

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, June 27, 2018 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. All Supervisors were present at roll call.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. McCarthy: A CDD resident has made a request of the Board, which Tim will explain. Sir, could you give us your name and subdivision?

Mr. Jones: My name is Bill Jones, and I live in the Indian River Colony Club across the street. I am requesting a two-foot waiver as I extend the back roof over what is presently a concrete bird cage porch.

Mr. Melloh: Mr. Jones is not requesting a waiver to go into our property, the County requires there to be a 20-foot setback off of our property but they are willing to grant him a 2-foot waiver so his structure will be 18 feet from our property. He just has to get the property owners beside and behind him to sign off on that. This is very straightforward and we have done this before.

On MOTION by Mr. Oakley, seconded by Ms. Thomsen, with all in favor, Mr. Jones’s request for a 2-foot waiver at the address 1767 Independence Avenue, Melbourne, FL, was approved.

Mr. McCarthy: If any of the Board members did not see this, I am going to pass it down. This is the article that was in the Florida Today newspaper regarding Divot’s Grille, and it was on the front page of the best restaurants in Florida. It was a very valuable piece of advertisement.

Ms. Thomsen: Is it the same as the article online?

Mr. McCarthy: Yes.

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 23, 2018 Meeting

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

On MOTION by Mr. Oakley, seconded by Ms. Walsh, with all in favor, the Minutes of the May 23, 2018 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. General Manager’s Report

Mr. Melloh: I did not get a written hard copy in the agenda packet, I’m sorry. I will email that to everybody. In the CDD, we have installed some new playground quality mulch in Woodside Park. The mulch is double cut, which helps protect the children a little bit better. That playground sits among oak trees which provide shades, but there are also a lot of roots under the playground equipment. We cut out some of the roots as they become available. We are currently getting a quote to put a fence around the playground equipment, because the playground is right next to the parking lot.

Mr. Oakley: Do you have any idea what it would cost?

Mr. Melloh: I think it’s somewhere around \$3,000 to \$4,000.

Mr. Oakley: Is that the rubber coated fencing?

Mr. Melloh: Yes, it would be the black plastic-coated fencing. I think the black looks better than the metal chain link fencing.

Mr. Oakley: Did you get a price on the signs down there?

Mr. Melloh: The red signs about the darkness, those are being replaced.

Mr. Oakley: Thank you.

Mr. Melloh: We got confirmation that the lake bank restoration project for this year will be in August. I don't know the exact date yet, but I know we are in the books for that time period.

Ms. Walsh: Is the mulch ADA compliant?

Mr. Melloh: Yes, it is. We had to go to St. Cloud to get it.

Mr. McCarthy: Tim, how high is the fence?

Mr. Melloh: It will be 4 feet tall.

Mr. McCarthy: Is it all going to be vinyl coated, like the fixtures and tension bands?

Mr. Melloh: I think it is all plastic coated. When we get the quote back, I will direct them to you because you have experience with that.

Mr. McCarthy: Yes, I do.

Mr. Melloh: As an update to the drainage on #7, we had Mr. Roy from Dewberry come out and meet with Scott, Wes, Ed, and myself. We showed him the two drain pipes on pond #7, and he thought that the repair done to the pipe was holding, but the mouth seems to have sand accumulation. He said we need to have those pumped or blown out so we can get better drainage. He gave us a couple companies that will come out and run a camera to see what the situation is and give us a quote. You can see the rounds of golf in front of you. At 326 days, we've surpassed what we did last year. We surpassed that on the 24th. We are actually right on schedule to hit budget, which is about \$17,000 more than we did last year. We are doing pretty good considering all the rain and disruption of play. The golf course is in great shape, the staff is doing an excellent job with all the rain. To date, we've had 11.1 inches of rain in June.

Ms. Walsh: May had 17 inches.

Mr. Melloh: Something like that, and it didn't even start raining until the 13th of May. In the District, our draining is working again. I sent everyone an email about the capillary concrete as a solution to our future bunker renovation. I have a further explanation here. The golf course bunkers are all in need of renovation. I don't subscribe to the theory of filling them in and putting grass on them, because it destroys the character of your golf course. We've looked at a lot of different options to fix the bunkers. We tried the fabric liner and it is not working. We went to a high-end country club that has the capillary concrete bunkers. It is a great system, but unfortunately it is a very expensive system. This is something that we probably won't be able to

do for 3-4 years. We have a proposal, to do two bunkers for us to watch for the next 3 years. The two bunkers I proposed are the two green side bunkers on #18. That's our finishing hole, so there with the lake it would look beautiful. It is close to the parking lot so the crew can easily reach the hole. The cost is basically \$6.65 per square foot. We have 4,500 square feet between the two bunkers there. When you add in the sand, it comes to \$32,265 to do both bunkers.

Ms. Walsh: We need to do something, especially if the fabric liner is not working. If this seems to be the most feasible option for our golf course, I think it sounds like a reasonable idea. Like you said, #18 is good for several reasons so I agree with your choice of bunkers.

Mr. Oakley: First off, the liners that we currently have in there you said they are "coming up." Is that a problem with the installation? Or is it something else?

Mr. Melloh: The two liners that we put in on #16 are holding, it is a different technique. Then again, they are more flat and shallow bunkers. I think they are a good solution for the shallow bunkers, but it does not appear to be a good solution for our high flashed bunkers.

Mr. Oakley: With the bunkers on #18, are you keeping them exactly the same size?

Mr. Melloh: Correct.

Ms. Thomsen: Are there going to be special requirements for our staff to maintain these differently?

Mr. Melloh: Actually, they are easier to maintain, because there is not as much of a wash. It is much less labor intensive, and there is no special equipment that would be needed at all.

Ms. Thomsen: Have you been told how long this will last? Will there be some sort of guarantee that if it doesn't work that something else would be done?

Mr. Melloh: The reports say we should expect 20-25 years of life with this. It does come with an insurance policy, but I'm not sure of the length of time it comes with.

Ms. Thomsen: Is it possible that we could keep some of the flat bunkers with just the liners? That way we could cut the price down.

Mr. Melloh: We will have to do a complete analysis. We haven't determined whether we will do every single bunker full capillary concrete, or if we only use the capillary concrete in specific places.

Mr. Bedwell: Well, I'm for it. As you said Tim, our golf course is set apart from other courses because of the big dramatic bunkers. I like the proposal, and that we can look at it for 3 years before we decide to spend all that money.

Mr. McCarthy: I had the privilege of going there with Tim and Scott to evaluate the finished product. Looking at it as just a golfer, it is something that looks physically appealing and the finished product looks absolutely first class. I think we are on the right track by doing two bunkers to start with. I believe Tim's goal is to get this project started in September.

Mr. Melloh: If we can give them some sort of notification soon, we can do it in September. September is our slowest month, so it works out best to do it then.

On MOTION by Ms. Walsh, seconded by Ms. Thomsen, with all in favor, the Proposal for Two Bunkers on Hole 18, NTE \$35,000, was approved.

FIFTH ORDER OF BUSINESS

**Fiscal Year 2019 Budget Workshop –
Golf Course Fund**

Mr. Showe: I'll refer the Board to the last page of the budget, that shows you all the changes that we've made since the last version. It is really easy to see the things that we've done. We made all the changes to the capital projects and the general fund that were directed by the Board. I know Tim reviewed it and made some additional changes on the golf course side. I believe Tim also has some additional suggestions.

Mr. Melloh: Under Golf Course Maintenance, I would like to add \$10,000 to salaries so that we can make that an even \$400,000. We've been about half a person short anyways. The weeds on the golf course are a really big problem for us and we are looking into hiring a spray technician. We are looking for the right person to do this, that person will be someone who has 3 years of experience in golf course maintenance operations, 1 year as a spray tech, and also has a Florida spray license. Regarding the green fees and driving range, we could add \$8,000. I feel comfortable that we could hit \$80,000 on our driving range. Moving up to \$12,000 on green fees is something that we would be able to accomplish.

Ms. Walsh: Can we change the verbiage of Special Assessment to something else? We can find a better way to word that.

Mr. Showe: Yes, we can tweak that.

Mr. Melloh: We have determined that our revenue from golf tournaments is not actually any higher than any other Friday revenue. Actually, when other communities have tournaments

around here, our revenue goes up because people come here instead of playing in the tournament.

Ms. Walsh: I was always under the impression, even before I was on the Board, that a tournament wasn't going to make as much money. It's a loss.

Mr. Melloh: Well, that's the opposite of what most people think. They see a golf course having a lot of tournaments and they'll say, "they must be making a lot of money." But, that's not the case. However, tournaments do allow people to come and play that don't usually get to see the course. We also need to discuss rates, and in my opinion, I think the rates should stay the same for next year. I don't think a rate increase is warranted at this time. With that being said, Florida has now adopted, voted for, and the governor has signed a policy to make Daylight Savings Time permanent. That means we would never turn the clocks back or forward. It does have to get federal approval so it is not 100%. If that happens, we need to extend the highest rate from open-11:00, to open-12:00 because we would be losing an hour in the winter.

SIXTH 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 #3358 through #3377, from the General Fund, in the amount of \$183,575.40, were approved.

Ms. Walsh: There were no *Capital Reserve* items this month.

On MOTION by Ms. Walsh, seconded by Mr. Oakley, with all in favor, Checks #25693 through #25774, from the Golf Course Fund, in the amount of \$79,670.23, were approved.

B. Balance Sheet and Income Statement

Mr. Showe: We distributed the Balance Sheet and Income Statement. No action is required by the Board.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. McCarthy: Jo, do you have anything?

Ms. Walsh: I don't have anything today, thank you.

Mr. McCarthy: Bill?

Mr. Oakley: I do not have anything.

Mr. McCarthy: Melinda?

Ms. Thomsen: No.

Mr. Oakley: David?

Mr. Bedwell: No, I don't.

Mr. McCarthy: I just have one comment, I am very happy that Tim is going in that direction with the tournaments, I think that is a good move. Viera East has earned the reputation it has because of the good work he has done.

EIGHTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman