

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, October 28, 2020 at 2:00 p.m. at 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
Residents	

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. Showe: Please state your name and address for the record and keep your comments to three minutes. Are there any public comments?

Mr. Showe: Two forms were filled out. So, we can go through those first. The first one we received was from Mr. Carnesale. You have three minutes.

Peter Carnesale, IRCC: Going through the agenda, it looks like there are approvals and contracts for planned and unplanned amenities as expected. Looking the items over, there is about \$1.1 million related to items in and around the golf course and only about \$107,000 that relates to elsewhere in the CDD community, which would be a breakdown within and for all of the CDD community. I'm looking at things like aquatic management for the shoreline for this year at least. They are only doing shorelines within the area of the golf course. In the bulkhead

report and irrigation are within the golf course. We have major pieces of equipment, which are mostly for the golf course, but not solely, because some of that has to do with the fire lines and burns, which I consider to be for everybody, not just for the golf course. Then you have Woodside Park, which is basically outside of the golf course, but we still a major discrepancy in terms of dollars and cents in terms of the breakdown of where the money is going as opposed to the number of people that are in the CDD and where they live. Thank you.

Mr. McCarthy: Just one comment. We spent \$330,000 over the last eight or nine years on lake bank restoration. It's done by a series of which area has the most distress. There are red areas, which are done. Previously, it is all through the CDD community. Thank you.

Mr. Showe: The next public comment is from Mr. Volpe.

Tony Volpe, IRCC: I just thought that I would share a few things with you today. I was thinking about these current affairs over the past year, the decisions you made and the election. You identified some characters over the past year. If we talk about the decisions, you guys have made decisions this year that affected the community. You had some people agree with it and people that didn't agree with you, unfortunately. You know that I didn't agree with all of your decisions this year, but I had to be honest with you. I'm from the outside looking in. I'm not sitting in your chair, so I trust you to do the best you could and I believe that. However, in the elections, you can see that there are a lot of savings being made with native plants and you put up with that. From that, we can draw some character identification. There are not some good characters that we identified throughout this election period. However, your character has been very good throughout this whole period through your decisions and throughout this election period, and that needs to be noted. I remind myself that people are taunting me for supporting you guys. I don't necessarily support you. I work with you. A professional works with people to add to a positive solution. So, while my personal opinion is separate, we are talking about your being our community leader. That's why I am here. I align myself with good character. Professionals work with people that are of good character. They don't criticize other people that show their skills. As an example, when we take over a new position, we don't criticize the guy that was here the last time. How we fill that position, the better the organization. So that's what we should be talking about throughout this election period. There is a lot of negative, but again, these guys have shown very good character with darts being thrown at you and arrows. So, the important thing for you guys is this is almost over.

Mr. Showe: You have 30 seconds.

Mr. Volpe: It's almost over. You need to walk out of this meeting with your heads held high. After Tuesday, you walk out of here knowing that you did the best you could for your community with your heads high. Remember what I told you before, don't beat yourself up. There are plenty of people out there rooting for you. Thank you.

Mr. McCarthy: Thank you for your comments.

Mr. Showe: Those are all the forms that we have, but we can open it up.

Mr. McCarthy: Is anyone interested in speaking? Hearing none, the public comment period is closed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the September 23, 2020 Meeting

Mr. Showe: I received changes from the Supervisors, which will be incorporated.

On MOTION by Ms. Walsh seconded by Mr. Oakley with all in favor the Minutes of the September 23, 2020 Meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Discussion Items

Mr. Showe: Some of these are discussion items based on some of the requests we had over the last week or so from the Board.

A. 2012-2015 Restaurant Financials

Mr. Showe: The first item is a follow up to what we discussed at the workshop, which was the restaurant financials. I know we had discussion over the one year, where in 2013, there was a \$31,000 profit in the restaurant. So, we looked at the year before that where there was a loss of \$3,400. That was prior to them putting some of the golf course Pro Shop into the Restaurant Fund. The following year there was a loss of \$12,000. In 2015, there was a loss of \$36,000 and the following year is when the Board got into the lease. It is important that even the year where there was a \$30,000 profit, that includes that the Board spent \$244,000 to make that profit. So, a lot of effort went into that. That gives you a longer term perspective on the statement that was made.

Mr. Melloh: I don't know why at the time they transferred cart and green fee money into the restaurant, but they did. If you were to back that out and adjust it, there was a four-year loss of \$70,280. So again, if you are looking for reasons why we decided to lease out the restaurant is because of self-operating the restaurant is not in the best interest of the CDD.

Mr. Oakley: I tried to follow NextDoor and noticed someone said something about the \$30,000 in one year. Was that because they transferred green fee money?

Mr. Melloh: In that year, they transferred \$23,000. In the year that the financial statements showed up from the prior General Manager, they transferred \$23,800 from cart and green fee money from prepaid members into food and beverage (F&B).

Mr. Oakley: Okay.

Mr. Melloh: I don't know why they did that, only to make the F&B operation look better, I guess. I don't know, but again, that is what is in front of me right here. I don't know any kind of business decision that would dictate that.

Mr. Oakley: I would like to say one thing to Jason and Tim. I know at the workshop meeting, maybe I was a little more critical that I should have been about why aren't we making money. It's because I took this information from NextDoor at face value. I think I should've learned by now that I shouldn't take anything on NextDoor at face value. So, I want to apologize to both you and Tim about my misgivings and being correct. My apologies.

Mr. Showe: Absolutely.

B. Lake Maintenance

Mr. Showe: We just wanted to provide some information on some of the fish kills. I know that there has been a lot of talk about fish kills, so we provided a brochure from the University of Florida, the IFIS extension. They are the experts on a lot of ecological issues throughout the State of Florida. So, this just provides some information about fish kills and what causes them. There are some things to know when you look at fish kills. I think it's under the bad news. These are the realities of fish kills. They do occur frequently in Florida. Most are natural. It is difficult to predict when they will occur. Even if you can predict when it will occur, there's not a whole lot that you can do to prevent them, especially in large water bodies, but this just gives you some information. Obviously if there are any residents that would like that, we can get you the link or we have some copies of the same brochures as well, but it gives you the reasons

why fish kills occur. As you can see, there is not a whole lot you can do. I think Tim's experience is kind of similar.

Mr. Melloh: Do you want me to read into the record from what I provided at the workshop?

Mr. Showe: Sure.

Mr. Melloh: This actually comes from the testing that was done by ECOR, which is our water management contractor.

"In regards to the fish kill this past summer, the fish kill was basically Tilapia. There were no Bass or Catfish. The Tilapia are non-native. They reproduce rapidly and as such, displaced the native fish. The Tilapia die off has been attributed to very acute bacteria, Streptococcus Agalactiae. Because of the fish density and high temperatures, the bacteria spread through impacted Tilapia in our area. Our area means not only here in Viera East, but across the road in Viera West, because our waterways are connected. Some lakes reported Tilapia densities in excess of 300 Tilapia per acre. Bacteria infections can spread very quickly through a population where densities are high. The dissolved oxygen had no impact on the Tilapia. The links of the Tilapia die off and found to have sufficient dissolved oxygen throughout the water profiling. As such, aerifiers were found to have no effect on this particular fish. The only thing that would do is there would happen to be a temperature inversion or something like that."

Mr. Melloh: The pamphlet in your booklet is excellent. It tells you everything that you need to know. A lot of people throughout the District think that we stock the lakes with Tilapia and that's not the case. If anyone has ever been to the Brevard Zoo and you walked over that one bridge and throw a little fish food in there, a million Tilapia come up to you. They are natives. You don't want them here. So actually, the dying off is actually beneficial to our lake system, because they reproduce rapidly. Another thing that Mike Grouse from ECOR mentioned, was that there are Tilapia farms, because Tilapia is a coveted fish for food quality. They have the same type of thing happen, yet this bacteria will go through there and kill thousands of their fish. So, it's not an unusual occurrence. There was nothing that the CDD could do about it, even though I know there were a lot of comments out there that said the CDD did nothing and didn't care about it. That's absolutely false. That's all I have.

C. Assessment Charts

Mr. Showe: I know that we also handed out at the workshop some of those assessment charts that show you how your assessment dollars are allocated. I think it's important to reiterate

that 61% of the annual assessment paid by home goes to the water management of that fund. Approximately, 17% goes to the Recreation Bond, 1% goes to parks, 1% goes to golf and \$135, which is 20% goes to your General Fund, which is the general admin and the ongoing maintenance of conservation areas throughout the District.

Mr. McCarthy: Jason, explain where the 1% goes out of golf. What is it for?

Mr. Showe: So, the 1% is approximately \$18,000. Essentially it helps offset. There is a transfer that goes from the golf course into the Capital Reserve. So that's just a portion of allocation of funds. It can go into golf operations should it be needed, but so far, the Board has allocated more than that to go to Capital Reserves for ongoing infrastructure.

Mr. McCarthy: So, none of that \$18,000 was not put into the golf course to repair anything.

Mr. Showe: Correct.

Mr. McCarthy: Thank you.

Mr. Showe: We also put a chart in there showing the allocation. It is a similar chart. It just shows you on a dollar basis where those funds go. Again, 63% goes to the water management debt. We also had some questions that we just wanted to clarify what the water management debt actually funded.

Mr. Oakley: Can you go back to the other chart?

Mr. Showe: Sure.

Mr. Oakley: I know it has been said, if you take \$678 and apply it by the number of residents, you come out with \$4.129 million, but if I take this chart and do the multiplication, you come up with about \$3,762,943. Could you give me the breakdown of why these numbers are different?

Mr. Showe: Sure. It's about how we allocate all of those assessments out to each individual property. So, each home is essentially assessed one unit. When it comes to the commercial properties, you can't just multiply the numbers of units out and get the same commercial answer. So, with the General Fund and Water Management Debt, each acre of commercial is assessed at 9.268 units of homes. On the recreational side, each commercial acre is assessed at four units. So, you have to kind of blend those two numbers to really get the total. When we look at our gross assessment, which is the total you see of all the taxes on the tax bill, it comes up to just under \$4 million. Then you also have to net that out. So, there are fees we pay

the Tax Collector. Also, anyone who pays a tax bill, has an opportunity to receive a 4% discount if you pay your taxes in November. So that's why the total of the net assessments, what we expect to receive is approximate \$3.7 million.

Mr. Oakley: So basically, between the \$4.129 million, \$4.3 million, and \$4.8 million, that's just a mistake of \$366,000.

Mr. Showe: Yes.

Mr. Oakley: So, when someone is saying that we are spending over \$4 million, we are spending \$3.8 million. It's basically a \$366,000 mistake.

Mr. Showe: Could be.

Mr. Oakley: Okay. I understand.

Ms. Walsh: It was not a mistake. It's the timing and allocation of when the funds come in. So, I wouldn't characterize it as a mistake.

Mr. Oakley: I'm not trying to create an argument with you, but just to have a friendly discussion.

Ms. Walsh: Yes.

Mr. Oakley: If you tell me that it's going to be \$4.129 million, that's the number you are going on and it's \$3.762 million and you go to an accountant and say, "*Is that right or is that a mistake,*" what is the accountant going to say? It's a difference of opinion. The number was \$4.129 million and they left out a lot of assumptions. They didn't figure in what the Tax Collector gets, the 4% and the difference. Thank you.

D. Water Management Debt

Mr. Showe: I know there were some questions over what the actual water management debt funded. So, what we did, and we found this to be the easiest way to show it, is to show you the documents. The first page that goes behind this is the first page of the Official Statement. If anybody is interested, I can send you the direct link to this booklet. The entire booklet is about 100 pages or so and we obviously didn't run the whole booklet. So, we showed you the front page. Behind that, it goes to Page 28. This shows you what the water management debt funded by project type. So, in 1991, it funded the water management system as well as roadway improvements. The 1993 project also funded the water management system and roadways and the 1996 project funded water management and roadways, as well as some stormwater

mitigation. We just want to make it clear that the water management debt and fund never paid for the golf course. That was all paid for out of the Recreation Bond that was assessed in the early 1990s.

Mr. McCarthy: What roads did it fund?

Mr. Showe: The roadways include Viera Boulevard from Murrell Road to US1, two lanes of Murrell Road from the IRCC to the railroad crossing at Viera Boulevard, it extended Viera Boulevard west of Murrell Road to the future I-95 interchange ramp, which just went in, Spyglass Road east of Murrell Road, extension of Murrell Road to Barnes Boulevard, as well as some design work for the I95 interchange.

Ms. Thomsen: Basically, most of Murrell Road was paid for by our money.

Mr. Showe: Correct. That's typical of a lot of our CDDs when they first start off. When a large site like this is created, the county will say, "For you to have that site, you are required to make all of the connections and build all of the infrastructure to give access and then you are going to turn that over to us." That is exactly what they did here. So, they were required as part of a Development Order to build the roadways when the District was first created and then those were turned over to the county for operational purposes.

Mr. Oakley: So, the CDD is now paying or has been paying over the years for roadways for places like Crane Creek, some of those areas that are not part of the CDD. The CDD people have been paying for all of this.

Mr. Showe: Yes. The District was required by a Development Order to put those roads in.

Mr. Oakley: Okay.

Mr. Thompson: Most of Murrell Road, most of Viera Boulevard and Spyglass Hill Road, we drive those every day. We are not taxing anybody for anything like that, but we in fact paid for you to be able to go from one point to another, from Barnes Boulevard.

Mr. Oakley: There was one thing that I would just like to bring up is the District recreational facilities are comprised of the golf course, swimming pools, lighted tennis courts, open playing field basketball courts, pavilions, social gathering areas, fully equipped playgrounds, bicycle trails, parks and sidewalks. These amenities were paid for by privately funded individuals.

Mr. Showe: Correct.

Mr. Oakley: None of the parks.

Mr. Showe: Yes. When they refer to the District in that sense, they are referring to an overall Recreation Plan that encompassed recreation facilities that were not only CDD owned, which was the golf course and Woodside Park, but also the infrastructure that was put in the different neighborhoods when they were first built. So, they were referring to a system of recreation.

Mr. Oakley: Thank you.

Mr. Showe: You're welcome. Obviously, I can take any questions on those, but we wanted to make sure those items were clarified and discussed. If anyone had any questions, we could take those.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. General Manager's Report

Mr. Melloh: Regarding the Golf Course Maintenance Report, the good news is that we started on Monday with the bulkhead replacement project. It started on Monday with Hole #7 and they are making tremendous progress. The contractor and sub-contractor are very professional. They are doing a great job so far. So, we are very happy. If anyone has an opportunity to play the golf course or drive by on the road next to #7, you will see good progress on that bulkhead. They will move from the #7 and the next one that they will do will be #9. We will get you a schedule. The people playing the golf course or a temporary green on that hole, once that green is ready to go and once that bulkhead is ready, we will open the green and they will move to #9.

Mr. Bedwell: We hired experts who told us that the bulkheads could give way. Right?

Mr. Melloh: Yes.

Mr. Bedwell: We don't know when. It could be tomorrow or a year from now.

Mr. Melloh: Right.

Mr. Bedwell: If it did collapse like #7, the cost to rebuild the whole green, the dirt and everything would be much more than what we are doing now.

Mr. Melloh: It would be astronomical.

Mr. Bedwell: We don't have a number on that.

Mr. Melloh: Because if it collapses, not only would it take the green with it, which are USGA constructed greens, but it would take the irrigation system with it. It would take a lot of stuff with it. So, the first thing that you would end up having to do is to build a bulkhead.

Mr. Bedwell: We are trying to save \$5,000.

Mr. Melloh: Go back in and fill it in and do the entire thing. You would probably be down for about six months on that project before you can dig a larger hole. We feel as though that we are hitting this in stride at the right time. I personally would have liked to start this last May when we are not in the money making months. With all the items we had to deal with getting this project started, this is where we stand. The project is scheduled to go through the middle of February.

Mr. Bedwell: For 20/25 years, we had wood sitting and rotting.

Mr. Melloh: Sure.

Mr. Bedwell: So, it's not going to last forever.

Mr. Melloh: You have a wall built. What they do is they put tie backs inside of it and if they break and give way, then the entire thing collapses.

Mr. Bedwell: Thank you.

Mr. Melloh: So, we are in good shape. The one thing that I want to point out to everybody is when they are done with #7, I want you to look the aesthetic upgrade that gives to the hole. It's going to be significant. It's going to look now. It's going to look nice.

Mr. Bedwell: Alright. Good.

Mr. Melloh: On Hole #7, knowing that we are going to rebuild that green, starting in May of next year, we have taken that into consideration, as far as setting the height of the bulkhead so we can do a really good there.

Mr. Oakley: Tim, just to comment on David's question, I've had some experience with a bulkhead living in South Florida. I've seen a concrete bulkhead and a concrete cap collapse into the canal because of the tiebacks. when we went into the bulkhead. It's a mess. This is concrete. It's not wood, it's not steel verticals, not the fiberglass verticals, it's concrete.

Mr. Melloh: There's a real possibility of that happening. If you were to say, "*I don't want to do it now, let's wait another five or six years,*" there's a real possibility that we could lose a green or two. So, it's good news that we are doing that and started the project. We anticipated

again. We also have our engineering firm that is like a Project Manager on this as well. So, it's well supervised. It's going well.

Mr. Oakley: How often will the Project Manager come out and check the progress on that?

Mr. Melloh: I think every couple of weeks. He needs to sign off on certain stages, kind of like for them to get payments and things like that. So, they are going tit to a certain level. He is going to come out and approve it, so it's kind of like taking a draw, if you will. Somebody is going to approval off of that. Of course, Scott and I are out there and if there is any kind of terms that we have, then we talk to Peter with Dewberry & Associates and express our concerns. Peter is the only one who can basically direct the contractor.

Mr. Showe: Correct.

Mr. Melloh: We received a letter from Westshore Junior/Senior High School from their Athletic Director. It's addressed to our head golf professional, Chris Game. It says:

"Dear Mr. Game, I just wanted to express our appreciation for allowing Westshore Junior/Senior High School to use the Viera East golf course as our home course. This has been our home for many years now and our coaches, players and parents truly enjoy being able to play at such a tremendous venue. The course is always in pristine condition and is a joy to play. I speak for our entire golf program when I say that we hope to continue to call the Viera East golf course our home for years to come. Thank you, Tony Riopelle, Athletic Director of Westshore Junior/Senior High School."

Mr. Melloh: Anyway, I just wanted to read that into the record. Those guys have been great and we are happy to host them every year and play home matches against other teams throughout the District. They actually did pretty well this year.

Mr. Bedwell: Do they practice and actually play tournaments there?

Mr. Melloh: Yes. They play their matches here, the boys and girls golf teams.

Ms. Thomsen: Do they play on Mondays?

Mr. Melloh: I think it's Tuesday and Thursday. They may practice a little on Monday, but they normally hit balls and things like that. The next item is the Rounds and Revenue Report for where we stand thus far in October. Through yesterday, 27 days, we are having a good month. We are trending \$240 per day ahead of the budget. We already exceeded through yesterday, what we did last year by \$13,000. If we continue the last four days at the current rate we are, we will exceed our budget by 7%. Does anyone have any questions?

Mr. Oakley: Are we still blocking out tee times?

Mr. Melloh: Absolutely.

Mr. Oakley: So, what if we didn't have to block out tee times?

Mr. Melloh: We probably would have more rounds of golf. The problem with it right now is that even though the Governor sent Florida into Phase 3, the Back to Golf Playbook, approved by not only the Governor's office, PGA of America, North Florida PGA and United States Golf Association says we can return and people can double up in golf carts. The problem is that we are still finding that people don't want to do that and we are not going to force people to do that. As we get further along, the Board is going to have to direct me as to how to proceed. I spoke to the manager of Duran, talked to the manager of Rockledge County Club, and they are going to start eventually charging people to ride in a cart by themselves for extra money. I don't know if that's something we want to do or not, so as we go along and it becomes an issue. Then if we can see that it's impacting us greatly, I will see the Board's direction. Right now, we are doing pretty well. So, it does cost us a little, Bill, but we were finding spaces for people and it's working out pretty well.

Ms. Walsh: Could we get a double year lease for a few extra carts?

Mr. Melloh: No. The problem with that is we don't have any place to store them. Our barn wasn't built for that. Every single 18-hole golf course, you have a fleet of 75 golf carts and then you have space to put in a couple of utility vehicles and ranger carts. You don't typically need anything beyond that. Seventy-two golf carts mean that you have two foursomes on every single hole. You can't get much fuller than that. Then you would have three extra golf carts to space. So typically, you don't build a golf cart facility for anything larger. So, our problem would be where do you store them and how do you charge them, because then we don't know how much to charge them.

Ms. Walsh: Right.

Mr. Melloh: With golf cart charger, each charger would have to have its own dedicated circuit. So, it would be hard. You could ask, "Could we get gas carts?" We don't want gas carts. Again, I think one of the things that I'm going to be reporting as we go along here is the impact of this. The first month of Fiscal Year 2020, we are doing very well. The next item on my list is I have the proposal for is the Woodside Park picnic pavilion and dock proposal, which we did not discuss at the workshop. If you chose to vote on that, then you can move forward with it. What we have here is the proposal from East Coast Docks for \$53,600. We do want to add the

composite decking, so that adds another \$5,200 to the project. We want to create a sidewalk and extend both sidewalks on either side of it so we have a continuous loop for \$16,000. The picnic tables that we want to put under our pavilion would be about \$3,000 and a contingency of 8% or 9% or \$7,480. The total would be \$85,280. The bond budget for this project is \$95,000, so we are coming in a little under \$10,000. I don't really expect us to meet the contingency, unless the sidewalk project is a little more extensive than we figure, but we probably wouldn't use the entire amount. It is easier to give back than it is to ask for more, with this broad bond process that we have. You can see the diagram that we have on the back page. It's a 20x20 covered platform. Then we have 10 feet that goes out into the water and a 30 foot by 5-foot dock that people can fish from. The location on the map is the south lake at Woodside Park, which is a much bigger lake. To be honest with you, Ed has been making several trips down there and we see a lot of people fishing in the exact area, because there is more fish. Where the dock was previously located was a very small pond that didn't have a lot of fish. Anyway, I think this is a really good project. The people that I spoke to are pretty intrigued and excited about this. It does add the picnic pavilion that we previously talked about for Woodside Park. So, if you would like more discussion on it, we can take it at this time.

Mr. McCarthy: Do any Board Members have any questions regarding the Woodside Park pavilion?

Ms. Thomsen: I just wanted to mention that we spoke last week about possible aesthetic landscaping near there.

Mr. Melloh: Right.

Ms. Thomsen: So, it's not just a piece of wood slapped down.

Mr. Melloh: No, we would landscape around it. That would be a minimal amount.

Ms. Thomsen: Maybe we wouldn't need to include it as a budget item.

Mr. Melloh: Yes. It would come out of the contingency. We will see where we are with that. We would probably plant a few Palm trees, cord grass, some flowering plants and maybe some annuals that we would change out a few times a year to give it some color. We would make it very nice.

Ms. Thomsen: Thank you.

Mr. Bedwell: Is the composite decking going out into the water?

Mr. Melloh: Yes.

Mr. Bedwell: That's what you see over at the beaches.

Mr. Oakley: It makes the park look plastic looking.

Mr. Bedwell: That's good stuff.

Mr. Oakley: Tim, I have two questions, along with Melinda's comment. I think before we put any plants in, we should make sure our irrigation system is up and running.

Mr. Melloh: Yes.

Mr. Oakley: It's hard to put plants in if you can't water them. Is there a ramp at the 5 foot to 10-foot entrance to the pavilion?

Mr. Melloh: Yes. I believe that's what that is. It would have to be ADA compliant.

Mr. Oakley: That's what I want to make sure we do.

Mr. Melloh: I will double check to be sure.

Mr. Oakley: I would like to make sure that at least one of the picnic tables is ADA compliant for wheelchairs.

Mr. Melloh: Absolutely.

Mr. Oakley: Thank you.

Ms. Walsh: Has the contractor gone into the lake to know the depth he will be working with?

Mr. Melloh: I don't think he has, but we can adjust it further. Where the water line is, is not going to change the project. We would just back it up. It would still be a 10 foot walk out, but maybe only 5 feet is over water.

Ms. Walsh: Alright. I didn't want any unexpected expenses.

Mr. Melloh: That's why there is a contingency.

Mr. Oakley: When I met with the contractor, I said, "You know if we get 50% of the pavilion over water, it will be nice." He said that it will depend upon how deep it is out there. He didn't know. He said he has to work in 6 feet. If we wanted to go out the extra distance, we would have to bring in a crane and installed it, which would be an additional cost. So, we said that we could adjust the picnic pavilion in or out depending on how much we get. If we can put it out further, we will. If we can't then we will move it back.

Mr. Melloh: Right, and if we have to bring in a crane and a longer pole, that's what the purpose of the contingency is for; if they need another \$2,500 to rent the crane and get the extra

poles to go out further, then we can make that decision, but at least we have it approved by the Board to proceed with this project.

Ms. Thomsen: Okay. Thank you.

Mr. McCarthy: We need a motion for the Woodside Park picnic pavilion.

Mr. Showe: I would suggest approving a not-to-exceed of \$86,000, just in case. It makes it cleaner. The motion would be to approve a not-to-exceed amount of \$86,000 for the picnic and pavilion proposal as laid out. We would also give authority to the Chair to sign any requisitions as needed to get the deposit started on this project and direct staff to draft up some agreements with these vendors that would lay out warranties and draw schedules.

On MOTION by Ms. Walsh seconded by Ms. Thomsen with all in favor approving the proposal from East Coast Docks for the Woodside Park picnic pavilion and dock in an amount not-to-exceed of \$86,000 and authorization for the Chairman to sign any requisitions as needed for the deposit and for staff to draft the agreements was approved.

Mr. Showe: I will work with Tim on the drafting of a formal contract, giving the District the warranties plus his draw schedules.

Mr. Melloh: The last thing on my list is I have a picture of an old golf cart. We want to surplus that and take it off of our inventory. We have somebody who is willing to pay us \$45 for the scrap and haul away. It is on our inventory list and we pay insurance on it, so we want to remove that from there.

On MOTION by Ms. Walsh seconded by Mr. Bedwell with all in favor approving the surplus of a golf cart was approved.

Mr. Melloh: That concludes my report.

B. District Manager's Report

Mr. Showe: The Board was asking about the transition process. Anyone elected at the General Election would start serving two weeks after the General Election. We would expect at the meeting scheduled for November 19th to swear anyone who was elected at the General

Election. Just the reminder that the workshop is actually next week at 2:00 p.m. It was moved up due to the holiday schedule.

Mr. Melloh: There is one in December too. Right?

Mr. Showe: Correct.

Mr. Melloh: So, the December meeting is the 1st and 3rd at 2:00 p.m. Isn't the next one on a Thursday.

Mr. Showe: The next one is on a Thursday. We will follow up and make sure it's all remote.

Mr. Oakley: Jason, I want to point out that the date and times for these in November and December have always been changed from the regular schedule.

Mr. Showe: Correct.

Mr. Oakley: It's not something that we put in as a special thing for the Board or anything of that nature. It's on the schedule.

Mr. Showe: Correct.

Mr. McCarthy: Otherwise, we would have a meeting at Thanksgiving.

Mr. Showe: Correct. We also adjusted the December meeting that is on a Thursday as well. Again, with the holidays, we get a lot of meeting conflicts these two months because everybody moves their meetings up. So, it was just to accommodate everybody's schedule.

Mr. Bedwell: I'm confused. Is the workshop on a Tuesday?

Mr. Showe: The workshop is next Wednesday.

Mr. Bedwell: And the following Board meeting is on a Thursday at 2:00 p.m.

Mr. Showe: Correct.

Mr. Bedwell: The same thing for December?

Mr. Showe: Correct. This meeting just gets a little awkward because we have this meeting and then the workshop right after.

SIXTH ORDER OF BUSINESS

Treasurer's Report – Consideration of Financial Statements

A. Approval of Check Register

On MOTION by Ms. Walsh seconded by Ms. Thomsen with all in favor Checks #4616 through #4046 from the General Fund in the amount of \$148,426.98 were approved.

Ms. Walsh: There were no checks from the capital reserve account.

On MOTION by Ms. Walsh seconded by Mr. Oakley with all in favor Checks #28,080 through #28148 from the Golf Course Fund in the amount of \$135,446.36 were approved.

Ms. Walsh: That concludes my report.

B. Balance Sheet and Income Statement

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

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. McCarthy: Jo, do you have anything?

Ms. Walsh: Yes. I'm just wondering how we are doing on the bid process or bid package for the irrigation?

Mr. Showe: We have given all of that information to the District Engineer. We are just waiting on them to put it all back together.

Mr. Melloh: We have given them a very extensive scope of work. This is not going to be an easy project.

Mr. Showe: Whereas the bulkheads were streamlined, this is a multi-phase large construction project. It may take them a little time to put all of that together in a good format.

Mr. Melloh: Especially with add-ons and subtractions. Also, we want one contractor to do all three items.

Mr. Showe: I will follow up with them and get an ETA for the workshop.

Ms. Walsh: Okay. Thank you.

Mr. McCarthy: Melinda?

Ms. Thomsen: No thank you.

Mr. McCarthy: David?

Mr. Bedwell: I would like to make a comment. In the past, we talked about the restaurant. They lost money. We spent a lot of time with the General Manager to discuss the turnover, address customer complaints and thievery. How much time did you spent to achieve \$25,671?

Mr. Melloh: No time, except what we talked about. It's part of the operation work. I look at the administration of the contract so I can't say no time was spent. It's something that we don't have to monitor and maintain.

Mr. Bedwell: Thank you. That's all I have.

Mr. McCarthy: Bill?

Mr. Oakley: I have a couple of items. I don't know how many of you had the opportunity to receive the latest publication and I would like to just address it. I find it very interesting that they don't do very good research. I enjoy the statement, "Viera East CDD Supervisors Bill Oakley, Jo Walsh and Melinda Thomsen twice passed a large tax increase in history." What was the original bond for?

Mr. Showe: Just the refunding of the water management bond was \$15 million.

Mr. Oakley: How much was this bond for, originally?

Mr. Showe: \$11.2 million.

Mr. Oakley: It must be just a misprint. I guess we had a bigger one. The next statement is, "The incumbents didn't willy nilly reduce the CDD bond. They were forced to reduce the bond with something that was a business lawsuit." I remember re-drawing the Clubhouse in December. I tried to present it in January and I was discouraged from doing so, to reduce the bond by \$1.9 million. Because I did hear what residents had to say and I told them I heard what they had to say. When I was allowed to present to the Board it was passed, so before any settlements were reached with any lawyers, we reduced the bond by \$1.9 million. So that must be just a misprint. Next is, "None of the three incumbents have significant professional private business management experience." I worked in the industry for seven years. I was a Supervisor for a second shift and I had 40 people working for me. I guess that just doesn't count. It's not business management experience. My wife and I have owned commercial property for 20 years. We managed it and dealt with people on a day-to-day basis. I'm just amazing that they don't even take the time to read my webpage. That must be just a misprint, as well as a lot of other things that they put out there. Just to clarify things for everyone here, I really do pay for my own golf, as well as the rest of you. That must have been just a misprint. Enough of that. I heard

several people asking for an evening meeting. I'm not disagreeing with that, but I just have comparables. I sat at many budget meetings in the evening and we had three or four people. That was the budget meeting. Not the last two where we raised taxes. Just to give you a comparable, VECA had their annual budget meeting last Monday. I'm quite sure that you are all aware that your assessments went up. Do you realize your assessments went up \$1,316,546? That is how much your assessments increased. I'm quite sure that all of you are aware of it. Did any of you comment? Did they have a big crowd? No. There were two people at a Zoom meeting and one of them was from Fairway Management. Why don't we have an evening meeting? How many do we have here? Fifteen or sixteen people. Just to put your mind at ease a little bit, it went up \$1,316,546, but that's \$10 per year over 20 years. I'm just giving you some real comparable figures. The other thing that I addressed with Jason is the multiple for commercial properties. What do we have? 4:1?

Mr. Showe: On the recreation side it is 4 units of single family per acre of commercial on the General Fund and for water management, there was 9.268 single family units per acre of commercial.

Mr. Oakley: Just to let you know since all of the commercial property people are complaining about our unreasonable fees. I wonder if they have been contacted by these commercial interests and talked to about the unduly, unruly, unfair assessments. I just find when you really start looking at numbers, you see the entire picture. It went up \$1,316,546. It's amazing what you can do with numbers when you move them around a little bit. Thank you Paul and the Board.

Mr. McCarthy: Thank you, Bill. I would like to take this opportunity to thank Mr. Volpe for his kind words about integrity and honesty. I'm coming up on six years on the Board and I can speak for the three people that are running, they did everything with integrity and honesty. It has been a wonderful experience. Unfortunately, we've been attacked by threats of private investigators, confiscation of our emails and so forth and other things that I won't even bother to bring up. Nothing was ever found done incorrectly by this Board. So, thank you Mr. Volpe. I appreciate it. We need a motion to adjourn.

Mr. Melloh: Paul, can I mention one thing about the financials?

Mr. McCarthy: Go ahead.

Mr. Melloh: We just ended our fiscal year on September 30th. I just wanted to make sure that everyone had an opportunity to look at the financials, because there were a lot of comments about being a COVID year and we were going to lose \$50,000, \$60,000 or \$70,000. It has come to my attention that a lot of people in the District were complaining. I'm not accusing them of not knowing how to read a financial statement. They just don't know how to read our financial statements. All I can tell you are the facts. The facts are for Fiscal Year 2020, we had revenues of \$1,804,880, total expenditures of \$1,786,058 and operating income of \$18,831. So, we did not show a loss at all. We made some money. Everyone can tear apart and analyze them the way they want to, but that is what our financial statements show. I can tell you with my 40 years of being in the golf industry, this was the hardest year I ever had managing the golf course, trying to bring it in on budget or close to budget. We actually exceeded the budget operating income by \$3,000. I am very proud of the staff here. We were aided by having good weather in July, August and September, which we typically don't have. It helped us mitigate some of the losses we had in March, April and May when COVID first hit. Those were our biggest money making months, because prior to that, in February, we had the biggest February we ever had. So, we were going along at a good clip when all of a sudden COVID hit. In my estimation, my gut feeling is we probably could've profited well over \$100,000 if it was a non-COVID year. I'm very proud of our staff and everybody. I just wanted to make sure that you all had the opportunity to see that.

Mr. McCarthy: One last thing. If you go back to 2014/2015, Mr. Melloh came on board. He increased the revenue by \$500,000 between 2014, 2015 and 2020, which is a tremendous accomplishment.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. McCarthy: We need a motion to adjourn.

Mr. McCarthy MOVED to adjourn the meeting and Ms. Walsh seconded the motion.

Mr. Oakley: Last month, I asked Tim a question and I'm going to ask it this month to see how things work. Of the people that are running for office on this Board, how many of those people other than the three people that are sitting up here, and other than Mr. Volpe, have come

into your office, sat down, and asked you for the correct figures so mistakes and confusion could not be made?

Mr. Melloh: Zero.

Mr. Oakley: Thank you.

On VOICE VOTE with all in favor the meeting was adjourned.


Secretary/Assistant Secretary
Chairman/Vice Chairman