

**MINUTES OF PUBLIC HEARINGS
& CONTINUED REGULAR MEETING
VISTA WALK
COMMUNITY DEVELOPMENT DISTRICT**

The Public Hearings & continued regular meeting of the Board of Supervisors of Vista Walk Community Development District was held on Tuesday, May 14, 2024, and called to order at 11:09 a.m., at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, Florida 34638.

Present and constituting a quorum were:

Carla Tabshe
Dawson Ransome
Eric Davidson

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

Brian Lamb
Vivek Babbar
Edward Mazur

Secretary
District Counsel
District Engineer

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment on Agenda Items

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Recess to Public Hearing

Mr. Lamb requested the Board recess to the public hearing.

FOURTH ORDER OF BUSINESS

**Public Hearing on Adopting the Final
Fiscal Year 2024 Budget**

A. Open Public Hearing on Adopting Final Fiscal Year 2024 Budget

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, the, Public Hearing on Adopting Final Fiscal Year 2024 Budget, was opened. 3-0
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B. Staff Presentations

C. Public Comment

There being none, the next item followed.

D. Close Public Hearing on Adopting Final Fiscal Year 2024 Budget

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, the, Public Hearing on Adopting Final Fiscal Year 2024 Budget, was closed. 3-0
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**E. Consideration of Resolution 2024-23, Adopting Final Fiscal Year 2024 Budget
i. Developer Funding Agreement for FY 2023/2024**

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, Resolution 2024-23, Adopting Final Fiscal Year 2024 Budget was adopted and the Developer Funding Agreement for Fiscal Year 2023/2024, was approved. 3-0

FIFTH ORDER OF BUSINESS

**Public Hearing on Adopting Uniform
Method of Collection**

A. Open the Public Hearing on Adopting a Uniform Method of Collection

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, the Public Hearing on Adopting a Uniform Method of Collection, was opened. 3-0

B. Staff Presentation

C. Public Comment

There being none, the next item followed.

D. Close the Public Hearing on Adopting Uniform Method of Collection

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, the, Public Hearing on Adopting a Uniform Method of Collection, was closed. 3-0

E. Consideration of Resolution 2024-24, Adopting Uniform Method of Collection

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, Resolution 2024-24, Adopting Uniform Method of Collection, was adopted. 3-0

SIXTH ORDER OF BUSINESS

**Public Hearing on Adopting Uniform
Rules of Procedure**

A. Open the Public Hearing on Adopting Uniform Rules of Procedure

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, the Public Hearing on Adopting Uniform Rules of Procedure, was opened. 3-0

B. Staff Presentations

C. Public Comment

There being none, the next item followed.

D. Close the Public Hearing on Adopting Uniform Rules of Procedure

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, the Public Hearing on Adopting Uniform Rules of Procedure, was closed. 3-0

E. Consideration of Resolution 2024-25, Adopting Uniform Rules of Procedure

On MOTION by Ms. Tabshe seconded by Mr. Dawson, with all in favor, Resolution 2024-25, Adopting Uniform Rules of Procedure, was adopted. 3-0

SEVENTH ORDER OF BUSINESS Return and Proceed to Regular Meeting
Mr. Lamb requested the Board proceed to the regular meeting.

EIGHTH ORDER OF BUSINESS Business Items

A. Consideration of Resolution 2024-26, Canvassing & Certifying the Results of the Landowners' Election

On MOTION by Ms. Tabshe seconded by Mr. Dawson, with all in favor, Resolution 2024-26, Canvassing & Certifying the Results of the Landowners' Election, was adopted. 3-0

B. Consideration of Resolution 2024-27, Re-Designation of Officers

- The following persons were elected to office:

Carla Tabshe	Chairperson
Dawson Ransome	Vice Chairperson
Brian Lamb	Secretary
Eric Davidson	Treasurer
Tony Tabshe	Assistant Secretary
Jack Tabshe	Assistant Secretary
Eric Davidson	Assistant Secretary

On MOTION by Ms. Tabshe seconded by Mr. Dawson, with all in favor, Resolution 2024-27, Re-Designation of Officers, was adopted. 3-0

C. Consideration of Resolution 2024-28, Approving Fiscal Year 2025 Proposed Budget & Setting Public Hearing

On MOTION by Ms. Tabshe seconded by Mr. Dawson, with all in favor, Resolution 2024-28, Approving Fiscal Year 2025 Proposed Budget & Setting Public Hearing for Monday, August 13, 2024 at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O' Lakes, Florida 34638, was adopted. 3-0

D. Consideration of Master Engineer's Report

E. Consideration of Master Assessments Methodology Report

On MOTION by Ms. Tabshe seconded by Mr. Dawson, with all in favor, the Master Engineer's and Master Assessments Methodology Reports, were approved. 3-0

F. Consideration of Resolution 2024-29, Declaring Special Assessments

On MOTION by Ms. Tabshe seconded by Mr. Dawson, with all in favor, Resolution 2024-29, Declaring Special Assessments, was adopted. 3-0

G. Consideration of Resolution 2024-30, Setting Public Hearing to Levy Special Assessments

On MOTION by Ms. Tabshe seconded by Mr. Dawson, with all in favor, Resolution 2024-30, Setting Public Hearing to Levy Special Assessments is scheduled to be held Monday, August 13, 2024 at 11:30 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O' Lakes, Florida 34638, was adopted. 3-0

H. Ratification of Interlocal Agreement between Vista Walk CDD & Pasco County Property Appraiser

On MOTION by Ms. Tabshe seconded by Mr. Dawson, with all in favor, the Interlocal Agreement with the Pasco County Property Appraiser, was approved. 3-0

I. Announcement of Qualified Electors

Mr. Lamb advised the Board that as of April 15, 2024, there were no qualified electors.

NINTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the February 13, 2024 Special Organizational Meeting

On MOTION by Ms. Tabshe seconded by Mr. Dawson, with all in favor, the Consent Agenda, was approved. 3-0

TENTH ORDER OF BUSINESS

Staff Reports

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

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

ELEVENTH ORDER OF BUSINESS

Board Members' Comments

There being none, the next order of business followed.

TWELTH ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

May 14, 2024

VISTA WALK CDD

There being no further business,

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

A stylized, handwritten signature in dark ink, appearing to read 'Brian Lamb', written over a horizontal line.

Brian Lamb
Secretary

A handwritten signature in dark ink, appearing to read 'Carla Tabshe', written over a horizontal line.

Chairperson/Vice Chairperson