

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 Wednesday, September 27, 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
William 'Bill' Oakley	Secretary
Jo Walsh	Treasurer
Melinda Thomsen	Assistant Secretary

Also present were:

Jason Showe	District Manager
Tim Melloh	General Manager
Jim McSeveney	Resident
Sally Menigoz	Resident

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

Mr. McCarthy: Would anyone like to make a statement? If so, please give your name and subdivision.

Mr. McSeveney: Jim McSeveney, Herons Landing. I would like to discuss the flooding in Herons Landing. I talked to Tim and he said that it was working fine from the original design. Since its original design, a lot of things have changed, in particular, behind my house there's a preserve. There's 20 years of growth in that preserve, which has now changed the capacity of that preserve. No one has ever cleaned out the ditches that the water flows through. In fact, the one next to me is 10 feet deep. Now it's never dry. Its only about 5 feet deep and filled with soot and dead plant material. The rain was not a historic event, nor a 100-year storm, but the water was, at least, 15 feet onto my property. I'm hoping that before we have an event, let's say

a historic event, that somebody goes back and re-checks to see if the capacity is the same as it used to be in all of those ponds. It might have been designed perfectly, but it wasn't designed with all of these changes from the development. There was a lot of flooding. There were hundreds and hundreds of yards where a street was flooded onto sidewalks. Every street in here was flooded. Something needs to be re-looked at. You should check that before we have a difficult situation.

Mr. McCarthy: You make a good point. Tim, why don't you speak to that?

Mr. Melloh: Jim, I pointed this out to you in my response to you. The two main differences are that we were in a drought and most of the lakes were 4 to 5 feet down. Most people around here thought that we actually had the ability to pump the lakes down. When Hurricane Irma came through, we were completely saturated. As a matter of fact, Friday morning, before it hit, we had 2 inches of rain at the golf course. Everything was filled to capacity, because they are retention ponds and retain water.

Mr. McSeveney: Behind my yard, the preserve used to have dry periods, but it never goes dry. We are not talking about just this period where it was wet. Behind my house, there is 6 to 7 inches of water, all the time. Apparently, something changed.

Mr. McCarthy: Maybe it would be a good idea for you and Ed to go out there. Ed is in charge of the preserve areas and water retention ponds.

Mr. Showe: If we need to involve the District Engineer, we can do that.

Mr. McCarthy: Anything else?

Ms. Walsh: We should have the St. Johns River Water Management District (SJRWMD), see if the flow of water changed in any dramatic way, if that's easy to do. If not, we may not want to get involved, because of the monetary concern that would go along with it.

Mr. Melloh: We know for a fact, that the St. Johns River, where all of this water flows to, was at its highest level since 1939. That speaks to the saturation level of the entire area.

Ms. Walsh: What I'm saying is that we pay for the amount of water traveling to it from us. That's all. You know what I'm talking about Jason.

Mr. Showe: I'm not sure.

Ms. Walsh: We received a reduction, because previously, they were charging us twice the amount of money for water coming from all of the homes.

Mr. Melloh: We pay The Viera Company for canal maintenance.

Ms. Walsh: No. I'm talking about the water flow.

Mr. Melloh: So it's on the tax bill for each of the individual properties?

Ms. Walsh: No. It should be in our budget. I would have to check.

Mr. Melloh: I don't know of anything that we owe to the SJRWMD. We will look into it.

Ms. Walsh: If we can get a hold of it easily.

Mr. Melloh: Sure.

Ms. Walsh: This was something that was re-negotiated about five or six years ago.

Mr. Melloh: It must have been at the same time that they negotiated the canal maintenance.

Ms. Walsh: I could be mistaken.

Mr. Melloh: We will look into it. I was going to talk about this my report, but we can talk about it now. There are some people in the District that think there is a way for us to lower the water level of the retention ponds prior to November, but there are no pumps, gates or weirs or anything that we can control or that the SJRWMD can control. It all free flows right into the St. Johns River. We will have to see how they calculate water that comes from us. I'm not sure. We will have to look into that.

Mr. McSeveney: That would be very good information to have.

Mr. Showe: It's not unique to this community. We do this for every one of our Districts. We received it before the storm. Somebody will call and ask if we are going to lower the lakes before the storm comes.

Mr. Melloh: I think the misconception was that we pump the water down before a storm. We don't have the ability to do that, but lake levels were down because there was a drought. Back in May, you could almost walk across Pond #14. That's how low the lakes were. If Irma hit at that time, I don't think we would be having this conversation. The National Weather Service puts out a final summary of the hurricane. With Tropical Storm Faye, Viera received 20.75 inches of rain. The highest point was in Wind Oak Farms. They received 27.5 inches. It will be nice to get the summary report for Irma, to find out what rainfall total we received here to compare. We will look into things like that. Like Jason said, if we need to, we will have the District Engineer look behind your house.

Mr. Oakley: Where you live, there's a drainage retention area just to the south. Last year, Ed went out to make sure that those were all open and draining properly. I can remember discussion on that. The only point that I would like to make is, at some point in time, with the amount of building that is going on, on the West side of I-95, and the amount of additional paved areas on the west side, the amount of saturation that the ground can absorb, decreased. It might behoove us to check with The Viera Company, to see how much water that canal can take. If the canal can hold this much water and we are trying to put this much through it, have we reached a point where the water can't flow out fast? I know that the St. Johns River was full. We might want to check somewhere along the line, to see if that makes a difference, with the amount of increased building, increased homes and increased paved areas. There is less water to soak into the ground.

Mr. McSeveney: Bill, that's exactly my point. This was designed before that. The water getting out of here has to be at a higher level, because of what's going on. That needs to be looked at.

Mr. Oakley: That's why I said that I don't know whether it has reached a point. They are not going to stop building over there, but someone should bring up the point of where we are going with all of the water.

Mr. McCarthy: At the last meeting, Melinda suggested that the General Manager develop something to hand out to the community, regarding the inability to pump water out. That's in the process of being completed by Tim. He's trying to get everything together. I think the next step would be to get Ed Grasser over there, who is very knowledgeable. The difference in elevation, between where we are and Jacksonville, where it empties out, is 1.5 feet or 18 inches. That contributed to the water going out much slower, according to Ed. I'm not an expert, but that's what Ed told me was the problem. Let's get him over there to evaluate it and have a meeting to see where we stand. Do you have anything else, Jim?

Mr. McSeveney: No.

Mr. McCarthy: Thank you for your comments. We appreciate it.

Ms. Menigoz: I'm Sally Menigoz, a resident of Herons Landing. I live at 5590 Faith Drive. One of the problems that we had, was that bamboo on the other side of the wall, was going into the street, creating a huge log jam. Water could not get down the drains. I went out there with a couple of other neighbors, filling garbage cans full of debris. I went into the drain

and pulled out stuff, just because I needed the water to flow, because it was coming up into my yard. We talked about it at the meeting. Is there a requirement that says bamboo must be trimmed, just like we have to trim our trees?

Mr. Melloh: I don't even know where we even have bamboo.

Ms. Menigoz: There are two bamboo trees. Many years ago, there was some discussion about the bamboo, but I don't recall exactly when. I was too new to the neighborhood, but I think one of the owners removed their bamboo. There used to be three big bamboo trees. These trees are 40 to 50 feet tall.

Mr. Melloh: Is the bamboo on our property?

Ms. Menigoz: No.

Mr. Showe: If it's not on our property, the CDD has no responsibility to do anything.

Ms. Menigoz: Bill suggested that I come to the meeting and raise the issue, to see what could be done to prevent this from happening again. It was awful trying to go out there and sweep it away. I swept it three times.

Mr. Melloh: If there's a requirement to trim your palm trees from your HOA, maybe the HOA needs to do something.

Mr. McSeveney: It has to do with trimming dead material off of your palms. There's nothing that says you can't let your oak tree grow and there are leaves from those oak trees all over everything. Every leaf that blew off every tree was somewhere, including the bamboo.

Ms. Menigoz: Did any of your neighbors go out and sweep it up?

Mr. McSeveney: I wouldn't know unless someone said something.

Mr. Oakley: In terms of something like that, even emergency responders don't go out in a hurricane.

Ms. Menigoz: I didn't go out during the hurricane. I went out when it became apparent that trucks and cars, trying to get out of the neighborhood, couldn't get out.

Mr. Oakley: They were driving on the sidewalk cutting sprinkler heads off.

Mr. Melloh: We want to have a full understanding of what happened. From what I understand, Faye happened over a three-day period of time, versus Irma, which occurred over several hours. That probably over taxed and overwhelmed the drainage system to a small degree, but by and large, the drainage system is there to keep water out of your house, and I think that it performed well. Again, these are all valid points and we are going to continue to look into

it and see what the story is. We will employ the services of our CDD Engineer. Jim will come out and see if there's anything apparent in your general area. Part of Ed's and the crews' procedures, before a hit, is to go out and look at all of the structures. We will go out and see what you are talking about. I will call you to tell you when we are coming, and you can show us what you are talking about.

Mr. McCarthy: Is there anything else?

Ms. Menigoz: No. That's it.

Mr. McCarthy: Thank you very much. We appreciate your comments.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 24, 2017 Meeting

Mr. McCarthy: We need a motion to approve the minutes of the August 24, 2017 meeting.

Mr. Oakley: On Page 2, it says "retroactive to 10/1/2017". That should be 2016.

On MOTION by Ms. Walsh, seconded by Mr. Oakley, with all in favor, the Minutes of the August 24, 2017 Meeting, were approved, as amended.

FOURTH ORDER OF BUSINESS

Staff Reports

A. General Manager's Report

Mr. Melloh: Regarding the "Detail Rounds of Golf Report", Paul pointed out that for the last couple of months, it hasn't been accurate. It was a report that Brian White used to prepare. He had a different way of approaching it. I provided you with an updated version of that report, with a few more line items, so we can track and be a little more detailed, as to where our rounds of golf were coming from. These totals are 100% correct. To date, we generated 49,653 rounds. The green fee revenue is \$1,137,774 and our average per round of golf is \$32.43 over all seasons. We have one more month before that's final. We will have this report updated shortly, and I will produce it so that it lines up with all of the numbers that I produce on a daily basis, so it flows into this report. I don't know what Brian did to get their numbers. I think it makes more sense coming from us. Brian had all of the numbers because he was here onsite. Hannah from

GMS is in Nashville and I don't think she has access to all of the numbers. It works out good. Anyway, that is the updated version.

Mr. McCarthy: Are there any questions about that?

Ms. Walsh: No. Thank you.

Mr. Melloh: The District did an outstanding job before and after Hurricane Irma. We are out in the field. 84 lakes have to be reviewed. The outfall structures on the header canals all look good. We noted that everything was very saturated and there wasn't any volume. Chris Bowen with Kevin Erwin were here this week. Expect to receive an Environmental Report. Jim, you are not the only one that has written to me about this. Many residents were concerned about the lake levels during and after Hurricane Irma. I am creating a presentation to show people how water flows from their subdivisions. I can come to one of your meetings and show that, and share any other data that we get from our District Engineer, National Weather Service or the SJRWMD. We will continue to dig into this and make sure that we are where we need to be.

Mr. McCarthy: Can we get the presentation onto the website?

Mr. Showe: Absolutely.

Mr. Melloh: The presentation that I'm going to make is going to be a big poster board type of presentation. I want to show people that there are no structures for us to control. It's going to be big and if we shrink it down to put it on the website, I don't know if it will be as clear.

Mr. Showe: Do you have bullet points?

Mr. Melloh: Yes. We can put the written part on the website. The main point is the mouth of where the water flows into the SJRWMD. We can highlight that and blow it up to show that there's no structure to control that water. Even before the storm and after, Ed and I went over to the west side, where most of the water comes from our District, and crosses I-95 into the west side by the new subdivision, Adeliade. There is a header canal that runs between Adeliade. It ends up going north and cuts over to the main header canal, on the right side of #5, between #3 and #5. We wanted to be sure that line was flowing perfectly. It was flowing so well that there were whirlpools and bubblers. Everything looked good. As far as the golf course, golf course maintenance staff did an outstanding job with debris removal and getting the golf course open for play after Hurricane Irma. We had a scheduled aerification of the greens, which we did as soon as we could. We took the opportunity, because the golf course was closed to

complete that, so the greens could heal while we were closed down for a few days, while people were still tending to their own homes. I wanted to point out that, in the front, we tried to use a new product on the market on the grass, but it was hard for staff to keep up with. We are going to remove the grass and do a 100% sodding of a Zoysia grass called Zorro Zoysia. We will be getting that from Georgia.

Mr. McCarthy: Where are you going to do that?

Mr. Melloh: In the front where there are clumps of grass. Unfortunately, not everything we do is a home run. Now we have to go to Plan B.

Ms. Walsh: Where is the removed sod going to go?

Mr. Melloh: We have some places on the golf course where we are going to transplant that. We are going to plant it tighter. Disney World uses it in some locations, but, unfortunately it didn't work out for us in that location.

Ms. Walsh: On #7 from Stratford Lake on the hill, where it comes down to the pond, there is a large wide swath that didn't get filled in. Can we do that sometime?

Mr. Melloh: Yes. We were planning on doing that. We replanted all of that crown grass and there was a big area in the middle. As a matter of fact, plants were still there. It just never took. I don't know if we have some sour soil there, or what the issue is. There is a section in there where the plants did not take.

Ms. Walsh: I thought maybe for a while you were just waiting to see if they filled in themselves.

Mr. Melloh: We thought it would, but, again, it's one of those areas that is out of the way.

Ms. Walsh: You don't see it a lot.

Mr. Melloh: I realize that you don't see a lot from the golf course. It was one of those low priorities. I have more of those plants coming in and we plan on filling that in. More importantly, we have to figure out why nothing survived there.

Ms. Walsh: You need some good organic material.

Mr. Melloh: We might need to treat the soil to get it to grow.

Ms. Walsh: Thank you.

Mr. Melloh: I have the Rounds and Revenue Report. We will still be producing this. This is a snapshot. With Hurricane Irma, the big issue was that the golf course was closed for

several days, afterwards, because the preserve area around #16 and #17 flooded to the cart path, to the point where nobody could pass those holes. When we were able to open the golf course, we could only have nine holes open for about three or four days, but if you notice, for the last four or five days, we had some good numbers. People are starting to return to play golf and our numbers are up, so I think we are in good shape. The holes are healing from the aerification. The playability of the golf course was excellent. We should be moving to our new tee boxes, hopefully by the first of the month and we should be in good shape.

Ms. Walsh: Was the reason to let the tee boxes heal?

Mr. Melloh: Yes. We had some issues that we are fighting through. The sod is dense, soft and spongy; as a result, we rented a pavement roller to roll over the sand to help tighten them up. I didn't want to open too early and have people feel like they were playing out of a sand trap. We want conditions to be better. I think we should be good.

Mr. Oakley: When do you expect to open the tee boxes?

Mr. Melloh: We are aiming for October 2. We plan to have another rolling or two with the pavement roller. They are almost there. The one furthest behind is the one on #16. It's very wet there. A lot of the issue is, because of that preserve area being so flooded, it sucked up a lot of moisture into that tee box. It was very damp there. It's going to be tough there for some time.

Ms. Walsh: Can you tell me again what the plan is for the bridge? Is that something that you want to try to do? I was talking to somebody and they really like that idea.

Mr. Melloh: Yes. Ultimately there has to be a lot of moving parts, such as getting approval from the SJWMD. I don't think that's going to be an issue. I call it the bunny trail, because when they built that cart path, they made a dam there, to put the cart path on top of it, to build it up some. There are two 12-inch pipes there, but that doesn't do a lot to drain that area. We are going to have to bring in a designer to design those piers and bridges, and come up with something that we can do. We can provide an estimate of what this is going to cost. Then we have to look at it. This event took place in September, which is the month that we make the least amount of revenue. The significance of it wasn't so great, but if something like this happened in January or March, it would have. Vinnie Anella told me that when Faye came through, they couldn't play for weeks. That would be a significant hit to our pocketbook. Luckily, we were better off. We were down for six days, versus four weeks.

Mr. McCarthy: You might want to check with Eric on sealing the bridges. Give me a rough idea of the cost and footage, so we can get a base cost.

Mr. Melloh: It's not going to be cheap, we know that, but we have to weigh the cost of that against the future of lost revenue. When we closed the back 9, we were playing the front 9. Holes #10 through #14 were opened. Everything else was fine. As a matter of act, the holes themselves were playable. Numbers 16 and 17 were playable. The problem was that we couldn't get a golf cart from here to there. That's the issue.

Ms. Walsh: Have we started everybody on #16?

Mr. Melloh: No. Because you couldn't get to the #17 tee. You couldn't play on #16, because you couldn't get in front of the tee. We were out there thinking of every possible thing we could.

Mr. Oakley: We also evaluated the amount of water we had through the entire community. If we can get some answers, the bridge may not be necessary.

FIFTH ORDER OF BUSINESS

Unfinished Business

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

New Business

Mr. Melloh: I provided you with a copy of a surplus list for old equipment. We need a motion to surplus the property.

On MOTION by Ms. Walsh, seconded by Ms. Thomsen, with all in favor, the list of old equipment was declared surplus property.
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Mr. Melloh: That concludes my report.

Mr. Oakley: What are you planning on doing with the surplus?

Mr. Melloh: We are going to donate some computer equipment. The people that have been doing our IT, will clean out the hardware and give them to someone to use for spare parts.

Mr. Oakley: Maybe the schools will take them.

Mr. Melloh: Exactly.

Ms. Walsh: They must have a contact. There are charitable organizations that can benefit from that.

SEVENTH ORDER OF BUSINESS

Treasurer's Report – Consideration of Financial Statements

A. Approval of Check Register

Ms. Walsh: For the General Fund, we have Checks #3161 through #3170, in the amount of \$18,252.82.

On MOTION by Ms. Walsh, seconded by Mr. Oakley, with all in favor, the General Fund Checks #3161 through #3170 totaling \$18,252.82, were approved.

Ms. Walsh: From the Capital Reserve Fund, we have Check #52 in the amount of \$4,238.85.

On MOTION by Ms. Walsh, seconded by Mr. Oakley, with all in favor, the Capital Reserve Fund Check #52 in the amount of \$4,238.85, was approved.

Ms. Walsh: From the Golf Course Fund, we have Checks #24916 through #24956, in the amount of \$88,954.60.

On MOTION by Ms. Walsh, seconded by Mr. Oakley, with all in favor, the Golf Course Fund Checks #24916 through #24956, in the amount of \$88,954.60, was approved.

B. Balance Sheet and Income Statement

There being no comments or questions, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Thomsen: Does our golf course have a connection with any special charities in Brevard and are there events and/or small things that we can do to promote golf? Golf is a huge charity in the world. Do we as an organization need to promote the golf course?

Mr. Melloh: One of the things that we are looking at doing this fall, with the PGA and the Folds of Honor, is something that makes sense for us to do, such as a golf tournament.

That's probably the best thing we can do, as well as junior golf. We get a lot of people that donate golf clubs to us that we recycle to some of the kids.

Ms. Thomsen: When we do some of these things, we have to promote it among our people so that they know we are doing good things.

Mr. Oakley: I saw our crew, on the cart path in Herons Landing, clearing out some dead trees. They had a big truck full of debris.

Mr. Melloh: They had to wait for the water level to go down, so they could go in there.

Mr. Oakley: How many people works for them?

Mr. Melloh: There are three to four people.

Mr. Oakley: Just looking at this detailed report, that's something we provided for a couple of years. Tim improved on that by adding different things. The more data we have, the better off we are. Thank you for your hard work, Tim. Overall, it looks like we are going to have 52,000 rounds and close to \$200,000 in terms of revenue. I have to go back five to six years to where we have been that successful. Overall, it was a very good year, in terms of rounds and revenues.

Mr. Showe: Even considering the drought, and weather challenges that Tim has been going through, it's always going to be something. Despite that, we've had success.

Mr. McCarthy: We are going to have good and bad days. Thank you for your participation. We appreciate it. Tim will get to work on that. Hopefully we can get some answers for you. I've been here since 2001 and it's the highest that I've seen the water level, so we have to get some answers. Thank you for helping us with that.

Ms. Manigoz: The CDD covers the golf course. What else does it cover?

Mr. Showe: There are conservation areas that the District maintains. We also maintain the stormwater, Woodside Park and some trails.

Mr. McCarthy: We have five miles of sidewalks.

Mr. Showe: That's in general terms. There may some little things here and there that we cover that aren't on that list.

Ms. Menigoz: How large is the CDD?

Mr. Showe: This is the largest CDD we manage.

Mr. Melloh: It goes from just north of the golf course. Ventana is not part of the CDD, but their canal system is, which goes all the way down Murrell Road to Wickham Road, except for the IRCC.

Mr. Showe: There is a portion of the IRCC.

Mr. Melloh: Six Mile Creek is not ours, as well as a few other subdivisions. To the east we have Herons Landing and Grand Isle.

Mr. Oakley: How many lakes do we have?

Mr. Melloh: 84 lakes.

Mr. McCarthy: We will soon have another lake, for a total of 85 lakes.

Mr. Showe: Correct. We have a website; vieraeastcdd.com. There is a tab that says "Viera East CDD Info". There is a map that you can pull up. This is the largest District in terms of the number of homes that we manage.

Ms. Walsh: We do a lot of different things like lake bank restoration. That is a big-ticket item that was started some years ago, when we start seeing lake banks failing. We invested a lot of money over the last five to six years restoring the worst conditions of our lake banks. That has been quite a project that we have undertaken.

Mr. Melloh: Part of the environmental area near Herons Landing to the east, is a 400-acre scrub job, which is a very important part of what we do there. We maintain that and you will see control burns. We do a lot of fire line maintenance all through the CDD. Chris Bowman our Environmentalist told me today, that he's going to include in his report that there can't be any more scrub jays in our habitat, as its completely saturated with families. They are very territorial. If you go in there, it is loaded with scrub jays. We have a very good program there. Michelle with the Brevard Zoo is conducting the count. She is going to provide me with all of that information. She already provided me a lot of information and pictures that we are going to put on the website, in order to promote it.

Ms. Walsh: When you say that they are territorial, they are. I've come across a group that comes in through the front, pushing another group all the way to the back. Some were abandoned.

Mr. Melloh: One of the things that Michelle from the zoo provided to me is a legend on what the bands on their feet mean. It really is sophisticated. I think it's something, when we get


it all on the website, will be an interesting read for a lot of people. I don't know a lot about them myself.

Mr. McCarthy: There are 31 subdivisions, 4,200 residences, 205 acres of commercial properties, 1,000 acres of wetlands and conservations, a Scrub Jay habitat, Woodside park, maintenance areas throughout the CDD, natural area trails and 50 staff members.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Thomsen, seconded by Mr. Oakley, with all in favor, the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman