

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, December 19, 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

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 with the exception of Ms. Thomsen.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. McCarthy: No members of the public are present.

THIRD ORDER OF BUSINESS

Approval of Minutes of the November 28, 2018 Board of Supervisors Meeting and Acceptance of Minutes of the November 28, 2018 Audit Committee Meeting

Mr. McCarthy presented the meeting minutes for the November 28, 2018 Board of Supervisors and Audit Committee meetings.

On MOTION by Ms. Walsh seconded by Mr. Bedwell with all in favor approving the minutes of the November 28, 2018 Board of Supervisors meeting were approved as presented, and the minutes of the November 28, 2018 Audit Committee were accepted.

FOURTH ORDER OF BUSINESS

Ratification of UPS Agreement

Mr. Showe: Tim executed the agreement from United Parcel Services (UPS), but to make it formal, we need the Board to ratify it. I don't think there's any downside. We've done the same thing every year.

On MOTION by Mr. Oakley seconded by Ms. Walsh with all in favor the UPS Agreement was ratified.

FIFTH ORDER OF BUSINESS

Discussion of Quit Claim Deed Request

Mr. Showe: We received a Quit Claim Deed from the A. Duda & Sons, Inc. (Duda). They are a partner of The Viera Company who is selling a portion of the Wickham Commons office building. As part of the title search, the title company believes the CDD owns a piece of property that we actually don't own. We've never owned it, but to clean up the records for them, they asked if we could execute a Quit Claim Deed. The District Engineer and District Counsel reviewed it and have no issues with it. We have an easement to maintain the lake that is there, which is where the confusion is, but this will clean this up for the purpose of them selling that property.

Mr. Oakley: At no cost to the CDD?

Mr. Showe: Absolutely.

Mr. McCarthy: So you want the Board to approve the Quit Claim Deed?

Mr. Showe: Yes.

On MOTION by Ms. Walsh seconded by Ms. Thomsen with all in favor the Quit Claim Deed was approved.

Mr. Oakley: Are we are going to earmark the \$10?

Mr. Showe: Typically with these, you don't even get the \$10.

Mr. Bedwell: Where is the Wickham Commons office building?

Mr. Melloh: On Devereux Drive.

SIXTH ORDER OF BUSINESS

Staff Reports

A. General Manager's Report

Mr. Melloh: In the CDD, regarding our normal day-to-day operations we are still waiting for the environmentalist, ecologist and burn contractor to do the burn in the scrub jay habitat. As I explained to you at the last meeting, the burn contractor wants to burn 52 acres but we are only going to be able to burn half of that because there is an eagle's nest. They are working on it.

Mr. Oakley: It's going to be north of the eagle's nest, right?

Mr. Melloh: I think that's right. They have to wait for the winds to be right. As far as the golf course maintenance, the golf course is in excellent condition. We are getting some nice compliments, and the greens are rolling nice. We are waiting on a quote from a landscape designer at Landscape Depot on U.S. 1. We had him come out about 10 or 12 days ago to give us a few ideas on some designs to spruce up the area to the right side of the #18 green. Because it's a critical area for us and we want to make sure that we get it done right the first time.

Mr. Bedwell: What about the area you dug out in front of the cart barn?

Mr. Melloh: We are waiting on Don Bo to pour a curb there so we can capture the water and send it down. It was always a muddy smelly mess and those hedges were 25 years old. There was stuff growing through it. That wall will be landscaped too, and it will be part of the deal.

Mr. McCarthy: While you have him here, is there anything else you can think of that needs to be done?

Mr. Melloh: Whatever he comes up with, we are going to use as a prototype on other places on the golf course.

Mr. McCarthy: That would be a good test place.

Mr. Melloh: We will see what happens at the end of the day. There may be other critical areas that he can help us out with.

Mr. McCarthy: I was thinking about using him if you needed to replace some sidewalks?

Mr. Melloh: There's nothing critical.

Mr. Showe: We are having the same issues with them. Those are small projects compared to the hundreds of thousands of dollars' worth of projects that they are working on right now, so getting them out for small jobs is tough.

Mr. Melloh: That curb is a \$2,500 curb.

Mr. Oakley: Is the area you are talking about just below the curb?

Mr. Melloh: No, if you are standing at the 100-yard marker on #18 and you look at the green and then to the right, there is a grassy area there.

Mr. Oakley: To the right of the green?

Mr. Melloh: Yes.

Mr. Oakley: Not as far over as the cart path.

Mr. Melloh: Exactly.

Ms. Walsh: Where the ball rolls off and goes into the lake?

Mr. Melloh: A little further to the right of that or somewhere in that neighborhood. We have some ideas and given them a vision of what we want.

Mr. Oakley: What are you going to put where the curbing is going to go where the dirt was turned up?

Mr. Melloh: We are getting a recommendation from him for that area as well.

Ms. Walsh: We need something that is easy to maintain.

Mr. Melloh: Yes, we want it to be something that's not maintenance heavy. We want it to look good, but we don't want to have to go in there twice a week and do something to it. We are also looking at two areas on #15 on the right-hand side, about 60 yards or 120 yards off of the tee, where we took out those Oleanders that have been there forever. We are planning to get in there and do a lot of things, kind of like what we did a few years ago, when we placed a lot of shell and some plants around the drain on the green. We are going to do more planting in that area because that's not going to be something that people will drive their cart through.

Mr. Oakley: Is that the area that's soggy along there?

Mr. Melloh: Yes that's the area. There are two soggy areas there on the right side. They have drains but right now as dry as it has been, you can't even walk there because its mushy and muddy from a build up of silt. Just like what we did by the green, we have to remove the silt and backfill it with shell. As you can see, that worked tremendously well and will be the prototype of what we need to do with the drains around the golf course. I also looked at our bulkheads. They are deteriorating rapidly and are not getting any better. I saw people standing on top of them looking for their golf balls, so I ordered small signs saying, "No Stepping."

Mr. Oakley: I stood on top of one.

Mr. Melloh: Well there you go. We put the signs every 15 to 20 feet. I don't know what else we can do to keep people off of them, but at least if there are "No Stepping" signs, people will know not to stand on them.

Mr. McCarthy: I thought that was a very good idea.

Mr. Melloh: We are trying to repair some of these areas.

Ms. Walsh: There is one where you end up in a hole if you take that step.

Mr. Melloh: Exactly, we had some success with the plan that Scott and Wes came up with like on #12 where they placed concrete bags. That seemed to work out nicely. Nothing happened in the last several years, but some people have told me that people fell off of them right into the water. That's not good, it's not good to have someone take a header off of one.

Ms. Walsh: That's a rude awakening.

Mr. Melloh: Yes, it is. Anyway, those are some of the things that we continue to look at out on the golf course to make things safer and nicer. Regarding golf operations, Lane, Mike Hogan and I are going to attend a workshop in Vero Beach in the middle of January for the new rules of golf that is taking place on January 1st. That's a big deal. It will hopefully make people play faster.

Ms. Walsh: Are these actual PGA rules?

Mr. Melloh: The USGA and the St. Andrews retooled about 20 different rules regarding to how you drop the ball, stroking distance, penalties for losing a ball or going out of bounds, leaving the flag stick in, which there's no current penalty for and tapping down spike marks. They are just making golf more user friendly to speed up play and make it more fun for people.

Mr. Oakley: Good, I looked at them a couple of times.

Mr. Melloh: It's going well, but it always nice to go to these seminars because they are held by the United States Golf Association in conjunction with the FSGA.

Mr. Oakley: The USGA put out a good video out on it. Also, just looking through YouTube, I found one that put some humor into it. It was fun watching it.

Mr. Melloh: I have the report of what we are doing so far in December with the rounds of golf. I don't have to tell you, but it's been very cold in the mornings and then we get some rain, but we are holding our own. We are a little under budget and under the prior year, but if the weather holds good from now until the end of the year we should improve. We had a great October and November, so we are ahead of where we were last year and what we budgeted. So, we are doing fairly well. I believe that I mentioned at other meetings that we seem to be getting a lot of lady golfers from other golf courses buying an associate membership. There are groups of ladies out there that are playing in their own little groups. When you see a foursome of ladies that aren't part of our group, it's refreshing to see that they are looking at the golf course as being a fun and friendly environment for them to go out and play golf. Other than that, does anyone have any questions about the rounds or revenue?

Mr. Bedwell: Are you allowed make local rules?

Mr. Melloh: There are certain restrictions. We can't make a local rule that supersedes a regular rule.

Mr. Bedwell: You can't treat out of bounds as a lateral hazard?

Mr. Melloh: Technically I can't do that, but whether the new rulings are going to allow that, I can't say. The new rules of golf are going to allow us to make a local rule where you can drop the ball with two shots up into the fairway. That is going to be the most complicated one, but it is going to speed up play, so they are allowing us to do a local rule to allow that.

Mr. Bedwell: What about a local rule for a two-stroke penalty for a lost ball?

Mr. Melloh: I can't make a local rule that says, "If you hit a ball into the water there's no penalty."

Mr. Bedwell: I understand that.

Mr. Melloh: That would supersede a regular rule.

Mr. McCarthy: For years, the Disney courses had lateral hazards all the way up the fairway.

Mr. Melloh: Yes, it makes perfect sense. I really wish they would've done it that way, but you have to remember if it's a lateral hazard, one option is to play it where it lies, but if I was out of bounds down the home lines, the ball will end up in the tulips in somebody's yard and they are not going to be happy about that. This allows you, say on #1, if you hit a ball out of bounds, from that point equal distance to the edge of the fairway along that line and then club lengths into the fairway, you can drop it and add two shots to your score.

Mr. Bedwell: As long as you take it all the way to the fairway.

Mr. Melloh: You take it to the fairway and drop the ball there. That's the information we are going to get. The same thing with a lost ball. If you hit it in a palmetto bush and you can't find it, you don't have to find the ball.

Mr. Bedwell: If it's not two club lengths you can take it out to the fairway.

Mr. Oakley: You can take it to the fairway?

Mr. Bedwell: Yes.

Mr. Melloh: So you go to the edge of the fairway and then two club lengths onto the fairway, you can drop it.

Mr. Oakley: Where it drops on the fairway or 90 degrees from where it was found in the out of bounds area.

Ms. Walsh: If you can find it.

Mr. Melloh: Its equal distance, so there's a bit of an arch there.

Mr. Oakley: Okay.

Mr. McCarthy: Do you still have the option of re-teeing?

Mr. Melloh: You have the option of re-teeing. You can pump two of them out of bounds if you re-tee it.

Mr. McCarthy: If somebody hits 85 yards, they can hit a dry 220.

Mr. Melloh: Yes, you always have the option and that's a good point. That's when you would probably want do something like that.

Mr. Bedwell: You have the option to still do a provisional ball.

Mr. Melloh: Yes. We have lifers in this industry that used to have to drop their ball over their shoulder and now you are able to drop it from knee height.

Ms. Walsh: How many drops do you get if it keeps rolling out?

Mr. Melloh: Two if it rolls out of the area. When you are on the putting green, if you take a practice swing and hit your golf ball, there's no penalty for that. Lexi Thompson got called on when she didn't place the ball down right. In addition, you receive a penalty for searching for your ball for three minutes, but if you step on your ball there's no penalty. Right now, these are two shot penalties. That's the end of my report.

SEVENTH 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 #3499 through #3513 from the General Fund totaling \$922,988.38 were approved.

Ms. Walsh: There are no Capital Reserve Fund checks.

On MOTION by Ms. Walsh seconded by Mr. Bedwell with all in favor Checks #26271 through #26335 from the Golf Course Fund in the amount of \$63,168.70 were approved.

Mr. Showe: The large amount in the General Fund is due to an assessment check.

Mr. Bedwell: I still don't understand why you have to write a check.

Mr. Showe: We only receive one check from the tax collector. Auditing-wise we have to keep separate accounts for everything, so we have to cut a check to the trustee, which is where the debt service is. It's your account, but its somewhere else.

Ms. Walsh: That was our largest expenditure.

Mr. Showe: Yes. The check was \$744,000 out of the \$922,988.38.

B. Balance Sheet and Income Statement

No action was required by the Board.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

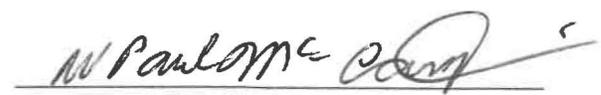
There being none, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman