

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, November 15, 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
Jim McSeveney	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. McSeveney: Jim McSeveney, Herons Landing. I would like an update on the drainage issues in Herons Landing.

Mr. Melloh: I talked to the County Engineer and we are going to incorporate some of his comments. The drainage system is designed for a 100-year flood event, and everything is working as designed. How is the water behind your house, Jo?

Mr. McSeveney: It's gone down.

Mr. Melloh: It is a wetland, so it will stay wet. I will drive by your house and take pictures.

Mr. McSeveney: When it rains, it already starts at that level, instead of staying dry. You are already talking about 6 to 8 inches of water in the wetland, when it starts to rain.

Mr. Melloh: To answer your question, I received some information, but not all of the information back from the District Engineer.

Mr. McCarthy: Two weeks ago, I was in a meeting with Tim Melloh and his office. We were notified that there was a situation where a man fainted on the golf course. When we went out there, Lane Burney, was tending to him. He had ice packs around him. He was doing a very good job in terms of assessing the situation. I asked if 911 was called and they were indeed called. On the way out, Tim grabbed a bottle of oxygen and applied the oxygen to the man, which seemed to help him quite a bit. Finally, the paramedics arrived and took him to the hospital. I think we are very fortunate to have Lane Burney as our Head Golf Professional and Tim Melloh. They did an outstanding job in terms of giving first aid to this customer and we appreciate the work that they do. Thank you.

**THIRD ORDER OF BUSINESS**

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

Mr. McCarthy: We need a motion to approve the minutes of the October 25, 2017 meeting.

On MOTION by Ms. Walsh, seconded by Mr. Oakley, with all in favor, the Minutes of the October 25, 2017 meeting were approved, as presented.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. General Manager’s Report**

Mr. Melloh: We have the normal day-to-day operations. We hired a company that Jim recommended called Randy’s Power Washing. They are going to power wash the building, roof and some of the sidewalks at Woodside Park. Those areas look horrible, due to sap falling from Oak trees. This gentleman gave us a good price, which is covered in our budget. Everything is proceeding well. We have Landirr on the golf course. They have been on the property since October 6 and they are about 40% or 50% complete with the sprinkler head installation. The last two days, we applied our full application of bulk fertilizer. That is the odor that you smell out there. It should diminish in a day or so. It does wonders for the golf course. Our month-to-date rounds show that we are ahead of budget, at this time, and definitely ahead of last year.

Everything is good, and the weather is being good, all things considered. We should be well ahead of budget this year. Does anyone have any questions on the rounds and revenue? We also have the Golf Course Consultant Report from Tom Trammell. The tee boxes do not seem to be as consistent as they possibly can be, so we have done some soil testing. Based on that soil testing, we applied a product that has a lot of potassium in it. There are some other projects that we are going to do. We are going to have to do a nematode cure with a product from Bayer called *Indemnified*, which should help this out. We are focusing on these tee boxes and trying to get them to grow in and look a lot better. The goal is for the tee boxes to look as healthy as the fairways. There is no reason for that, but we are dealing with years and years of neglect on the tee boxes, versus the fairways, and that is what we are trying to play catch up with. We are trying to kill the weeds. We talked about the fact that we've been using a new product from Syngenta, which seems to be doing a good job, killing the Tropical Signalgrass (TSG). Tom addresses the Goose Grass issue on the greens. Holes #5 and #6 are the worst, only because it has the worst environment out there. All 18 greens, plus the putting green and the chipping green have been treated twice now with a product called *Revolver*, which is an herbicide that will take care of that weed. It looks like we are probably going to have to hit it one more time with a third application. Going forward, we will be applying a pre-emergent for Goose and Crabgrass grass control, so that we don't have this issue next year. We weren't able to put it down last year, because the greens were brand new. That product has a property of shrinking the root system in the plant. When your greens are brand new, that's the last thing you want to do.

Mr. McCarthy: Will that be applied to the approach areas also?

Mr. Melloh: We are using a new product on the approach areas. You have seen some of that applied to Hole 18 and a few other areas. The product is doing an excellent job killing the Goose Grass, but it has to be spot sprayed tighter, because it stumps the growth of the Bermuda. It doesn't kill it, but it turns brown. You have seen what I'm talking about out there. We have to use a different spot treatment technique. They are going to have to use a dye marker and different nozzle. They are going to have to be careful with the overspray.

Ms. Thomsen: When it dies, does it just sit there or does it biodegrade?

Mr. Melloh: It will degrade in a way. We are not in a heavy growing season now, but the idea is that the weed will go away and the Bermuda will overtake it and fill in. Over the last two years, which is very encouraging, we have been using Lawn Star as a pre-emergent. There

are places where we used to have a complete infestation, but no longer have one, such as the right side of the #1 green. You can't find Goose Grass anywhere. Behind #18 there is some Goose Grass, but it used to be totally filled with Goose Grass. That was a result of us using Lawn Star, but it's an ultra-expensive product. We are increasing what we are doing because we are getting such good results, but sometimes you just have to rely on a post-emergent eradication program. That's something we have been dealing with. It's one that we dealt with for so many years that we have an over-abundance of it. I think we are in good shape. This isn't something that you just get rid of overnight. It's a several years process to eradicate all of these weeds. The more we kill on the slopes, the less it tracked on to the greens.

Mr. Oakley: That's the trouble with #6 on the slope in front and on the side. It's everywhere, so that people are just tracking it up.

Mr. Melloh: The holes next to the woods, #5 and #6, don't get a lot of air circulation and stay dry. The turf stays a little weaker, so you won't have healthy full grass. Also, the irrigation system that we are putting in will allow us to grow lusher grass on the slopes of the greens, which will help inhibit the growth. That's the overall process.

Ms. Walsh: That opening on the right side of #5 is really doing nicely.

Mr. Melloh: We received a lot of comments about that. We are going to continue to grow that in, like we did on #6 where we defined the wetland on the right-hand side by putting the Cord Grass in there. We are going to do that on the right-hand side, down the back of that green, because there's a bone fide wetland in there. People should not play in there. It also helps us to show the environmental folks that we are serious about doing our duty to keep people out of there. Bill, I found out from Scott that when they piled up the material from the front of the Clubhouse, it was very wet. As a matter of fact, they got a trailer stuck in there. They haven't been able to get in there, so they are going to spray that stuff out. He said that it shouldn't harm it at all. They are definitely going to spread it out to promote the growth.

Mr. Oakley: What kind of timeframe are we looking at in the back of #5 to get that taken care of?

Mr. Melloh: With the Cord Grass?

Mr. Oakley: With the Cord Grass, stumps and Mondo Grass. Do you have any idea when Scott will get to it?

Mr. Melloh: I don't have any agenda. We have a lot of projects for them. As we example, we want to line the two bunkers on #16, while play is down and they can get in there and do that. We have a list of a lot of plants that we were going to order from Beeman's Nursery, but we don't know when they will arrive. The big delay was that the area's been sopping wet and they couldn't get in there to work on it. It's definitely near the top of the list, but we have some other things to do. Should we discuss the irrigation pump station?

Mr. Showe: Yeah, we can do that. I know that we talked about that at the workshop, regarding the change in the lease terms.

Mr. McCarthy: the Rain Bid lease project cost is \$158,680. It's a seven-year lease with a monthly payment of \$2,298.44.

On MOTION by Mr. Oakley, seconded by Ms. Walsh, with all in favor, the Rain Bird Proposal to install an irrigation pump controller, with a seven-year lease amount of \$2,298.44 per month, was approved.

Mr. Melloh: The next item on my list is a lease from Wesco Turf. I talked with some of you individually about this, but unfortunately this will be new to a couple of you. A lease for a third fairway unit wasn't included in our original package. The intent was to get a price from Toro. We really need three fairway units. It will allow the crew to get out ahead of the golfers and get their work done quicker, so they can start their second job of the day. When they get caught by the golfers and have to sit over to the side, they don't shut the motor off, but it causes a delay in hours. The intent was to purchase a third fairway unit for \$10,000, and new wheels and hoses for \$500, so that it would be usable. However, when Toro came in to do their analysis of their equipment that was coming off of the lease in January, those fairway units and subsequently the Sand Pro 2, were way over on their hours, to the point of where we were going to write them a check for \$10,000, just to take the equipment away. I was able to negotiate with them that if we lease a brand new third unit from them, they would make that \$10,000 worth of overages go away, which they agreed to. If everybody agrees, we would like to vote on that today, so we can schedule the delivery in January.

Mr. Oakley: You said that the Sand Pro only handles two motors. Did the Sand Pro have the majority of the hours on it?

Mr. Melloh: Yes. We don't have that situation. If you recall, eight or nine months ago, we leased a Sand Pro and owned one. The one that we owned was 12 to 13 years old. For an entire year, we were raking all of the bunkers on the golf course with the one Sand Pro. Before I started here, they didn't rake the bunkers every day. Now we rake the bunkers every day, as part of the preparation of the golf course. We currently have two Sand Pros. As a matter of fact, the one that was leased before, not the most recently leased one, is going to be switched out with this one. Just like you always need to have two Sand Pros to get the job done properly, so you can stay ahead of golfers and not get caught, you need to have three fairway units. The intent early on was to buy the other one, but it's probably going to work out better if we lease it.

Mr. Oakley: My concern is that we had two Sand Pros and if we end up approving this, we would have three mowers. Do you anticipate, years down the road when the lease comes due, that we will be over on any of the hours?

Mr. Melloh: No, this will 100% take care of that. When they are sitting there waiting for the golfers to go by, the hour meter is running.

Ms. Walsh: They work at 3:00 p.m., as opposed to 2:00 p.m.

Mr. Melloh: They finish quicker and can move on to their next job quicker and its more convenient for the golfers to not have to sit there and wait for the guys to get out of the way. It's really the best thing. We were going to take care of it by buying a unit, but leasing is probably better. That way, we get a brand-new unit and we don't have to worry about warranties.

Mr. Showe: The proposal relieves us of any over hour overcharges.

Ms. Walsh: On the existing lease return.

Mr. Oakley: Were the two units that we have now, leased at the same time?

Mr. Melloh: They were leased exactly at the same time.

Mr. Oakley: Will this one be an oddball lease?

Mr. Melloh: No, this will be on the same lease. That's why I would like to get this approved today. All three of them will arrive in January.

Mr. Oakley: Do all three of them come off the lease at the same time?

Mr. Melloh: They will all come off of the lease in four years.

Mr. Bedwell: I like the idea of keeping the mowers away from the players. I don't know what time they start in the morning on the front nine.

Mr. Melloh: At 5:30 a.m., typically they will start on #14.

Mr. Bedwell: With three mowers, you have a guy mowing #14, another guy mowing #15 and one mowing #16. Then the guy mowing #14, goes up to #18, so you are cutting down one-third of nine holes.

Mr. Melloh: Each mower only has six holes to mow. Again, there are times where the proper way you mow a fairway, isn't where you just go up and down. You are always going in different directions. Sometimes you go in a direction that causes a lot more turning. The easiest one is a very long fairway, such as #1, as an example. If you just went all the way down the fairway and all the way back up, there's very little turning. One day you go from #12 to #6, and some days you go across the fairway from #3 to #6 and in different directions, just like you mow a green. Sometimes there's a lot more turning in there.

Mr. McCarthy: Is this more just for fairways?

Mr. Melloh: Yes.

Mr. McCarthy: How many mowers do we have for the rest?

Mr. Melloh: Two, but they have a much bigger cut on them. Ironically, those are down. When I arrived here, the first thing that I did was widen the fairways out, back to where they should be, because previously, they were shrunk way down. Seeing as how we are two-and-a-half ways in, theoretically next time around, we could mow a lot more because of that.

Mr. McCarthy: Does anybody have any further questions? Not hearing any,

On MOTION by Mr. Oakley, seconded by Ms. Walsh, with all in favor, the Wesco Turf lease for a fairway mower, in the amount of \$57,713.90 or \$1,065.98 per month for 48 months, was approved.

Mr. McCarthy: Tim, the next item to discuss is the memorial.

Mr. Melloh: We have a request from Jim Rice. His parents have lived behind the #1 green for many years and were an active part of the community. I never met them. They would like to plant a memorial tree. Based on what we have done in the past, I told them that I would have to get approval from the Board. I can't find any written direction as to how we go about doing this, although I remember Vinny telling me that there are no memorial benches and we don't plant trees anywhere on the golf course, but we have an area along #1 where there are memorial trees. It would have to be a Crepe Myrtle, Bottlebrush or Oleander. A medium to small size monument would go in flush to the ground.

Ms. Walsh: Where are they suggesting?

Mr. Melloh: Where we have the other ones. Apparently, we have a designated area, which is on the way to the first tee. There are three trees. One of them was raised up because of the hurricane. We are just going to add another one down from it, towards the #1 tee. It doesn't cause us any more maintenance, because it's out of play and it adds character to that area.

Mr. McCarthy: When I came on the Board, there seemed to be some resistance to that, but this is a different Board. Tim is saying that we have nothing in place, in terms of a policy. What are the Board's feelings about it and Jo, what was done in the past?

Ms. Walsh: We had come to a conclusion, after a lot of different scenarios, to do what Tim is saying, which is a low maintenance tree that wasn't going to cause us any extra maintenance and was not too big. We are going to get that space filled up, so we might want to start targeting another area or take a look around the golf course at other areas where we might want to put a tree. We had to move some trees because of shade issues, so I don't know if we want to keep all of those trees at that designated spot, or if we want to take the opportunity to fill in some of the blank areas. The general consensus is that its fine, but we don't want to have any maintenance issues. It's not fair to everybody that we would have to maintain the memorial. That's why there are no more benches and big plaques.

Mr. Oakley: I concur with Jo. I recall the discussion and a decision was reached not to do any more benches and things of that nature, but they did approve the trees. One thing that Tim might want to consider, hearing what Jo said, is that we are starting to lose some of the Pine trees. One just died off of #1 next to the driving range.

Mr. Melloh: Two died and will be removed.

Mr. Oakley: We could utilize that area and maybe they could put in a slightly larger tree, or something of that nature. That's a good idea.

Ms. Thomsen: I agree with the idea to have it. I think it's nice. There's a lot of people who care for the place and have an emotional commitment. I love the idea of possibly finding other areas where it would benefit what we already need, if that's appropriate.

Mr. McCarthy: David?

Mr. Bedwell: That was my understanding. I agree.



Mr. McCarthy: We should probably have a policy in place, and that's something we can vote on today, but I would like to see the General Manager have the authority to choose the type, height and location of the tree. He can move it around to where he thinks it's appropriate.

Mr. Bedwell: I don't think that has to come before the Board each time.

Mr. Showe: I think if there's Board consensus, that that's the direction you want to go in, it would default to the General Manager to work with the people that want the trees. Obviously if there are any challenges, he can bring it back.

Mr. McCarthy: Are there any problems with giving the authority to do it?

Ms. Walsh: No.

Mr. Oakley: Maybe they would like to put a nice tree out there on #14.

Mr. McSeveney: Is there any criteria for the people that want to put the tree there? Is there any process to make sure that who is asking to put the tree in, is someone who wants to put a memorial there?

Mr. McCarthy: It would be up to the discretion of the General Manager.

Mr. McSeveney: There could be a person who wanted to memorialize someone, for some other reason than what is appropriate in today's society. They might want to have a memorial that is inappropriate for a memorial any place, especially on a golf course.

Ms. Walsh: It's usually a relative or a spouse. I don't think we have come across a request to put one up by anyone who has not been active participant.

Mr. Showe: Because it is on our property, obviously we would have the ability to remove it, if at some point in the future, it became a challenge or controversy.

Mr. McSeveney: Because of what's going on in the world today. Everybody thinks this is a great guy and look what happened.

Mr. Melloh: You are right.

Mr. McCarthy: You make a very good point, Jim. Thank you for that.

Mr. Showe: Since its on our property, there will be no formal agreement with those folks, so we always have the ability to remove the plaque.

Mr. McCarthy: Anything that deviates from that, the General Manager will contact the Board.

Mr. Melloh: I put a couple of informational sheets in your agenda package. The first one is a list of completed projects on the golf course renovations. As you will see, we have done

something to just about every hole out there, so far. As we go along, we will continue to add to this list. I just thought that it would be a list that the Board might like to have, as to what we are doing.

Ms. Walsh: Can we post it?

Mr. Melloh: Sure. That's a good idea.

Mr. McCarthy: To Jo's point, Tim, I think this is an accomplishment that has all been done with revenue from golf course receipts. There's no assessment. This is something that would bode well, to post in the pro shop and maybe have it professionally done showing this is where we are. We can use it as a form of advertisement.

Mr. Melloh: I understand. I would like this list to be a moving list as we go along.

Mr. McCarthy: You are going into our busiest season. Can you have something done professionally that you can put up.

Mr. Melloh: Yes.

Mr. McCarthy: If you think it's appropriate to have it in the pro shop. I think it's something that sells the product.

Ms. Walsh: Put some dates on it.

Mr. Melloh: Good point. I like that.

Mr. McCarthy: Maybe you can have on there that it's based on revenue by the golf course. We don't want someone going in thinking that their taxes are going for that, because they aren't. I think that would be a good selling point in the pro shop as we start to get busy.

Ms. Walsh: If you keep giving us money, we are going to keep making it better.

Mr. Melloh: I like it. The other page is something that I use to keep track of the revenue, showing how the revenue has grown, especially this past year. You can look at this and see the "*Season Advance Trail Fee*", which is really membership, and how back in 2012, it was \$312,000, and this past year, it was down to \$209,000. Green fees back in 2012 was \$830,000, but this year it was \$1.175 million, in overall revenue. You can see how things have picked up and grown. It's something that I will update annually and provide to you.

Mr. McCarthy: These are two very good documents and once its presented at a Board meeting, it becomes public information. Good job Tim.

Mr. Melloh: Thanks. That concludes my report.

Ms. Walsh: You have a question next to “*Special Assessments*”. I don’t know how that works.

Mr. Showe: There is a portion of assessments that we allocate to the golf course. We can rename it “*Assessments*”.

Ms. Walsh: Can you revise it?

Mr. Melloh: I can change that.

Ms. Walsh: I don’t want anyone thinking that this was something we allocated.

Mr. Showe: Sometimes when you use the term “*Special Assessments*”, people think its above and beyond.

Mr. Melloh: I will change that. I don’t know if I would agree to posting that. It’s just for your information, only because people start saying “*You’re making too much money off of us*”. Whatever we make, you put back into the golf course.

**FIFTH ORDER OF BUSINESS**

**Unfinished Business**

There being none, the next item followed.

**SIXTH ORDER OF BUSINESS**

**New Business**

**A. Consideration of Proposal from Rain Bird to Install Irrigation Pump Controller**

This item was discussed.

**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, Checks #3198 through #3206 from the General Fund in the amount of \$37,247.61 were approved.

On MOTION by Ms. Walsh, seconded by Ms. Thomsen, with all in favor, Check #53 from the Capital Reserve Fund, in the amount of \$59,995 was approved.

On MOTION by Ms. Walsh, seconded by Mr. Oakley, with all in favor, Checks #25028 through #25098 from the Golf Course Fund in the amount of \$77,652.31, were approved.

**B. Balance Sheet and Income Statement**

Mr. Showe: We distributed the Balance Sheet and Income Statement. Because the meeting was two weeks earlier than scheduled, we just received them today. It's there for your information. Let me know if you have any questions, once you have a chance to review them. No action is required by the Board.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

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




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Secretary/Assistant Secretary




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Chairman/Vice Chairman