

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, July 25, 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:

David Bedwell	Vice Chairman
William 'Bill' Oakley	Secretary
Jo Walsh	Treasurer
Melinda Thomsen	Assistant Secretary

Also present were:

Jason Showe	District Manager
Lane Burney	General Manager
Keith Armstrong	Resident

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Bedwell called the meeting to order at 2:00 p.m. All Supervisors were present, with the exception of Mr. McCarthy.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Armstrong: My name is Keith Armstrong and I'm from Bay Hill. Our concern was what could be done about the massive fish kill. No one is saying anything.

Mr. Bedwell: It's strange that it happened. Last time, it happened in several lakes all at the same time, but it's strange that it only happened in one lake.

Ms. Thomsen: When did it happen?

Mr. Armstrong: On Sunday and Monday.

Ms. Thomsen: Today is Wednesday. Are birds coming back?

Mr. Armstrong: Oh yeah, birds are taking the lighter fish out of the pond, but there are thousands of little ones, the size of your thumb, that nobody is touching.

Mr. Oakley: Either Scott or Tim will look at them.

Mr. Burney: Ed was working on the golf course renovations today, and was going to take a look at it tomorrow.

Mr. Bedwell: Are little fish on the banks or in the water?

Mr. Armstrong: They are in the water.

Ms. Walsh: A lot of times there is carp. The bigger fish will eventually clean those up too.

Mr. Showe: I have a report detailing what happened and why.

Ms. Walsh: It's not an uncommon occurrence. We had some major ones over the years. Luckily the cleanup crew, Blue Waters came in.

Mr. Showe: We get them in all of our Districts from time-to-time. Most of the time they are isolated to one lake. We will send the lake people out almost immediately after. Its caused by low oxygen. There is nothing else that causes it. It's a natural phenomenon. It happens in a lot of lakes, quite often.

Mr. Armstrong: Is the solution to install an aerator?

Mr. Showe: They could be, if the District was willing to fund that. It is very expensive to install those kinds of systems. We also have 84 lakes. I think the Board would have a hard time doing it in certain lakes and not others, so they would have to be willing to bear that cost. Its typically something that happens and once the fish are cleaned up, nature balances itself out and the fish will come right back.

Mr. Oakley: A couple of lakes have aerification.

Mr. Bedwell: What's the one down here?

Mr. Armstrong: On Viera Boulevard.

Mr. Bedwell: Is that your community?

Mr. Oakley: I don't know whether we do that or the HOA does.

Ms. Walsh: I think we do.

Mr. Showe: I'm not aware of any on the CDD lakes.

Mr. Oakley: That's not the CDD's lake.

Mr. Showe: Correct. Typically, the aerators are more for midge fly control, than to help prevent fish kills.

Mr. Oakley: If we were to aerate all of the lakes, we would have to take out a new bond issue.

Mr. Showe: Ideally, or raise your assessments.

Mr. Oakley: I would like to make one suggestion. Lane, would you get his phone number and then when Ed goes out, would you give him a call back, just to confirm that Ed's been there, and if there's anything we can do, we will let you know?

Mr. Burney: Yes.

Mr. Burney: As soon as Ed goes out there tomorrow, I will let you know what he finds out.

Mr. Walsh: Will his phone number be redacted from the minutes?

Mr. Showe: Yes.

Mr. Burney: As soon as I know something, I will let you know.

### **THIRD ORDER OF BUSINESS**

#### **Approval of Minutes of the June 27, 2018 Meeting**

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

Mr. Showe: I received some corrections on Page 3. We will make those changes.

On MOTION by Mr. Oakley, seconded by Ms. Walsh, with all in favor, the Minutes of the June 27, 2018 Meeting, as amended, were approved.

### **FOURTH ORDER OF BUSINESS**

#### **Ratification of Lease Agreement for Fire Alarm System - Added**

Mr. Showe: This is a follow-up to the workshop discussion we had at the last meeting about leasing the fire alarm system. We provided you the documents; however, Tim has signed it, so this would be a ratification of those lease terms.

Mr. Bedwell: Is it the same pricing?

Mr. Showe: It's in accordance with the discussion.

Mr. Oakley: That's for the maintenance building for the CDD and the golf course.

Mr. Showe: Correct. It will be split that way. We already have it in the budget.

Mr. Oakley: So its split?

Mr. Showe: Correct, half and half.

On MOTION by Mr. Oakley, seconded by Ms. Thomson, with all in favor, the Lease Agreement for the fire alarm system, was ratified.

Mr. Showe: Do we have any idea when that will be installed?

Mr. Burney: No.

Mr. Showe: It looks like Tim signed the agreement last week, so they have it in their que. I think the impetus to rush was to at least have the agreement signed and executed.

Mr. Oakley: Have we notified the Fire Department?

Mr. Burney: Yes that happened. The Fire Inspector was out.

## **FIFTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. General Manager's Report**

Mr. Burney: Just a few things. There has been a lot of discussion regarding tournaments at these Board meetings. We definitely are going to pick and choose, and stretch out the tournaments and events, so that our residents and members have days where they can play golf. If you look at the numbers, the golf tournaments don't generate revenue. It kind of goes the other way. We look at it as a marketing tool to get golfers who don't normally play our golf course, but we have to give lower rates to these charities and groups, based on the competition. In the past, we needed to do that, but at this point, Tim and I definitely talked about it a lot and both feel that we don't need to put ourselves in the position of losing revenue. There are a couple of things that we will still do, like the Florida Junior Tour and the larger engineering corporation tournaments. I have three scheduled on the books for August, which is the middle of the summertime, with 60 players. It only affects the tee sheet slightly. Then we have two in October, one for Harris Corporation and a toy drive charity that is on a Sunday afternoon.

Mr. Oakley: Do you know what days these are?

Mr. Burney: Yes. The August event is on Saturday, August 18, the October one is on Friday morning on October 26, and the one for Harris Corporation is a Sunday afternoon on October 28.

Mr. Oakley: Which tournament is on October 18?

Mr. Burney: It's a small group, but not a charity. It's just a group of guys coming out to play. It's more like a league.

Ms. Thomson: But not our league. Would it be a league from somewhere else?

Mr. Burney: Yes. There are a lot of traveling leagues that go to a specific golf course once a week, but move around to multiple golf courses.

Mr. Oakley: As far as the 60 players, how does the rate that we are giving them compare to the CDD rate?

Mr. Burney: The rate that we are giving them is higher than the CDD rate.

Mr. Oakley: Enough said. Great. Congratulations. That's all I wanted to hear.

Mr. Burney: The next item is the PGA Apprenticeship Program. I'm 70% done. The last 30% is a couple of teaching videos. There is a little more paperwork that I have to do, as well. It's like an online college course in writing a couple of papers. They normally give you two years to complete this. I did my seminar in October of last year. I'm only 10 months in. I actually went to a seminar for apprentices in Orlando, and they basically told me that they are thinking about changing the time to complete it from 24 months to 28 months. So, they are giving people more time to finish Level 1, not less. I'm actually behind where I wanted to be. I was hoping that I would be going back to my Level 2 seminar in August or September, but at this point, it looks like it's going to be closer to October/November. Then I will go back down and finish that. Once I get into Level 2, it will basically be the same program. It will take two more years to complete and it will have different content, but for the most part, it's along the same lines.

Mr. Oakley: Are you trying to complete it prior to our busy season?

Mr. Burney: Yes, 100%. Last year, I scheduled my seminar in September, but as you know, the hurricane hit us, and I had to change my dates and they cancelled the seminar, so I had to go back in October. That wasn't optimal. I wanted to go before that. This year, based on having less events, I should be okay to get it done in October. My goal is still September 1 to have it submitted, so that they can review it and get back to me if I need to make any changes.

Mr. Bedwell: What does your business card say now?

Mr. Burney: It says "*PGA Apprentice*," and it will continue to say "*PGA Apprentice*," until I finish Level 3.

Mr. Bedwell: I didn't realize it was that long.

Mr. Burney: They give you, from beginning to end, eight to ten years to complete these two levels. I found as I've gone through the work, that seems ridiculous, but I understand that if

I was a 21-year-old Assistant Golf Professional, I would already have it completed, but being the Head Pro and having to manage staff and having a family, it's definitely a lot of work. Sometimes it's hard to get it done. I definitely worked from home on the majority of this. I've done little at the shop, although I talked to Tim, this last month, about bringing it to work more.

Ms. Thomson: When you said videos. Are they videos that you have to make or videos that you have to watch?

Mr. Burney: Videos that I have to make. I basically do a three-week lesson series with a beginner and just film the full half-hour lesson. It's actually 20 minutes.

Ms. Thomson: That definitely sounds like something to do there.

Mr. Burney: That part is easy. I have to upload the video to YouTube. I already have the student scheduled for next week.

Ms. Thomson: Great.

Mr. Burney: The next item is the handicapped parking. This issue is new and something that was used by a few different people over the past week-and-a-half. It seems like the handicapped parking is in a strange place. They are not right up front, but I think that the design was based on the way that our roundabout and our backdrop works. So, I informed all of the residents that this would be something that wouldn't even be talked about, until we decided to renovate the parking lot. That has been brought up by Tim and myself. We spent a lot of money making the golf course look good, and that's something that's been there and hasn't changed in 20 years. The lines are fading. There is some cracking to some of the parking blocks and concrete.

Mr. Oakley: How many spots are there?

Mr. Burney: I have no idea. That's a good question.

Mr. Bedwell: There's a lot of handicapped parking spots.

Mr. Burney: I think that there are six or eight handicapped spots.

Mr. Oakley: When Tim gets back, just check with them about making two spots over there.

Mr. Burney: Yes, down on the other corner.

Ms. Thomson: Temporarily.

Mr. Oakley: You are going to have to take up three spots to make two.

Mr. Burney: Right.

Ms. Thomson: That's right.

Mr. Oakley: You have to take up four spots to take two, but that's okay. They would put them right in so cars can pull straight in, and then they have this nice easy egress up to The Grille. So, if they are going into the pro shop, they would have to go in the other way or walk through The Grille.

Mr. Burney: Everyone knows that there has been a lot of talk about County golf courses being taken over by several different groups. There have been a lot of confusing meetings with that. I tried to follow it. Basically, an HOA made a decision over the guys who thought that they were going to take over. That group of guys came to me and said that they wanted the Viera East Golf Club to be the home of their league. They currently play at The Savannahs on Thursdays, but it sounds like the entire group of guys are done. They don't want to play at The Savannahs. I thought this was going to change, but at this point, they came back to me again and said that they still want to do this. At the end of the day, they are flexible on the day of the week. They play on Thursday at 10:00 a.m. Obviously, we have our Men's League on Thursday, so that's not a possibility. Tuesday was actually brought up. The Savannahs have a traveling league that plays here once a month. Last year, they only played through the summertime, because I wouldn't do shotgun starts for them and they want shotgun shots. Now that they want to move here, they are going to be a little more flexible. Tuesday is definitely our slowest day. I wouldn't want to do it on a Monday or Friday. I still struggle with the idea of an 8:30 a.m. shotgun with that many people through our season.

Ms. Thomson: How many?

Mr. Burney: It could be up to 50 players. It would basically be the same size as a VEMA league. Tuesday would be a great day for them to come out in the summertime, but they want 52 weeks or nothing.

Mr. Oakley: They won't take the afternoon?

Mr. Burney: That's something that I talk a lot with Tim about.

Mr. Oakley: If it's a shotgun, you still have to block out a bunch of dates.

Mr. Burney: Exactly. That's something that we might be willing to work with them on, if they are willing to agree to the tee time. I have a couple of groups that play on Tuesday, every week all year, that I would basically be moving. There are CDD residents, and maybe one or two that are members. We want to make the right decision. I honestly don't think that it's going

to work. I can move one of my groups earlier by 15 minutes and they would be happy, but I'm not convinced that they are going to say yes.

Mr. Oakley: What kind of rate are they expecting?

Mr. Burney: We told them, "*If you became an actual league, then you would probably get the 25% off what the other leagues get.*" All CDD leagues receive a 25% discount. Tim and I actually talked about giving them an associate rate and not a CDD rate. They wouldn't be a beneficial league either if I was able to give them tee times at 11:00 a.m. They would be a group that comes out and play and there would be standard tee times. That's the only way that it will work for me.

Mr. Oakley: I like the associate rate.

Mr. Burney: I'm basically going to give them my proposal and see what they say.

Mr. Oakley: Okay. That's a big deal with a lot of players. It is a year-round theme. This time of year, I would love to have 30 players from there every Tuesday morning, even for an 8:30 a.m. shotgun. The one thing that actually interferes with that is the ABCD Scramble. As you know, we have a Tuesday morning shotgun once a month, except for February. In the off-season, I can have 40 people in an ABCD Scramble, and 70 regular players, but in the season, if I have 80 people wanting to play in an ABCD Scramble and 50 people wanting to play a full field shotgun at 8:30 a.m., the entire golf course is going to be blocked off, so that doesn't work. It's definitely a slippery slope, with them wanting 52 weeks. I already did that with them and they didn't play here in the wintertime, this year, because I wouldn't do a shotgun start for them.

Mr. Bedwell: Any golf course is going to do it this way.

Mr. Burney: Yes. That's why if I just give them what I can do for them, then they can say "Yes" or "No."

Ms. Thomson: Yes. We are in a great position.

Mr. Burney: 100%. The fact that they want to travel from Merritt Island, says a lot.

Ms. Thomson: It does.

Mr. Burney: The entire group has played here a lot over the past three years, so they know the golf course and staff well. They happen to know Terry well. Everything we offer is what they want, but I just can't offer them the tee time. They would probably be flexible on the rate, but it's the tee time that I can't fully give them. The next item is the rodent issue. We definitely have a fair share of rats in the crown grass by the driving range. They have been seen



by more and more residents. They are not afraid, which is the one thing that makes me worried. Last week, we had junior play and Mike and I were walking up with all of these kids and a rat popped out. He didn't run back into the bush. He kind of just stared at us and slowly walked back. I talked to Scott and we have not baited or trapped anything to this point. If we are going to bait them, that's going to be an ongoing thing. It's not going to be something that we are just going to eliminate and they are never going to come back, because that is literally like the Hilton Hotel of places for rats. That crown grass is very thick, provides cover and gives them a perfect home. So, they are always going to be there and rodents are always going to be an issue. They spray for bugs, but it doesn't affect the rats.

Mr. Bedwell: I'm surprised that we haven't seen snakes.

Mr. Burney: There has been very few.

Mr. Oakley: Maybe we need to move a few snakes in there.

Mr. Burney: I spoke to Scott and he is on board to help and do whatever we need to, whether that's bait or traps.

Mr. Oakley: Do we have an exterminator for the pro shop?

Mr. Burney: Yes, we do, but we only have bug issues there.

Mr. Oakley: Aren't there some rodent traps that we can set?

Mr. Burney: Yes, there are. I think there are some in the Clubhouse.

Mr. Oakley: We might check with the exterminators to see what they suggest.

Mr. Burney: I will talk to them when I see them.

Ms. Walsh: I don't know how the electronic things work or if they work at all, but if they do, that might be a good solution, because now you are not messing with chemicals and you are not messing with poison when you have kids.

Mr. Burney: Exactly.

Ms. Walsh: If the sonic things work, that might be a good option.

Mr. Bedwell: I think you have to get rid of the crown grass and put in something else. Like you said, it's like the Hilton Hotel.

Mr. Burney: It is. It is such a perfect place for them.

Mr. Bedwell: I could barely walk through the gravel to get to the driving range.

Mr. Burney: It grows up so much. It looks really good though.

Mr. Bedwell: I know.

Ms. Thomson: It does and I really liked it when it was first put in. Obviously, I didn't know what we would end up with.

Mr. Oakley: We should've gotten mini crown grass.

Ms. Thomson: There is a dwarf version.

Ms. Walsh: We can always chop it down.

Mr. Burney: They can trim it. We've done that before on #6 and #5.

Ms. Thomson: I was thinking of #7. We have crown grass everywhere.

Mr. Burney: Some of that muhly grass is different, but it is very similar.

Ms. Thomson: But we don't have any issues over there.

Mr. Burney: There may be some there, but you don't get many people walking in and out of there. If you they are not walking in it, you are not going see them, because there's a lot of underbrush and cover there, so you wouldn't even know they were there.

Ms. Thomson: I've seen sand hill cranes go after rats.

Mr. Burney: The next item are the Hole #9 renovations. They started moving dirt for the new tee boxes, as well as clearing the right side of the cart path to add shell rock. They will have the sky-blue tee box cut down to the proper level, and form the new tee box for the green tees. We haven't cut the other tee box down. It looks like that's going to happen on Tuesday of next week.

Mr. Oakley: They are also going to do the gravel on the entrance way to #8.

Mr. Burney: On Hole #8, they already killed the grass, but haven't cleared the dirt. That's definitely going to happen this week or the beginning of next week. All around the entrance to that cart path, they are going to do the same thing by adding shells. It's going to help with that drain issue on the right side of the path, as well as provide a smoother surface for those golf carts pulling in. We put rock on the right side of Hole #15, which is an amazing improvement. It's going to do the same thing. It won't be such a blunt entrance to the cart path and should help a lot. For the pro shop, even though it is the summertime and we are not as busy as normal, we are still maintaining solid sales through the first three quarters. At the end of the day, I'm still purchasing some closeouts to help build margin in the pro shop. We are still selling golf balls. Inventory levels have definitely come down. It's been good. I thought that I was a little more behind than we are, but we are right on track to hit last year's number. If not, we are going to increase by a slight amount. I would say that the biggest challenge over the past two

years have been the golf course program. We decided to go full on into the Callaway Program with demos. In order to get the big discounts and the demos and the carts, we had to buy a lot of merchandise. We spent the last few years trying to sell the merchandise. The cost of goods sold numbers haven't been that stellar. They have been decent, but based on the fact that we tried to close out golf clubs, I know that number could be better. Hopefully, by next year, we will have no inventory on golf clubs at all. I'm going to sell some wedges and putters and that's going to be it for golf clubs. We are going to stick to what we do well with, which are logo shirts, gloves, hats and balls. We make a better margin on those items anyway. As you guys know, everybody who lives here gets a discount. That's part of the game that we are going to have to play here, but that's fine. We can definitely make it work. That's all I have.

Mr. Bedwell: What is "*seasonal pre-book*?"

Mr. Burney: I have everything pre-booked for my fall season. So, for the big brands like Onaka, Putter Puff and Links Sol and Foot Joy, I'm bought out, but at this point, I'm running low on merchandise, so we decided to buy a few things on closeout, so we can have a few new things in the pro shop for people to purchase.

Mr. Bedwell: Okay. Good.

## **SIXTH ORDER OF BUSINESS**

### **Treasurer's Report – Consideration of Financial Statements**

#### **A. Approval of Check Register**

On MOTION by Ms. Walsh, seconded by Mr. Bedwell, with all in favor, Checks #3378 through #3394, from the General Fund, totaling \$44,250.16, were approved.

Ms. Walsh: Next are the *Capital Reserve* items for this month.

Mr. Oakley: I have a question about one check. Since Jason is here, maybe he can answer it, although its already been approved. On Page 7, there was an invoice for a GMS check printer repair for \$255. If GMS owns the printer and it's in our office, why are we paying to have it repaired?

Mr. Showe: I will find out.

On MOTION by Ms. Walsh, seconded by Mr. Oakley, with all in favor, Check #56, from the Capital Reserve Fund, totaling \$6,723.18, was approved.

On MOTION by Ms. Walsh, seconded by Mr. Oakley, with all in favor, Checks #25775 through #25858, from the Golf Course Fund, in the amount of \$73,328.52, were approved.

**B. Balance Sheet and Income Statement**

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

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Bedwell: Jo, do you have anything?

Ms. Walsh: I was thinking that maybe we could extend a specific invitation to the two candidates who are running, to come and join us.

Mr. Showe: I don't think that I have any contact information for them.

Mr. Oakley: The way that I feel about it, is that it's an open meeting and anybody can come. If you are running for the Board and you're not interested in coming to a meeting, maybe they aren't that interested.

Ms. Thomson: They may want to come to a meeting closer to the election.

Ms. Walsh: If they come to the August meeting, they will be coming on the wrong day.

Mr. Showe: It will be cancelled on the website.

Mr. Bedwell: I have a feeling that they are reading the minutes on the website.

Ms. Thomson: That was my thought.

Mr. Bedwell: Or they are getting familiar with the budget.

Mr. Bedwell: Bill?

Mr. Oakley: Where are we at on the fence for Woodside Park?

Mr. Showe: Tim told me that the proposal wasn't ready yet.

Mr. Bedwell: He didn't know the thickness of the post wall, so he asked me to remove this item from the agenda.

Mr. Oakley: Okay. That's all. Thank you.

Mr. Bedwell: Melinda?

Ms. Thomson: I don't have anything.

Mr. Bedwell: I have nothing.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

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

  
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Secretary/Assistant Secretary  
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Chairman/Vice Chairman