

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, July 26, 2017 at 2:00 p.m. at the Faith Viera Lutheran Church in the Multi-Purpose Room, 5550 Faith Drive, Viera, Florida.

Present and constituting a quorum were:

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. Bedwell 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 June 28, 2017 Meeting

Mr. Bedwell: We need a motion to approve the minutes of the June 28, 2017 meeting.

On MOTION by Ms. Thomsen, seconded by Mr. Oakley, with all in favor, the minutes of the June 28, 2017 meeting, were approved.

FOURTH ORDER OF BUSINESS

Unfinished Business

There being none, the next item followed.

- **Staff Reports**

A. General Manager's Report

Mr. Melloh: The normal day-to-day operations are proceeding as planned. Kevin Erwin's Report was filed and items in the report are being handled. We are mechanically clearing Pine trees in the scrub-jay habitat, as there were too many trees. We received a call from a lady at the zoo. They are instituting the bird count program again. She is going to provide us with all of the data; how many scrub jays families and other information that we can actually pass along to let people know the purpose of the program. A lot of people don't even know that we have a scrub jay habitat, let alone its purpose and how successful it is. She said that there were a lot of scrub jays in Viera.

Ms. Walsh: We've been very lucky. Cruickshank Sanctuary has a bunch of them. Some of them were ID banded and came from the zoo.

Mr. Melloh: The zoo relocated them. She is going to give us all of the information and pictures. Maybe we can maybe start a website and post the information on the website.

Mr. Showe: If we had a report, we could easily post it.

Mr. Melloh: We can post pictures and statistics.

Ms. Walsh: That sounds great.

Ms. Thomsen: We should always push the good things that we are doing, not hide it.

Ms. Walsh: I think gopher tortoises are out there.

Mr. Melloh: We have lots of those.

Ms. Walsh: They are both highly popular.

Mr. Bedwell: When are they doing this?

Mr. Melloh: In the next few weeks. They don't have an actual time, but she asked if we could give her the keys so she can get out there and do her thing.

Mr. Bedwell: If they can get something done, you might want to put a blurb in the annual meeting, because people are here to talk about it.

Mr. Melloh: Without a question. It caught me off guard because I didn't know who she was. She explained it all to me and we have several emails back and forth.

Ms. Walsh: They will do hatchings and fledge them out there.

Mr. Oakley: On the mechanical clearing, along the bicycle paths, I noticed today that a tree was down. It caught on fire and was lying across the path, but someone pushed it off to the side. I don't know whether that was Ed or who might have done that. You might just ask them

to survey a couple of bicycle paths, such as the one north of Heron's Landing, because there are some dead standing trees that could come down and potentially cause a problem.

Mr. Melloh: Okay. I will take a look at that. On the golf course, the greens are recovering nicely from the aerification that we did. There's nothing unexpected. The rains helped the sand wash down into the holes nicely. The greens are healing up well. We are continuing to spray for weeds, when the weather permits. The problem with the rain is that it gets the bad stuff growing as well as the good grass. We have a lot of used grass and tropical signal grass that we will be continuing to spray out, but there's nothing to be alarmed about. There are mole crickets, which is the number one insect pest on golf courses in Florida. They are tannish looking.

Mr. Bedwell: They are ugly.

Mr. Melloh: They are responsible for leaving patches of grass by eating grass roots from under the ground. You will see them a lot. The key is getting them when they are hatchlings. There are times when you get the adults, and times that you get the hatchlings.

Mr. Oakley: Do you spray for those?

Mr. Melloh: I use a bait. You can use Orthene® but it doesn't have a residual. You can kill what's there, but there is nothing to prevent them from coming back. We use a multifurcate bait, which is in the soil. They eat that and die. That's all controlled environmentally. We don't over treat for it. We just treat the areas that we need to treat. You have the Rounds and Revenue Report, as far as how we are doing so far in July. From the beginning of the month, until July 17, you can see that we were doing well, but on the 17th, we had the aerification, which kept people away. We also received a lot of rain, which also kept people away. All in all, it does not have the ability to be the best July we had in 10 years, but it will certainly beat last July, because of the construction we had last year. We are running a lot of specials on Golf Now. The installation of EZLinks, the new software system, went really well. There was just some minor cleanup work. Next week, we are going to launch the lottery system, which will take the place of the Chelsea Tee Time Reservation System. We have been running some test patterns with a few people, including Bill, to see if everything is hitting the sheet right. According to Lane, it looks like it's going to work very similar to the way that Chelsea works, except that it will have more buttons and bows on it. It will be a fully integrated system. We are looking forward to that.

Ms. Thomsen: Are you going to educate the membership?

Mr. Melloh: Yes. What we are doing now, is to get a few people on Board with that, but it's our intent to bring people into the grill and have a question and answer session. Lane can show people how to use the new system. The good news right now is that we know who the key users are, and we are just trying to get them up to speed. We are trying to take it slow and get everybody educated. One day, we will invite everyone up to the grill and say, "Here is what we have, here is how you do it and here is your login number." Everyone is going to receive a login number.

Ms. Walsh: That's different from Chelsea, right?

Mr. Melloh: Yes, without a question, because you have a different user ID. The initial one is different. Once you log in the first time, you have the ability to change your password.

Ms. Walsh: I would like to shout out to my friends that have the Monday or Tuesday groups. I guess the league is separate in the Friday groups, so it would be helpful.

Mr. Melloh: Lane is fully engaged in speaking with the groups and will get with your group. What we would like everybody to do, is to give it a try and then have the meeting and answer questions from there, so that we can get some feedback from everybody. This is a good time of year to be doing it. If there is something that doesn't work fully, we could always get the people in there. If we were doing this in February and then something got messed up, it would be a catastrophe.

Mr. Bedwell: Lane knows where all of the groups are. He knows the group leaders.

Mr. Oakley: I have some questions for Lane. I will deal with him.

Mr. Melloh: At 4:00 p.m. today, it should automatically hit the tee sheet the way it should.

Mr. Bedwell: That's fine.

Mr. Melloh: There are some minor changes, but in theory, it all looks the same.

Mr. Bedwell: Back to the mole crickets, I believe that the back of the practice tee box is full of mole crickets. I looked today, at the back of the #2 green tee box, and I thought maybe water wasn't hitting there. It's hard to tell. That could be because of mole crickets.

Mr. Melloh: Without a question. Some of it could be irrigation and some turf might have gotten thin. As I told you before, you will see something has been dug up. We are still

working on the irrigation system. There could be a little bit of turf loss. If you see some turf struggling, it is more than likely mole crickets.

Mr. Bedwell: Who is trained to identify the mole crickets, when they drive around? Scott or Wes?

Mr. Melloh: Most of the guys know. Mark Brown is our new Spray Tech. The guy that was doing it, Joe, left us five or six months ago. They are all trained to know where to go and where to spray.

Mr. Oakley: Is Mark up to speed on his training?

Mr. Melloh: Yes.

Mr. Oakley: I know there's a certain certification.

Mr. Melloh: Yes. Scott is the main one with the spray license. He was fully trained and supervised by staff.

Ms. Walsh: We have the ever helpful Ibis. Sandhill Cranes also like to eat them. Unfortunately, they make a mess.

Mr. Melloh: When Scott and I treated #14, there were about four Sandhill Cranes standing right there. They were enjoying the little critters on the top of the surface. They didn't have to dig down. At least they are not sitting there tearing up the fairway.

Ms. Walsh: Exactly.

Mr. Melloh: It was on top of the range like well hanging fruit.

Ms. Thomsen: Something is going to go after them and they will make more damage.

Mr. Melloh: Exactly. That's how it works. If you have grubs in your ground, other things have to dig to get to them. The worst things you can get are hogs/pigs on the golf course. Has everyone been listening to the saga that the County is going through with the three area golf courses?

Ms. Thomsen: No.

Mr. Melloh: Their golf management company pulled out and they may end up losing The Savannahs Golf Course. It may be shut down. That's the trend.

Ms. Walsh: Is Habitat okay?

Mr. Melloh: They don't know about Habitat and Spessard Holland. They may sell them. Integrity Golf Group gave their two-week notice, so the County has to manage their golf courses again. They have a temporary contract with International Golf Maintenance. Two or three of the

County Commissioners want to get out of the golf industry, so they are looking to dispose of the other two golf courses, and possibly get that golf course back to the HOA.

Ms. Walsh: They can't do anything with the land. The mitigation is way too expensive to do anything with it.

Mr. Melloh: Stay tuned on that. For the golf industry to be healthier, there has to be some contraction in the number of golf courses out there. I'm not trying to say that's good news for us.

Ms. Walsh: It shouldn't be.

Mr. Melloh: It would probably be good news for us if something like that happened. I wanted to give an update because it affects our business.

Mr. Bedwell: Did you know the consultant that works with them?

Mr. Melloh: Yes. I've known Greg Christovich for 20 years. He will serve as a consultant for the County. They want to get a full assessment of all of the golf courses. Greg works with banks and other firms when they own these golf courses, to tell them how to best dispose of them, whether they are valuable enough to keep and what their worth is. He is not an operator, although he's been an operator in the past. They are looking to have him figure out what to do with the golf courses. It will be interesting, so stay tuned.

Ms. Walsh: The only thing that I've ever seen happen is that it goes fallow.

Mr. Melloh: In this County, the Port Malabar and Royal Oak golf courses are defunct. A lot of golf courses are in an HOA, and because they are deed restricted, they can't sell to a developer to build more homes, so they end up making green spaces out of it. They pay \$50,000 to keep it mowed out and pay some property taxes, but then you have places for kids to play, walk their dog, play Frisbee, football, have nature trails and different things like that. So, it's not the end of the world for them, but it's not a golf course property anyway.

Ms. Thomsen: Don't we have a bunch of girls that came from The Savannahs to join our 18-hole golf course?

Mr. Melloh: I think so. In their group, they always had a traveling group. Since I have been here, they have been coming about eight times a year. Once a month, their women's association travels. That concludes my report.

FIFTH ORDER OF BUSINESS

New Business

A. Consideration of Revised Resolution 2017-07 Regarding Equipment Lease Agreement

Mr. Showe: We discussed this item at the last workshop. This is the equipment lease for the golf course and maintenance staff equipment.

Mr. Melloh: We are replacing the fairway units, spray rig, sand pro and sidewinder. These are the major equipment that comes off of a lease in January.

Mr. Bedwell: Does it include the fairway mowers?

Mr. Melloh: Yes, the two fairway mowers.

Mr. Showe: This resolution mirrors the process that we followed before. We are adding the equipment to the master lease that we already have, which has a more streamlined process than what we had to do the first time.

Mr. Bedwell: Are there any questions? If not, we need a motion to approve.

On MOTION by Ms. Walsh, seconded by Mr. Oakley, with all in favor, Revised Resolution 2017-07 Regarding Equipment Lease Agreement was adopted.

B. Consideration of Proposal from Rain Bird for Irrigation Pump System

Mr. Melloh: This proposal is to replace the aging pump station. The total cost is \$158,680. We are going to finance this pump station for 10 years at \$1,520 per month or \$18,000 a year. There is some value to the current equipment that we have. We don't know the exact amount. I think at a past meeting, I said maybe we could get \$20,000 out of it. I don't know, but Scott talked to Bill about this. He's been very helpful. I talked to some people that may be interested in taking a look at it, and maybe give us a bid.

Ms. Walsh: Do we need to open it up to bids, in general, Jason?

Mr. Showe: If we mark it as surplus, you can designate the General Manager to get bids.

Mr. Melloh: We want to be able to get somebody. As Bill pointed out, those folks may want to see the pump station running to see that it works.

Mr. Oakley: As I told Tim, I think that the sooner we can advertise and let people know it's there and available, gives them the opportunity to see it running, if they want. Is there any way to expedite that?

Mr. Showe: If the Board approves the proposal today, we can have a secondary motion to declare all of the old equipment surplus. That way, the General Manager would have the authority to start looking at that.

Mr. Bedwell: We don't have a resolution like we had in the past.

Mr. Showe: This is a different process. We are not adding it to a master lease. We are just approving a regular proposal.

On MOTION by Mr. Oakley, seconded by Ms. Walsh, with all in favor, the Rain Bird Proposal to replace the existing irrigation pump station, in the amount of \$158,680, to be financed for 10 years at \$1,520 per month or \$18,000 a year, was approved.

On MOTION by Ms. Walsh, seconded by Mr. Oakley, with all in favor, declaring the current pump station as surplus, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. General Manager's Report

This item was discussed after the Fourth Order of Business.

SEVENTH ORDER OF BUSINESS

Treasurer's Report – Consideration of Financial Statements

A. Approval of Check Register

On MOTION by Ms. Walsh, seconded by Mr. Oakley, with all in favor, the General Fund Checks 3,118 through 3,137 totaling \$85,901.21, were approved.

Ms. Walsh: There were no Capital Reserve Fund checks.

On MOTION by Ms. Walsh, seconded by Mr. Oakley, with all in favor, the Golf Course Fund Checks 24,721 through 24,798 in the amount of \$159,782.48, were approved.

B. Balance Sheet and Income Statement

Mr. Bedwell: Are there any questions?

Ms. Walsh: I didn't have to sign any checks.

Mr. Bedwell: It looks like we are going to lose about the same amount as last month. Expenses are the same.

EIGHTH ORDER OF BUSINESS


Supervisor's Requests


There being no Supervisor's Requests, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman