

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 Thursday, November 21, 2019 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
Bonnie Mitcheltree	Resident
Bill Burgess	Resident
Jim McSeveney	Resident
Tony Volpe	Resident

FIRST ORDER OF BUSINESS

Roll Call

Mr. McCarthy called the meeting to order at 2:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. McCarthy: Would anyone like to speak?

Jim McSeveney, Herons Landing: Yes, I would like to comment on several items. There are things that I noticed when I looked back at your letters and documentation. The first item I saw in the Engineering Report, was on Page 4 about existing recreational facilities. It shows what the facilities are that the CDD owns. The second paragraph says, "The Recreation Facilities in the main Clubhouse were constructed over a period of a year and meet the needs of the community." So in that Engineering Report, with that sentence, how do you get to \$9 million of stuff that needs to be done? I don't see how you can present that in a way that says, "How do you

get from here to \$2.9 million?" The report then goes on to list statistics of what needs to be filled and how it needs to be done, but there is no Business Plan for any of those. There is no plan specifically for the \$2.9 million of Clubhouse improvements. There is no plan saying that you are going to expand the pro shop. There is nothing showing that you are going to do anything with the restaurant. There are no numbers in that plan showing that's a viable thing to do, as the restaurant business is probably the worst business to get into. They open, shut, close. Money should be taken out of the bond to re-do it and fix what needs to be done. Fix the bathrooms. Spend a couple of thousand dollars for somebody to do it. It goes back to the \$2.9 million. My second comment is you sent to letters to residents; one on October 22nd, saying that the projected assessment is \$241.15, but then you sent a second letter with a chart showing \$122 for most of the units and \$241.15 for one unit. There was no explanation. What are the differences?

Mr. Showe: I can explain that. Because the legal notice is the high-water mark, we have to legally advertise the highest assessment level in the series.

Mr. McSeveney: Again, I understand that, but why wasn't that in the documentation in a way so people would understand it?

Mr. Showe: That's why we sent the second letter, to show you what the assessments are going to look like under the proposed plan. We have some additional charts that we will pass out tonight.

Mr. McSeveney: But you understand what I'm saying?

Mr. Showe: I do.

Mr. McSeveney: The third item is verifying the \$7 proposed per square foot. You have two developments right next to each other. There is no documentation about those developments and what is in those developments, their own facilities; roads, pools, playground equipment, etc. Then you draw the legal conclusions. I don't know how you can draw conclusions. Those two neighborhoods are next to a park that is not owned by the CDD, that has a tennis court. It's next to a Grade A school. That place is upfront, and they are being compared to the other developments. There are tiny developments in different parts of Viera, so I think you should look at the documentation and see if it should be changed because it's based on square footage at the time they were filled. There is another document, this Public Facilities Document. Are you aware of that one?

Mr. Showe: It's on the website.

Mr. McCarthy: Does that need to be updated because you are making this change?

Mr. Showe: At this stage, no, because the bonds have not been issued so those projects are not a part of the District yet.

Mr. McSeveney: It says that there are no plans to provide anything, but if you are, you must put it on the website.

Mr. Showe: If the bonds are approved, we will have to update that document.

Mr. McSeveney: There are plans.

Mr. Showe: At this stage there are no plans because the District has no funding to accomplish those plans.

Mr. McSeveney: That's it.

Mr. McCarthy: Thank you for your comments. We appreciate what you said. We always do. Tony, are you interested in speaking?

Tony Volpe, IRCC: No. I'm just going to listen.

Mr. McCarthy: We are all set then.

THIRD ORDER OF BUSINESS

Approval of Minutes of the October 9, 2019 and October 23, 2019 Meetings

Mr. Showe: Mr. Oakley provided some minor clerical changes. We will make sure those are incorporated.

Mr. McCarthy: Thank you, Bill.

On MOTION by Ms. Walsh seconded by Ms. Thomsen with all in favor the minutes of the October 9, 2019 and October 23, 2019 meetings were approved as amended.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2020-06 Budget Amendment

Mr. Showe: This is a clerical clean-out item that we do every year. This is done in advance of the audit because you are required to make sure that your budget has a full balance at the beginning and end of the year. What we are doing is recognizing \$100 of additional carry forward surplus that was in your General Fund. We are recognizing an additional transfer out of \$189,000 so it's actually over balanced, but it's really just designed to make sure your revenues and expenses balance by the end of the fiscal year. So it's a clean-up item for auditing purposes.

Mr. McCarthy: Are there any questions from the Board?

Mr. Showe: If not, we need a motion to approve it.

On MOTION by Ms. Thomsen seconded by Ms. Walsh with all in favor Resolution 2020-06 Budget Amendment, was approved.

Ms. Walsh: Just a clarification. Some people may not realize how our Balance Sheet needs to look because we are a government.

Mr. Showe: Correct.

Ms. Walsh: So when you see at the end of the year that you are dead even, that's not actually the case.

Mr. Showe: Correct. In order to balance, to make sure that the revenues and expenses balance, we actually transferred \$190,000 to capital reserves.

Ms. Walsh: Right. Thank you.

FIFTH ORDER OF BUSINESS

Ratification of Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for Fiscal Year 2019

Mr. McCarthy: We need a motion to ratify.

On MOTION by Mr. Bedwell seconded by Mr. Oakley with all in favor the Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for Fiscal Year 2019, was ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. General Manager's Report

Mr. Melloh: We have the normal day-to-day operations for the CDD. On the golf course, we are demucking the left side of the cart path that we discussed before to remove years and years of silt built up from the runoff from the 16th Green and surrounding slopes. So they are demucking that and they are going to backfill with 1 inch of rock. That should be sufficient, one way or the other, until we know if we get our bond money, because part of the project is to do cart path renovations and extensions. That's one of the areas we are going to do. This should help out for a little while.

Ms. Thomsen: Is that right up there?

Mr. Melloh: Yes, where you park your cart to go up on the green. Where that one palm tree is.

Ms. Thomsen: It's not further back down.

Mr. Oakley: Where all the mud and water is.

Mr. Melloh: Yes. When they were digging that out, you would be surprised at how many golf balls they dug out.

Mr. Bedwell: I was there.

Mr. Melloh: It was crazy in there, but anyway, that was something when they built the golf course, there is always value engineering and that type of thing. They just poured the cart path too small. It is hard for maintenance equipment to get by the cart path with carts parked off to the side running into the mud. Then you have more silt and what have you, because there is a wetland right there. We are not encroaching on the wetland, but we are actually helping the wetland out by making sure water flows through it properly. We are also going to be hiring a company to trim all of the tall palm trees down Viera Boulevard and around the Clubhouse, the ones that are 35 to 40 feet tall in most cases. We don't have the ability to do that, so each year, we hire a company to trim the palm fronds. At the same time, we are going to have a company remove some palm trees on the left side of the #6 Fairway, just over the bunker, where there is a wet, soggy, mucky area. It's also very unfair for the golfers because if you hit your ball just past that bunker, you end up in a big mess. So we are going to take the time to do that. Leland Tree Services who we normally use, normally gives us a great price.

Mr. Oakley: Can we make sure that they don't park their heavy trucks on the sidewalk?

Mr. Melloh: We can do that.

Mr. Oakley: So they don't break them up and we have to replace them?

Mr. Melloh: I doubt they will have to go through that way, but we will.

Mr. Oakley: I'm sidewalk sensitive.

Mr. Melloh: I understand. We will make sure. We will definitely make sure. Regarding golf operations, our new golf carts came in this past Monday. They look great. They run great. People like them a lot. They are very comfortable. We did a marketing piece online and there is a lot of misconception out there from people that want to be naysayers. They think that we use tax money to buy the golf carts, but these carts are leased. They are not purchased. The lease is an

actual operating cost. The lease is paid for from operating income from golf course daily fees and memberships. So no taxpayer money has been used for these golf carts. This is for the record so people can see this in the minutes. The lease, although, a little higher from previous years was budgeted. We knew that going in, but the rate increase in cart and green fee money will more than cover that part of it, plus there will be savings in our electric bill because the golf carts are 300 pounds lighter and they are lithium batteries. So this is a great deal all around. Again, I want to reiterate that no CDD tax money has been used for the purchase or operation of these golf carts.

Mr. Oakley: Tim, I would like to address that issue. Leases generally go up every three or four years anyway, don't they?

Mr. Melloh: Yes.

Mr. Oakley: So that's kind of a built-in cost, but we also have the newer type of batteries on there. It also has an emergency brake system so it's going to be a safer golf cart all the way around.

Mr. Melloh: Yes. It has what is called, "Motor braking," so when a golf cart comes to rest, there is a section of the motor that clicks in and holds the golf cart in place. In the past, we had three to four golf carts that ended up in the lake because the client did not set the parking brake. That can't happen with these golf carts. The only way a golf cart is going to end up in the lake is if the person actually has his foot on the accelerator and drives it into the lake. So these are much safer.

Mr. Oakley: You and I had golf cart discussions before, but I would like to thank you for going above and beyond, getting the newer batteries, so we didn't have to spend \$500,000 of taxpayer money. So I think we have gone above and beyond the due diligence to take care of that. There was a question in my head with Ms. Linda Elliot about that issue and I appreciate the presentation.

Mr. Melloh: Let's say we own the previous fleet that just went out of here; this year, we would've had to spend \$87,000 to put new lead acid batteries in those golf carts and that's a pretty big expense right there. So every three to four years, if you own them, suspensions get weak and you have other wear and tear items and things like that. In the same context, we also lease \$2 million worth of golf course maintenance equipment, mowers and sand bunker rakes and things like that. Again, they are on a four-year lease. Once the four-year lease is up, we get

new ones in. I don't think anybody wants to write a \$2 million check for maintenance equipment and then run it into the ground and spend another \$2 million six years later. You can't mow a greens mower for that. Again, these are the types of things we need, and this is how we run our business and always have.

Ms. Walsh: The other side of maintenance equipment, of course, is when it fails, usually there's a problem with hydraulic lines or something of that nature and it's all over your green and your green dies.

Mr. Melloh: Yes.

Ms. Walsh: It would leave trails everywhere it goes, so you can see where it went and how far it got before it dies.

Mr. Melloh: Exactly.

Ms. Walsh: So there's that issue too.

Mr. Melloh: No. You are exactly right.

Ms. Thomsen: Have you been able to make the transition with the GPS?

Mr. Melloh: Yes. We have 100% of the GPS' installed. Lane and his crew did an excellent job switching those over. We had to reset them. They come in factory set at a very low speed, so we had to go through with this handheld device and increase the speed of the golf carts, not the fastest they could go, but at least to an appropriate speed like on the last batch of carts. So all of the things that we needed to do to adjust the golf carts have been done and we are ready to go.

Mr. McCarthy: What is also very appealing is you have a 48-month lease and a 60-month warranty. That takes the battery cost out of equation. So there are no battery costs whatsoever.

Mr. Melloh: Right. The lithium batteries are definitely state-of-the-art. Of course, there is very low maintenance, so you don't have to water the batteries every two weeks.

Ms. Thomsen: I would assume that they are quieter. It's been years since you had gas powered loud puffing golf carts on the golf course that ruined the neighbor's peace and quiet. It's just another step up. Is it not?

Mr. Melloh: It is. We also have in our rules that we can't have gas powered golf carts here, although we had a few people use them. The truth is that the gas powered golf carts are a lot quieter, but still, you don't want gas powered golf carts on your golf course. It's bad enough that we have to have our maintenance equipment out there, but they run pretty quiet. So we are in

good shape. I think everyone is fine with electric. Electric carts have come a long way and you can get a long life out of them.

Mr. McCarthy: Tim, out of the 186 private golf carts that we have out there, do you have any idea how many have gone into the retention ponds by accident?

Mr. Melloh: There have been three since I've been here, but I know there have been a few.

Mr. McCarthy: So you have three company carts and three private carts?

Mr. Melloh: Yes. Trust me, when you have to go into a lake to retrieve a golf cart, it's not cheap. You are looking at a cost of \$2,800. Anyway, we have our cart and green fee revenue, so we are looking good. We are a little under pressure right at the moment. We had some cloudy weather and had the golf course closed one day, up until Noon on a Saturday. Then we had some very overcast rainy, windy days, but normally in November, we make the bulk of our income or a lot more income after the 20th of the month, closer to Thanksgiving because people are off and have guests in town. So we are looking pretty good. Does anyone have any questions about that? If not, the last item is every year UPS drops off a few pods down in the maintenance compound so they can deliver packages to the community. We generally get a \$2,000 check from them for that. We are in the process of getting that agreement signed. So if everyone is on board with that, it's the same thing that we have done for the last three or four years. If everyone is happy with that, we will go ahead and do the same thing. Does that need to be voted on?

Mr. Showe: I think as long as there is no opposition from the Board, we can go ahead and coordinate it.

Mr. Bedwell: Where do we post that revenue?

Mr. Showe: It goes into miscellaneous.

Mr. Bedwell: In the General Fund?

Mr. Melloh: No, in the Golf Course Fund.

Mr. Bedwell: We don't have a line item in the General Fund.

Mr. Showe: Not for miscellaneous.

Mr. McCarthy: What was the issue? Did a golf cart hit a gate and the owner didn't pay us?

Mr. Melloh: Yes. They have to clear up that bill, which they will. It's not that big of a deal. That's why I said we are in negotiations with them. They are completely unorganized.

There is one guy named Jason who is a driver and he just tries to organize all of this for them. As an example, they came out with the pods the other day to drop them off and we turned them away. We are now getting Jason on the line and saying, "You have to get the contract. You have to sign the contract and have to pay for the gate before we do this." Of course that's a big benefit to them because they can deliver a lot of the packages in the area out of the pods and we have the space for it.

Mr. Showe: It's also a benefit on the roads and everything else because they are not driving the trucks.

Mr. Melloh: They are just driving golf carts. Anyway, that concludes my report.

Mr. McCarthy: A bit of information, UPS drivers are the highest paid in America.

Mr. Melloh: I did not know that.

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 #3746 through #3779 from the General Fund in the amount of \$141,229.48 were approved.

Ms. Walsh: Nothing was written out of the Capital Reserve Fund.

On MOTION by Ms. Walsh seconded by Mr. Oakley with all in favor Checks #27179 through #27286 from the Golf Course Fund in the amount of \$134,021.93 were approved.

Mr. Showe: Before we proceed, we sent out an invoice to the Board that we received for the litigation costs. We just wanted to have some discussion on funding those. At this stage, if we had to make a recommendation, it would be to fund at least the two invoices we presented out of the Capital Reserve Fund. Then we will try to see if we can hold anything else for closing out the cost of the bond issue and also see if these would be eligible for reimbursement, if there are sufficient funds in that bond closing. Obviously, they are committing a lot of their resources to us to help with litigation issues, but it is really up to the Board. They are comfortable in however the Board wants to proceed, but we did want to bring that to you because of the dollar amount.

Mr. Oakley: Are they comfortable defraying the 1% late fee?

Mr. Showe: We can work that out.

Mr. Bedwell: How much time did they spend with you and the bond person in October/November?

Mr. Showe: If I recall, I don't believe there was a whole lot to do in October. November is probably the hearing tonight and all of the prep work is probably going to be higher, but again, I don't expect that we are going to receive those invoices until after the first of the year, so we are just looking at these two right now.

Mr. Oakley: I would like to make a recommendation that we don't use the lawyers any more than we have to. I know we really haven't been, but at the same time, whenever you get a call or email from one of these friendly residents, they have to read the email or return the call.

Mr. Showe: I am only providing the ones that I think might have some legal implication. They haven't seen the vast majority of the emails that you are seeing.

Mr. Oakley: Still, it's costing these folks and everybody else a lot of money because of the legal suits.

Mr. Showe: Correct. I'm doing everything I can to not contact the attorneys unless it's absolutely necessary.

Mr. McCarthy: Are there any feelings on this? Do you want to pay both of the invoices?

Mr. Oakley: They are both going to have to be paid sometime.

Mr. McCarthy: I agree.

Mr. Oakley: Paul, I think if we pay both of them now, we could indicate on the check that we prefer to receive the next bills after the first of the year.

Mr. McCarthy: I think Jason can talk to them about that. I don't think that we want to be dictating things.

Mr. Oakley: Jason understands.

Mr. McCarthy: Yes. He will work with them.

Mr. Bedwell: Explain to me what difference it makes to wait until after the first of the year?

Mr. Showe: I think it's their accounting system, which runs on a calendar year.

Mr. Bedwell: I'm talking about us. We are not going to get any more money because we have the money.

Mr. Showe: Correct.

Mr. Bedwell: If you pay in December or pay in January, it wouldn't matter whether it comes out of the General Fund or Reserves. Because if we take it out of the General Fund, we just wouldn't transfer as much reserves at the end of the year.

Mr. Showe: It's essentially left pocket/right pocket.

Mr. Bedwell: It's the General Fund.

Mr. Showe: Correct.

Mr. Bedwell: You just overwhelmed the lawyer fees.

Mr. Showe: Correct.

Mr. Bedwell: I don't care what you want to do.

Mr. Showe: Is there a motion to pay the ones we have out of the Capital Reserve Fund?

Mr. Oakley: Can we do it with a motion or just have consensus?

Mr. Showe: If there's no opposition from the Board, I'll take that as consensus.

Mr. McCarthy: Is there any opposition?

Mr. Bedwell: No.

Mr. Showe: You will have to approve the Check Register anyway.

Mr. McCarthy: We will pay those two invoices out of the Capital Reserve Fund.

Ms. Walsh: So the checks were not written yet?

Mr. Showe: No. I wanted to have discussions with the Board first.

Ms. Walsh: Very good.

Mr. Bedwell: I looked up civil trials and they have Steps 1 through 7 from pleadings, motions, scheduling, discovery, pre-trial, trial and appeals. We are not even up to Step 1, which is going to happen on January 7th.

Mr. Showe: I think they submitted those already.

Mr. Bedwell: Don't they go to the court and stand there?

Mr. Showe: Once we get into the nuts and bolts of it, I am out of my league.

Mr. Bedwell: We have a long way to go.

Mr. Oakley: If it's not going to cost us anything, I would like to know what Weblaw is for \$220.

Mr. Showe: I will find out.

Mr. Melloh: I think Weblaw is a website. My wife is a paralegal.

B. Balance Sheet and Income Statement

No action was required by the Board.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. McCarthy: Jo?

Ms. Walsh: I have nothing.

Mr. McCarthy: Bill?

Mr. Oakley: Yes. First off, I would like to thank Tim for starting the work on Hole #16. That is something that we talked about for a while. The second question is, has the fan in the fertilizer building been installed yet or we don't know?

Mr. McCarthy: It should take six to eight weeks because they have to order it. It is a highly specialized fan.

Mr. Oakley: In going through the Check Register, I noticed a tow bill for \$200 for a tow truck to pull the truck off of I-95 because it broke down.

Mr. Melloh: Yes, the truck broke down on I-95. It was taking a tractor to Palm Bay to have it repaired and on the way back, the truck that we used to tow that with broke down, so we had to have it towed back.

Mr. Oakley: Are there major problems with that truck?

Mr. Melloh: It's getting old. We had to service it, but it was something easy to fix. We had to tow it down to a repair shop, which there will be another bill for that. I think it was a radiator problem. While it was there, we had it serviced. That would be a normal repair for the General Fund.

Mr. Oakley: Okay, good. Thank you.

Mr. McCarthy: Melinda?

Ms. Thomsen: I have nothing.

Mr. McCarthy: David?

Mr. Bedwell: Nothing.

Mr. McCarthy: I have a couple of items that I would like to discuss. Just as a reminder, we have another meeting this evening, in case anyone has forgotten, at 6:00 p.m.

Mr. Showe: It will be in the sanctuary, right behind you. We will have signs up at the door.

Mr. Oakley: I would like to know the flavor of the Board. I brought up at the workshop meeting that if the bond is passed, is the Board interested in participating in a three-member Advisory Committee? If they are not interested, then that's one thing, but if they are interested, if the bond passes, I would like to bring it up at tonight's meeting because there will be a good selection of people to get input, rather than trying to do it a different way.

Ms. Thomsen: I have concerns about adding anything to tonight's agenda.

Mr. Oakley: Okay.

Mr. McCarthy: Bill, there was no representation from Viera East and there are 750 homes in there.

Mr. Oakley: I said in my presentation that I would like one person from a three-member committee, one person from the golf course community, one member at large and one person from the IRCC. I thought that would cover three main areas. That is what I had originally stated. The only reason that I would like to bring it up tonight is because we will never have another large group of people. If we can just put the invitation out there, it's the easiest way to get as much information to the most people.

Mr. McCarthy: Okay.

Mr. Oakley: As Tim and I discussed, Advisory Committees have a two-edge sword. As I told anybody that wants to listen, it's a situation that we might not agree with anything they say. It gives us three other people with professional backgrounds, because what I wanted was to have someone with either a contracting license or a previous contractor or someone in the building industry. So that gives me a better idea of what's going on as far as a Board Member. If the rest of the Board wanted to participate in that, that's fine. I would just like to know the flavor of the rest of the Board. That's all.

Mr. McCarthy: I tend to agree with Melinda that we are going to be very busy tonight and it's not good timing for us. I'm not saying that it doesn't have any potential, but I think it's something that we can look at as we go forward. That's my opinion. Jo?

Ms. Walsh: I don't have a problem with having someone providing oversight or having them participate.

Mr. Showe: Just for clarification, it wouldn't be oversight because they would have no authority, or they wouldn't even be an official committee of the Board. It's just a small group of residents that can come to the meeting and provide advice such as, "I looked at this and this is what I think." I think they can participate much like any resident that can come and use time.

Ms. Walsh: That being said, we would just allot them more time in the course of the meeting and workshop. I don't have a problem with it. We've had similar things before. Sometimes they accepted recommendations and sometimes they didn't. it depends on how the meeting goes tonight.

Mr. McCarthy: We are talking about tonight.

Ms. Walsh: Tonight, if there's an opening.

Mr. McCarthy: Thank you.

Mr. Bedwell: I'm against it.

Mr. McCarthy: Tim, why don't you comment on it. What is your feeling?

Mr. Melloh: I have been at other golf courses that had Advisory Committees. The problem is that they make suggestions on how to operate your golf course, but have no experience operating a golf course. So the problem is that they make a suggestion and you ultimately don't use their suggestion and you make enemies. We always want to hear what other people have to say. So if you do this, they just have to understand their boundaries. Like Bill says, we may not ever use anything you ever come up with. Again, if you are going to do it, as Bill said, you want people with a certain type of background like construction. Then you need to have people submit resumes. Because if you are going to select a three-person Board, you can't just pick people without having any of their qualifications. How do you know this person has a construction background? I'm not against it. I'm just saying let's just make sure that all of the parameters are set up, we do it the right way, we have people submit resumes and we possibly interview them. We don't want somebody to just come in here and sabotage everything we are trying to do, but then again, there may be people that have suggestions on how to do something or things they have seen at other clubs they have been at. So it's always good to have input, but it could be a double edge sword.

Mr. Bedwell: I'm confused. I thought there was supposed to be three people as we are doing these projects, not running the golf course.

Mr. Showe: I think he was just giving you an example.

Mr. Bedwell: I know, but are we going to use this engineering firm that came up with these quotes?

Mr. Melloh: That is our oversight right there. I think if we are looking for suggestions, like putting in a water bowl at a dog park, we just don't need somebody coming here and saying, "I think that is the stupidest thing I ever heard."

Mr. Oakley: I'm not disagreeing with David; although David and I don't always agree on things. If we have an engineering firm that has 41 years of experience and we have three people on an Advisory Committee that have 90 years total experience, I think the more we can pull from, the better off we will be. That's my own opinion. I don't know how much experience Melinda has in the construction industry.

Mr. McCarthy: I just think we are getting ahead of ourselves, Bill.

Mr. Showe: I also think just for planning purposes, as we look to either tonight and the future with these projects, based on some of the feedback we heard at the last hearing, I definitely want to develop some kind of report. So if we get to the point where we are issuing bonds and doing projects, I would like to have a report that says, "This is what we estimated for this project, this is the current amount, this is where we are at and this is the balance," so we have that reporting. Additionally, there's nothing to stop anyone in the audience or any member, but that's not to say that the CDD wouldn't want their input, but anyone can form their own Advisory Committee. They can look at all of the minutes, come to the meetings and always send things to me that I can distribute to the Board, just like we are getting the emails now. So even if there's not a move to have a committee formed or even discussed by the CDD, residents always have the ability to provide their own feedback to the Board at any point.

Mr. Bedwell: I have a Supervisor request.

Mr. McCarthy: Go ahead.

Mr. Bedwell: Tonight, when you are presenting the projects, point out that these are estimates. There is no damage to the site. These have not been sent out for bids.

Mr. Showe: Correct.

Mr. Bedwell: I would like to receive all of the emails.

Mr. Showe: That is part of my specific presentation, to note that all of the project estimates we are using, are based on engineering and industry standards and anything needed to

be bid will be bid in accordance with Florida Statutes at the appropriate time, but we have not completed those.

Mr. Bedwell: We can go over on one project, but have to go under on another.

Mr. Showe: Correct.

Mr. Bedwell: We just can't go over the total.

Mr. Showe: Correct.

Mr. Bedwell: Is there time to discuss all of the detail, how we have to keep track of these funds? There is an entire document about separate accounts and separate bills.

Mr. Showe: When it comes to using government money, when they talk about checks and balances, the CDD is no different. So any money that's going to be spent out of those bond funds, first off, the engineer has to review it and say, "Yes it was built the way I wanted it to be built. Yes it was built in accordance with the contract. It is complete." If they have done their job, then I would have to sign it and the Board has to approve it. So any of these expenses are going to go through numerous processes before they are spent.

Mr. Bedwell: I just don't want them to think that we will get \$9.2 million and throw it in our Operating Account.

Mr. Showe: Correct.

Mr. Melloh: What a lot of people don't realize is that because we haven't gone out to bid, we had a couple of designers come up with a conceptual design, like the irrigation system in the Clubhouse. I will give you a perfect example. When I was at Florida State University, we built a \$6 million Clubhouse, but it included a restaurant, golf shop, locker rooms and classrooms for the professional golf management program. It also had men's and women's lockers for the golf team. So one of the items that we had, was between two classrooms, they wanted to have one of these removable electronic walls. Well by the time the architect came back to us and said, "In order to do this, it's going to cost \$___," because we have to structurally beef up the roof, put in bigger eye beams, put in bigger trusses and do this other stuff, the price was so astronomical that we scratched that idea. It's the same thing with our Clubhouse renovation. We may get into this and the architect comes back and says, "To add this conference room, it's going to be "x" amount of money, because we have to do this, this, this and this." We may say, "We are going to just have to scratch that idea." So none of this is etched in stone. These are just estimates based on the conceptual design and a really good estimate as to the local cost for building. Beef

O'Brady's just had a renovation that cost \$800,000. The architects take stuff like that and interprets that into how much it's going to cost per square foot. We have the square foot of a new building, renovated building and things that are not in compliance that have to be updated, such as ADA items and electrical items. At the starter shack, there are three steps. None of that is ADA compliant. So we haven't even began to scratch the surface. This is just an estimate.

Mr. Showe: Correct.

Mr. Melloh: We may end up sitting there going, "Well you know what, maybe we just need to do this and do a little less because it's going to be too expensive to do what we want to do." I just use what was done at Florida State University as an example of something that everyone was so fired up about because they wanted to be able to make one big room out of it. They had Jack Niklaus and Greg Norman. They had all kinds of people come there and speak to the PGM program. When it was built, the idea was to open that up into a nice big room, but they ended up building a standard wall because it was too expensive to do it the way they originally designed it. Anyway, that's just a thought.

Mr. McCarthy: Lastly, the checks and balances are all good and it's something that we need. One of the things that I learned over the last four years, is that Jason is extremely compliant in terms of helping us. There are weeks where I call him three or four times a week for answers to questions that I have. So he will make sure that we are right on target.

Mr. Showe: Even beyond me, the District has a team. You have an attorney, an engineer, Tim and the Board Members. So there are multiple eyes on any of this at any one point. No one gets to approve by themselves, any kind of expenses.

Ms. Thomsen: The point is to get it across to our residents.

Mr. Showe: We will absolutely do our best.

Mr. McCarthy: This Board's intention is not to spend a wasted dollar on the entire project.

Mr. Showe: Correct.

Mr. McCarthy: We are going to evaluate things as we go along and make good use of whatever money we spend to the best of our ability. If there's nothing further, we need a motion to adjourn.

NINTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman