

MINUTES OF MEETING
VIERA EAST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Viera East Community Development District was held Wednesday, February 22, 2017 at 2:00 p.m. at the Faith Lutheran Church in the Multi-Purpose Room, 5550 Faith Drive, Viera, Florida.

Present and constituting a quorum were:

Paul McCarthy	Chairman
David Bedwell	Vice Chairman
William 'Bill' Oakley	Secretary
Jo Walsh	Treasurer
Melinda Thomsen	Assistant Secretary

Also present were:

Jason Showe	District Manager
Tim Melloh	General Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. McCarthy called the meeting to order at 2:00 p.m.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the January 25,
2017 Meeting**

Mr. Showe: I will note that Ms. Walsh just called Tim to let him know that she has a few minor changes and we have a few that Melinda gave us, in terms of correcting her name. If we could approve those subject to any minor changes.

On MOTION by Ms. Thomsen, seconded by Mr. Bedwell, with all in favor, the minutes for the January 25, 2017 meeting were approved as amended.
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FOURTH ORDER OF BUSINESS

Unfinished Business

A. FDOT Appeals

Mr. Showe: I can touch on this quickly. This is not on your agenda but I did send it out by email. This is the second agreement with FDOT. What happened is, they just missed the property in the first agreement. It does not change the plan, it is exactly the same. They just inadvertently missed one of the parcels that they needed the subordination on.

Mr. Bedwell: Is that the one on the south side?

Mr. Showe: It is directly south of where I-95 is going to go. They should have included it in their first agreement.

Mr. Bedwell: Southeast corner.

Mr. Showe: Yes. I think he indicated that. It's the exact same agreement it just includes that property.

Mr. Bedwell: I don't know what we are doing. It says CDD presently has an easement interest in certain lands. I thought we owned the land?

Mr. Showe: We do.

Mr. Bedwell: Well easement interest sounds like we are renting or something

Mr. Showe: There's also that agreement between The Viera Company and the District. So there are a whole mess of agreements that tie to those.

On MOTION by Ms. Oakley, seconded by Mr. Bedwell, with all in favor, the FDOT agreement was approved.

FIFTH ORDER OF BUSINESS

New Business

A. Consideration of Lease-Purchase Agreements with TCF Equipment Finance for Mowing Equipment and Declaring Current Mower as Surplus

Ms. Walsh joined the meeting.

Mr. Melloh: We have the equipment lease that we discussed at the workshop for the core harvester, the z-turn mower, the spreader, sickle bar and the bush hog. We have the actual lease documents down from TCF. There are two different leases because the equipment is from two different companies even though the lease company is the same company.

Mr. Oakley: Are we keeping the old bush hog?

Mr. Melloh: We are going to try to get some money from them from Global.

Mr. Oakley: That's going to be part of the total surplus package.

Mr. Melloh: We are not trading that in, we did trade in one small piece, the John Deere. It will be surplus.

Mr. Oakley: Are these the same numbers that we had consensus on at the workshop?

Mr. Melloh: Yes sir.

Mr. Showe: I know there are documents in that lease that talk about another attorney opinion, which was considerably difficult last time. We have talked to TCF and I believe they agree that the wording makes it clear that when you accept the motion you are accepting the terms and conditions of the lease. They will not necessarily require that attorney's opinion, which would slow the process down considerably. If you could just make it clear in your motion that you are accepting the terms and conditions of the lease documents as presented.

On MOTION by Mr. Bedwell, seconded by Ms. Walsh, with all in favor, the terms and conditions of new TCF Lease Documents were approved.

On MOTION by Mr. Oakley, seconded by Ms. Walsh, with all in favor, the old mower was declared surplus.

SIXTH ORDER OF BUSINESS

Staff Reports

A. General Manager's Report

Mr. Melloh: On the CDD the normal operations are proceeding as planned. Two Thursdays ago we attempted the control burn. They burnt a small section but the winds changed direction so they shut it down. We have no new day for them to come back for that. The thirty acres they are trying to burn is between Heron's Landing and Auburn Lakes. The wind has to come out of the west or it will come back onto those houses. We do not want that to happen. That's where we are on that.

Ms. Walsh: How much did they get burned?

Mr. Melloh: Maybe an acre. I'm just guessing. When I was out there they were just going to burn a small strip just to see how it was going to go. So they did not get much done. It might have been a couple of acres. They said they had to shut that strip down because of the wind change.

Ms. Thomsen: What happens to the birds? Are they there now or are they migrating elsewhere and that's why they choose this time of year to do control burn?

Mr. Melloh: From what I understand the control burn is done at this time of year because it is not nesting season for them. The whole Scrub-Jay Habitat is 400 acres, and we are burning a 30 acre section. What I'm thinking is they just go to a different spot. If they don't get the burn in by the middle of March then they are going to have to shut it down until October.

Mr. Bedwell: And you need winds out of the west?

Mr. Melloh: Yes.

Mr. Bedwell: That is a rare event.

Ms. Walsh: The purpose of the burn is not just to eat up the fuel for occasional wild fires down the road, but it also releases a lot of seeds. That's going to provide food for the birds. It's kind of a dual purpose. That's another reason why if we can get it done before nesting season it provides more food for the birds.

Mr. Melloh: I believe it also keeps a lot of tall trees from getting really tall. That's where the predator birds go.

Mr. McCarthy: I would recommend if any Board member would like to set up an appointment with Ed Grasser, Tim could do it. You could take a tour of that Scrub-Jay area, it is fascinating to go see it. We talk about it a lot and it helped me to go in there with Ed and actually see it. He is very knowledgeable about that area.

Mr. Melloh: You do see a ton of Scrub Jays when you are out there. We saw a lot of Gopher Tortoises too. It is a very interesting preserve and it is doing its job.

Mr. McCarthy: I think he would like to do it for any Board Member that was interested.

Mr. Melloh: Just let us know and we can get that set up. As far as the golf course maintenance goes, we did have a diver come in to dive the irrigation pond as we had talked about at a workshop previously to inspect our irrigation intake tube and wet well area. They took video and looked things over. They were not able to get up the whole tube because apparently we have an 18-inch tube instead of a 24-inch tube which would allow them to get all the way up. They were able to do enough to get all the information. The initial report is the tube is in pretty good shape considering how long it has been in the ground. They thought that they might have used some kind of galvanized or zinc piping that kept it from rusting out. The thing that rusted out and will need attention is the end of the pipe. We will have to have a new screen put on it so that it is

not sucking up fish into the wet well. It will also keep it oriented so that it is drawing from the center of the lake instead of mud or debris off the bottom of the lake. They are going to have a full recommendation for us to make our irrigation system more efficient.

Mr. Oakley: Do you know how far that goes out into the lake? Is it right along the edge of the bank or does it go out 15 or 20 feet?

Mr. Melloh: It goes way out. It goes out to the deepest part of the lake, which is probably right in the center. Even Scott did not know for sure, that is why we are getting the video and pictures for. We did start our cart path project on number 15 green. It is going to be delayed a little bit due to the weather. I will tell you that we have already looked it over and there is going to be some issues that we will try to overcome. The level of the pipes, we know 15 has problems by the tee box on the right side and left side. On the left side as you get closer to the green, all those pipes run together. It actually goes underneath the fairway to the pipe on the other side, which ends up going into the lake. All those pipes are set barely above the lake level so there is not a lot of positive flow towards that lake. It may be an issue that we have to deal with for a while. We're going to hard pipe the drainage pipe that comes from the green. The green and the two bunkers are drained. All greens have drains under them. We are going to hard pipe it so it doesn't leak on its way there. We will get it all straightened out. We are going to have a company come in and they are going to clear the lines for us.

Mr. Oakley: That drain looks like it is lower than the lake. It may be an optical illusion but when I stand down there and look back at the lake it looks like it is uphill.

Mr. Melloh: We will come up with a plan but ultimately we have to get new carts to go through that area and we have to have an aesthetically pleasing area. At the end of the day we may end up having to pour a concrete path back further out so that people pick up that cart path earlier. The idea is that we will make a big waste area. We are still confident that this is going to work. We may have to extend the landscaping bed out around that so people will not drive through that area.

Mr. McCarthy: Maybe go back to well and the importance of that to the organization. As you described it to me, it is the heart of things. If that thing does not work properly we are in big trouble. It is critical that we have that working perfectly.

Mr. Melloh: We are going to have to address the part that holds the motors and the pumps. That is rusting through so we are going to get pricing on replacing that as well. That is

critical. If anyone wants to go with me to take a look at it you can go see that if it rusts through our motors end up in the water. There is no easy fix to that. We need to be very proactive on this. We are getting all the pricing and finding out what it is going to take to fix that.

Mr. McCarthy: He explained it to me at one point, that if that system fails and we were not getting a lot of rain, you would have to get water trucks out here on the greens.

Mr. Melloh: I know people that have lost their pumps and had to rent water trucks just to keep their green alive.

Ms. Walsh: Is there anything we can do to make sure that doesn't happen?

Mr. Melloh: I do not know about that. These are all things that when we get the expert here we are going to ask.

Ms. Walsh: The week before it gets there everything is gone.

Mr. Melloh: How you even go about doing that, I do not know. We would have to have a contractor tell us that. That is beyond our scope.

Mr. McCarthy: So we had good news with that pipe.

Mr. Melloh: Yes, that is really good news.

Mr. Oakley: Sometime I will get with you and whoever is in charge of it over there. I'll go over it with you. The whole outside perimeter could use angle iron on it to seal that off. You could put some extra linear supports underneath the pumps and stuff like that. That would prevent any collapsing. There are some patches that you could do which could stop a lot of potential problems. If you have a good welder that would take care of it. Another thing I would recommend, sandblasting it and getting a good sealer on it so it does not continue rust.

Mr. Melloh: Golf operationally; we were up 269 associate memberships. The good news is those people are playing a lot of golf. I do have the rounds of revenue through yesterday. You will see we are running ahead of budget on everything there. We are averaging \$5,370 per day. Cart and green fee revenue, which does not include merchandise sales, driving range sales, or anything else, is \$4,762 is about \$600 a day. That is good news. Do you want to go over financials that we have? We have the blue books and January report. All the numbers looked really good. I think we are roughly \$2,000 ahead of budget.

Mr. Oakley: I enjoyed looking at January's revenue and expenditures. In one the expenditures are \$9,000, a difference from the previous month. The revenue is \$13,000 in the previous month roughly, which is plus \$4,000, a very good thing to see.

SEVENTH ORDER OF BUSINESS

Treasurer's Report - Consideration of Financial Statements

A. Approval of Check Register

On MOTION by Ms. Walsh, seconded by Mr. Bedwell, with all in favor, the General Fund check register in the amount of \$61,694.57 was approved.

On MOTION by Ms. Walsh, seconded by Mr. Bedwell, with all in favor, the Capital Fund check register in the amount of \$11,348.00 was approved.

On MOTION by Ms. Walsh, seconded by Mr. Bedwell, with all in favor, the Golf Course Fund check register in the amount of \$96,102.55 was approved.

B. Balance Sheet and Income Statement

No Action was taken by the Board.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. McCarthy: Bill?

Mr. Oakley: I'm good, thank you.

Mr. McCarthy: David?

Mr. Bedwell: I do not have anything.

Mr. McCarthy: Melinda?

Ms. Thomsen: No.

Mr. McCarthy: Jo?

Ms. Walsh: Did we get a number on how much we will be able to save on those taxes?

Mr. Melloh: We estimated it to be about \$100 a month but on the bill we just got in they forgot to do it. It looks like right about \$95 to \$100.

Mr. McCarthy: On the revenue and so forth, Tim is to be complimented. It has been astonishing what has happened over the last couple years. I think our potential is unlimited and we are going in the right direction. There is a sense of well being with the people that work on

the golf course, the CDD employees, the general public. I try to talk to people and we have not heard anything negative about the golf course. We have not had anything going on with the homeowners. Things are going very well and will hopefully continue in that direction.

Mr. Oakley: The best compliment I heard was from Robin. She has been playing all the different golf courses. She came up to you and I and Scott was sitting there and she said, "You've got the best golf course." She named Duran, Baytree, Habitat, and all these things she plays. She knows what she is looking at.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Oakley, seconded by Ms. Thomsen, with all in favor, the meeting was adjourned at 2:23 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman