. Tabshe seconded by Mr. Dawson, with all in favor, Resolutions 2024-02, 2024-03, and 2024-04 were adopted and Items 6D through 6G were approved. 3-0

SEVENTH ORDER OF BUSINESS

Business Matters

Mr. Lamb indicated items 7A through 7T will be treated as consent agenda items. The Board indicated they will waive compensation under Resolution 2024-06.

- A. Consider Authorizing Notice of Establishment-Resolution 2024-05**
- B. Consider Policy of Compensation for Board Members – Resolution 2024-06**
- C. Consider Policy of Reimbursement of District Travel Expenses – Resolution 2024-07**
- D. Consider the Designation of the Primary Administrative Office and Local Records Office – Resolution 2024-08**
- E. Consider District Records Retention Schedule – Resolution 2024-09**
- F. Consider Fiscal Year 2024 Regular Meeting Schedule and Location-Resolution 2024-10**
- G. Consider Landowners' Meeting Date, Time, and Location- Resolution 2024-11**
- H. Consider Proposed FY 2024 Annual Budget & Set Public Hearing- Resolution 2024-12**
- I. Set Public Hearing for Uniform Method of Collections – Resolution 2024-13**
- J. Consider Rules of Procedure & Setting Public Hearing - Resolution 2024-14**

- K. Consider Policy Re: Support & Legal Defense for Board & Staff-Resolution 2024-15**
- L. Authorization to obtain General Liability and Public Officers Insurance**
- M. Consider Designation of a Qualified Public Depository- Resolution 2024-16**
- N. Authorization of Signatories- Resolution 2024-17**
- O. Authorization to Disburse Funds for Expenses- Resolution 2024-18**
- P. Consider Adoption of Investment Policy- Resolution 2024-19**
- Q. Consider Approval of Florida Statewide Mutual Aid Agreement-Resolution 2024-20**
- R. Consider Provisions for Public Comments – Resolution 2024-21**
- S. Consider Authorization of RFP for Auditing Services**
- T. Consideration of ADA Website Compliance Agreement**
- U. Consider the Authorization of the Chairman to Accept or Execute Certain Documents – Resolution 2024-22**

On MOTION by Ms. Tabshe seconded by Mr. Dawson, with all in favor, Resolutions 2024-11 through 2024-22 were adopted, 7S was removed, and Items 7L, and 7T were approved. 3-0

EIGHTH ORDER OF BUSINESS

Administrative Matters

A. Request for Working Capital

On MOTION by Ms. Tabshe seconded by Mr. Dawson, with all in favor, Request for Working Capital, was approved. 3-0

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel**
- B. District Manager**
- C. District Engineer**

There being no reports, the next order of business followed.

TENTH ORDER OF BUSINESS

Board Members' Comments

There being none, the next order of business followed.

ELEVENTH ORDER OF BUSINESS

Public Comments

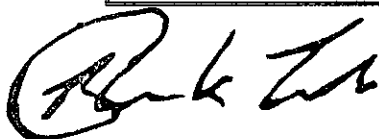
There being none, the next order of business followed.

TWELTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Tabshe seconded by Mr. Dawson, with all in favor the meeting was adjourned. 3-0



District Manager



Chairperson/Vice Chairperson