

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 on Thursday, August 23, 2018 at 6:00 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. Bedwell called the meeting to order at 6:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment Period

There not being any, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the July 25, 2018 Meeting

Mr. Bedwell: Are there any additions, deletions, or comments on the minutes?

Mr. Showe: Mr. Oakley provided me with some changes outside of the meeting. We will make those changes.

On MOTION by Ms. Thomsen, seconded by Ms. Walsh, with all in favor, the Minutes of the July 25, 2018 Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS

Public Hearings

A. Rules and Rates

i. Consideration of Amendments to Attachment A to Chapter IV of the Rules of Procedure

ii. Consideration of Golf Course Rates for Fiscal Year 2019

Mr. Showe: Procedurally, we need a motion to open the public hearing.

Mr. McCarthy: We are going to leave the public hearing open for the duration of the meeting.

Mr. Melloh: For the Golf Rules and Rates for Fiscal Year 2019, all rates will remain the same as Fiscal Year 2018, with the exception of “Miscellaneous Fees” for the rental of clubs. I would like to change \$15 to \$25, to \$15 to \$40, because we have some premium sets. Thank you for pointing that out, Bill. All public rates will remain the same as Fiscal Year 2018. We are going to leave the time of day flexible, which gives Lane and me the ability to maximize revenue and factor in Daylight Savings Time, as we will lose an hour a day, where we would normally make premium revenues. So, we will just have to see. We will keep that flexible. CDD rates will remain the same as Fiscal Year 2018. The time of day for the rates will be flexible as well. “Associate Membership” rates remain the same as Fiscal Year 2018. The Rate Sheet was the same as last year, except instead of listing a time, on the left side, we are listing “A.M.,” “Midday” and “P.M.” times. For “Membership Rates for Fiscal Year 2019,” all annual memberships remain the same as Fiscal Year 2018. We have no rule changes for Fiscal Year 2019.

Mr. McCarthy: Does anyone have any questions for the General Manager?

Mr. Oakley: Jason, is there any way that we can eventually remove all marked up lines?

Mr. Showe: We will. It was sent to us that way and we always try to mark up the changes.

Mr. Oakley: I can’t even read this.

Mr. Showe: We will make those changes and remove them. Then you will have a final version.

Mr. Oakley: Tim, Item I under General Rules and Regulations, does not indicate that walking is limited to the afternoon. Is it okay for people to walk at 7:00 p.m. or 8:00 p.m. on the golf course, except for Friday, Saturday, Sunday, Holidays and January 1st through April 3rd? I

thought walking was only permitted in the afternoon, but maybe I am wrong. Wasn't there a specific time period?

Ms. Thomsen: Yes.

Mr. Showe: I believe it was after 2:00 p.m.

Ms. Walsh: It should be after 2:00 p.m.

Mr. Showe: We may want to mirror prior language.

Mr. Melloh: That is correct.

Mr. Oakley: So we are going to approve this, with the only minor change being with the rental clubs?

Mr. Melloh: Yes. \$15 to \$25 is the current range and I want to increase it to \$40.

Mr. Oakley: Okay. That's fine.

Mr. Showe: Before the Board votes, we will note that no members of the audience are present.

On MOTION by Ms. Walsh, seconded by Mr. Oakley, with all in favor, the Amendments to Attachment A, the Golf Course Rules and Rates for Fiscal Year 2019, in Chapter IV of the Rules of Procedure, were approved.

B. Budget and Assessments

- i. Consideration of Resolution 2018-02 Adopting the Fiscal Year 2019 Budget and Relating to the Annual Appropriations**
- ii. Consideration of Resolution 2018-03 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Showe: The Board is familiar with the budget and if you prefer, we can send it out via email.

Ms. Thomson: That would be fine.

Mr. McCarthy: Email would be fine.

Mr. Showe: We will do that. The Fiscal Year 2019 budget, is the same version that you have seen several times throughout the budget workshop process. We don't have any assessment increases. In the version that you received via email, there was an error under the Capital Projects Fund. \$93,000 wasn't accounted for, but it is in the version that we handed out. That's been corrected, so under the Capital Projects Fund, at the end of Fiscal Year 2019, if you spend

the entire \$100,000 and the \$25,000 for a new truck, you will still have \$187,000 in the Capital Projects Fund. That's the only major change and we can take any questions from the Board on the budget.

Mr. McCarthy: Does anyone have any questions? If not, we need a motion to approve the budget and assessments, as stated.

Mr. Showe: If the Board is amenable, we need a motion to approve Resolutions 2018-02 and 2018-03.

On MOTION by Ms. Walsh, seconded by Ms. Thomson, with all in favor, Resolutions 2018-02 Adopting the Fiscal Year 2019 Budget and Relating to the Annual Appropriations, and 2018-03 Imposing Special Assessments and Certifying an Assessment Roll, were adopted.

Mr. Showe: There are no members of the public present to provide comment, and the public hearing portion is now closed.

FIFTH ORDER OF BUSINESS

Consideration of Agreement with ECOR Industries, Inc. Regarding the Provision of Aquatic Maintenance Services

Mr. McCarthy: ECOR provided a proposal totaling \$89,602.80.

Mr. Showe: It is the same price that they currently charge, so there's no increase in pricing.

Mr. Melloh: ECOR did a tremendous job for us.

Mr. Oakley: Does that include taking an airboat out to get into the lake?

Mr. Melloh: Yes. These guys really go above and beyond and are responsive to our needs. We have a great relationship with them. Their President, Mike Garoust is very responsive to anything that goes on in the District. He answers any questions we have or residents have. He's happy to help out.

On MOTION by Mr. Oakley, seconded by Ms. Thomsen, with all in favor, the Agreement with Ecor Industries, Inc. Regarding the Provision of Aquatic Maintenance Services, in the amount of \$89,602.80, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Agreement with Kevin L. Erwin Consulting Ecologist, Inc. Regarding the Provision of Habitat Management Services

Mr. McCarthy: The Agreement with Kevin L. Erwin Consulting Ecologist, Inc. for Habitat Management Services is \$18,794. Does anyone have any questions?

Mr. Showe: There are two separate authorizations, but he only bills based on actual time used, so those are just estimates. It is the same as the current year proposal.

Mr. Melloh: There are two of them totaling \$39,474.

Mr. Oakley: What does he charge per month, Tim?

Mr. Melloh: It's an hourly rate. He doesn't come every month. He comes out quarterly and writes us a report.

Mr. Showe: It also helps us if we need him, specifically for other issues. It also lays out the hourly rates that he would charge us for anything outside of the contract.

Mr. Bedwell: In the budget, do we have \$38,000, but we didn't spend it?

Mr. Melloh: Correct.

Mr. Showe: He only bills us based on what he actually uses. These are all estimates.

Mr. Melloh: For this budget that you are looking at now, he was here last week, so we are going to get a bill for that. Then we are more than likely doing the control burn, between now and October. We are still trying to get that done. He will be onsite, and then he will bill us for that as well.

Ms. Thomson: We didn't get billed last year.

Mr. Melloh: No. As a matter of fact, I've been here a little over three-and-a-half years and we never had a control burn. We did a partial one, but they had to shut it down because of the winds, so we are a little behind schedule on that.

Mr. Oakley: Is that in the General Fund?

Mr. Melloh: Right.

Ms. Walsh: We've had that money in reserve for that purpose for a while.

Mr. McCarthy: We need a motion to approve the contract with Kevin L. Erwin Consulting Ecologist.

On MOTION by Ms. Walsh, seconded by Mr. Oakley, with all in favor, the Agreement with Kevin L. Erwin Consulting Ecologist, Inc. Regarding the Provision of Habitat Management Services, in the amount of \$39,474, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. General Manager's Report

Mr. Melloh: In the CDD, we have normal operations. The fence for the Woodside Park playground will start this week. On the golf course, the tee boxes look good, due to maintenance staff keeping up with the weed eradication program, applying fertilization and performing aerifications. They were definitely our weakest point, and now they are becoming our strength. The sky blue and green tee boxes on #9 were sodded, and we are looking for an October 1st opening day. It might be soon, but we want to do another aerification on the greens. Play is going to be down. We really haven't had a lot of people complain that they have to tee off a little closer.

Ms. Walsh: Surprising, isn't it?

Mr. Melloh: It was a little surprising. The upper tee box on #2, which is one of our worst tee boxes, was sprigged with Celebration sprigs, in the hopes that it would take off and do well for us. It is an experiment to see if that type of process will work for us. If it does, then next year, we will be able to knock out some more tee boxes. We only have five or six problematic tee boxes. We have some extra sod. Paul and I spoke before about trying to re-sod the green tee on number 10. We just didn't have enough sod leftover to do that this time around. That tee box actually looks a lot better, with the process that I told you about earlier. We took that extra sod and we were able to put it next to the cart path on #2. There are some bare areas where they sprayed out a big mess of weeds on #17. We re-sodded that area there, so we were able to put that sod to good use.

Mr. Bedwell: On #17 by the green, I keep hitting my drive there and can't get it out.

Mr. Melloh: In a few weeks, you will have some really nice drives to hit off of there.

Mr. Bedwell: The tee boxes are looking better. Overall, I have to give a lot of credit to Scott, Wes and the entire golf course maintenance staff. These guys really worked hard this year, getting this golf course in amazing shape. Last week, we had interclub play between Viera East, Baytree and Duran. We hosted it last Friday for our portion of it. They played Saturday

over at Baytree and Sunday at Duran. Everybody from the other golf courses have been giving us a lot of compliments on the condition of the course and the greens, because they are fantastic. We like to hear that.

Ms. Walsh: That's the best advertising.

Mr. Melloh: I have an update on where we stand so far on the rounds. For August, through 22 days, you can see that we are running pretty well. We haven't had a lot of rain, which is good. We received some rain and had some lightning delays, but the condition of the golf course is producing a lot of revenue. We are running about \$380 a day over budget. In the prior year, we were over \$600 a day, so we are doing really well. If things hold out the way it is, we will be in the \$84,000 to \$85,000 range, which is much greater than the \$69,000 we did last year and the \$77,000 budgeted for this year. We are doing really well and are looking forward to closing out this fiscal year on a high note and starting the next fiscal year.

Ms. Walsh: If we do \$2,000 a day, we are at \$81,000.

Mr. Melloh: We are looking good.

Mr. McCarthy: Tim, if you go back to Scott's group, with the tech that you and Scott hired, I know you are happy with what he's accomplished. What is the purpose? Are we trying to eradicate or just control it? What is the goal for that position?

Mr. Melloh: The goal is definitely to eradicate it. Scott has gone out and tried different chemical mixtures. They blend certain chemicals to try to get rid of the Crown Grass and Tropical Signalgrass. They are having great success with eradicating the weed instead of controlling it. I think a lot of you have seen that out on the golf course, there is some good grass and now the weeds are gone. There is a bare area there that's now filling in with Bermuda grass. The idea with our new spray tech, is to be as weed free as we possibly can.

Mr. McCarthy: So it's a combination of the individual attention that he's giving to that problem and the type of mixture that Scott's developed to eradicate it.

Mr. Melloh: Right. 85% to 90% of his job is to get out early, spray the weeds, keep on top of them, go back, spray them 10 days later and be familiar with where the weeds are cropping up. The spray tech also does insecticide spraying. One of the things that we don't talk a lot about are the mole crickets. Even though we treat for mole crickets, you get hot spots. There is a nest of them and they make the ground powdery, because they eat the roots from underneath, so you have to get out there and spray some for the mole crickets to kill them. There

are fungicides that we battle, as most golf courses do, such as fairy ring, which is a fungus. Sometimes you see some mushrooms growing on the greens, such as #11. You have to spray a fungicide out there and keep on top of it. So, it's not just weeds, but weeds are a major factor right now.

Mr. Bedwell: Is it better to pick the mushrooms and get them out of there or just to leave them and spray them?

Ms. Walsh: If you pick them, you are going to release spores.

Mr. Melloh: The best thing to do with anything like that, is to let the plant absorb the chemical and die out. That is the issue with Goosegrass, because most people want to cut it out. The problem is that the Goosegrass has a root on it. If you just chop it, it makes it angry and comes back further.

Mr. Bedwell: So we are better off leaving the mushrooms that you see on the green, alone.

Mr. Melloh: Leave them alone.

Ms. Thomsen: How long have you had that tech?

Mr. Melloh: From three weeks to about a month.

Ms. Thomsen: Is he working every day? You said 80% to 90% of the time, he is working on these things.

Mr. Melloh: Yes. He is doing a fantastic job for us. He used to be a Golf Course Superintendent, so he has a lot of experience. He has a spraying license. He is a great find for us.

Ms. Thomson: It sounds good.

Mr. Oakley: On back of the driving range tee box, what is the issue? Are there mole crickets? It is getting bearer all the time, when you walk through the high grass on the driving range, to the back part of the tee box.

Mr. Melloh: I was just down there the other day and it seemed good.

Mr. Oakley: From that point on, the grass is great. I'm talking about the very back.

Ms. Walsh: By the street?

Mr. Melloh: Are you referring to the tee box?

Mr. Oakley: You park your car, walk through the grass, and as soon as you walk on the driving range, it is the first tree.

Mr. Melloh: I know exactly where you are talking about. Yes, there was mole cricket damage. That chipping green had mole crickets on the green, and they have to go in there with mole cricket bait.

Mr. Oakley: Do we have to sprig that, or will the grass come back?

Mr. Melloh: The grass will grow back once we get rid of it.

Mr. Oakley: I just want it to keep spreading out onto the sidewalk. That is what he will notice. The issue before was that spraying all of this was always a second job. First, they mow the green, cut and rake bunkers, mow tee boxes and get the golf course ready for play. Then they come back in and do second jobs, which would be mowing the rough and doing some other weeding. Justin doesn't have any other jobs assigned to him. He goes out immediately and starts spraying and doing what he needs to do, to make the golf course better by treating and re-treating certain areas. I'm excited.

Ms. Thomson: Nice find.

Mr. Melloh: He's definitely making a big difference out there.

Ms. Walsh: The other day I was working on my driveway and a mole cricket came into the garage.

Ms. Thomson: Are they big and fat?

Mr. Melloh: They are a little chubby, about the size of your pinky finger. They are beige.

Ms. Walsh: They look like a naked cricket, not like the ones you see hop, but they crawl. It is almost like a dragon fly.

Mr. Melloh: There is a science of when to spray, because they are very susceptible to light, so you want to spray before you get a full moon. That's another reason why we have trouble with the back of that driving range, because there are lights down there and they get attracted to that. That's why you see them a lot of times in your driveway. So, you have to know when to spray them, which is before a full moon. Then there are times of the year when they lay eggs and the nymphs come out. You want to get the nymphs to come out to become adults.

Ms. Thomson: Now we have somebody that can control them.

Mr. Melloh: Scott has so much to do. That's just the position that a lot of your better golf courses all have anyways. We never had one.

Ms. Walsh: We've become a better golf course.

Ms. Thomson: We definitely have.

Mr. Melloh: We need to get this going again. We were short a man anyway, but we have it going on now.

Ms. Thomson: Great.

Mr. Melloh: Does anybody have any other questions? Hearing none,

B. District Manager's Report

i. Approval of Fiscal Year 2019 Meeting Schedule

Mr. Showe: We need to have the Board approve the meeting schedule. It's in the same form that it's been for the last several years and is the same one that you curranty have. We have workshops on the second Wednesday of each month and Board meetings on the fourth Wednesday, with the noted exception in December.

Mr. McCarthy: If there are no questions, we need a motion to approve the annual meeting schedule.

On MOTION by Ms. Thomsen, seconded by Mr. Oakley, with all in favor, the Fiscal Year 2019 meeting schedule, was approved.

EIGHTH 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, Checks #3395 through #3416, from the General Fund, totaling \$66,617.25, were approved.

On MOTION by Ms. Walsh, seconded by Mr. Oakley, with all in favor, Check #57, from the Capital Reserve Fund, totaling \$1,918.51, was approved.

On MOTION by Ms. Walsh, seconded by Mr. Oakley, with all in favor, Checks #25859 through #25944, from the Golf Course Fund, totaling \$156,282.16, were approved.

B. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. McCarthy: Jo, do you have anything?

Ms. Walsh: No.

Mr. Bedwell: Bill?

Mr. Oakley: I'm good thank you.

Mr. McCarthy: Melinda?

Ms. Thomson: I don't have anything. Thanks.

Mr. McCarthy: David?

Mr. Bedwell: I have nothing.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Walsh, seconded by Ms. Thomson, with all in favor, the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman