

*Viera East Community
Development District*

Agenda

January 28, 2021

AGENDA

Viera East

Community Development District

219 East Livingston Street, Orlando, FL 32801
Phone: 407-841-5524 – Fax: 407-839-1526

January 21, 2021

Board of Supervisors
Viera East Community
Development District

Dear Board Members:

The Board of Supervisors of the Viera East Community Development District will meet **Thursday, January 28, 2021 at 7:00 p.m. in the Multi-Purpose Room, Faith Lutheran Church, 5550 Faith Drive, Viera, FL.** The call-in information for the meeting is as follows: **(267) 930-4000, Participant Access: 575-078.** Following is the advance agenda for the meeting:

1. Roll Call
2. Pledge of Allegiance
3. Public Comment Period – Items on Agenda
4. Approval of Minutes of the November 19, 2020 and December 17, 2020 Meetings
5. New Business
 - A. Discussion of Dog Park/Playground Plan and Budget
 - i. Consideration of Donation Agreement
 - ii. Consideration of Volunteer Waiver Forms
 - B. Lifestyle and Marketing Coordinator Presentations
 - i. CALM, LLC
 - ii. UniqueWebb Consulting
 - C. Discussion of EmployU Program
 - D. Discussion of Golf Course Superintendent Job Search
 - E. Discussion of Mirrors on Trails
 - F. Discussion of Memorial Benches
6. Old Business
 - A. Brevard County Lake Planting Grant Update
 - B. Survey Monkey
 - C. Farmers Market/Craft Fairs at Woodside Park
 - D. Fire Management Budget/Fire Breaks
 - E. Action Items List
7. Staff Reports
 - A. General Manager’s Report
 - B. District Manager’s Report
 - i. Consideration of Requisitions #19 - 24
8. Treasurer’s Report – Consideration of Financial Statements
 - A. Approval of Check Register
 - B. Balance Sheet and Income Statement
9. Supervisor’s Requests
10. Public Comment Period – All Items
11. Adjournment

The third order of business of the Board of Supervisors meeting is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The fourth order of business is approval of minutes of the November 19, 2020 and December 17, 2020 meetings. Copies of the minutes are enclosed for your review.

The fifth order of business is New Business. Section A is discussion of dog park/playground plan and budget. Section 1 is consideration of donation agreement. Section 2 is consideration of volunteer waiver forms. Section B is lifestyle and marketing coordinator presentations. Section 1 is from CALM, LLC. Section 2 is from UniqueWebb consulting. Section C is discussion of EmployU program. Section D is discussion of golf course superintendent job search. Section E is discussion of mirrors on trails. Section F is discussion of memorial benches.

The sixth order of business is Old Business. Section A is Brevard County lake planting grant update. Section B is survey monkey. Section C is farmers market/craft fairs at Woodside Park. Section D is fire management budget/fire breaks. Section E is action items list. A copy of the list is enclosed for your review.

The seventh order of business is the Staff Reports. Section A is the General Manager's Report. Section B is the District Manager's Report. Section 1 is consideration of Requisitions #19 - 24. Copies of the requisitions are enclosed for your review.

The eighth order of business is the Treasurer's Report. Section A includes the check register being submitted for approval and Section B includes the balance sheet and income statement for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,



Jason Showe
District Manager

Cc: Brian Jones, District Counsel
Rey Malave, District Engineer
Tim Melloh, General Manager

MINUTES

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, November 19, 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:

Rob Dale	Chairman
Pete Carnesale	Vice Chairman
Steve Colasinski	Treasurer
Paul McCarthy	Assistant Secretary
David Bedwell	Assistant Secretary

Also present were:

Jason Showe	District Manager
Tim Melloh	General Manager
Michael McWilliams	Michael's Liquor
Terri King	Divots Grille Owner
Scott Eberly	Golf Course Superintendent
Chris Game	Golf Course Maintenance Supervisor
Residents	

FIRST ORDER OF BUSINESS

Roll Call

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

Mr. McCarthy: We would like to welcome Rob, Peter and Steve to the Board. We are looking forward to working with them for the remainder of the year.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Showe: We have Request to Speak Forms. If you still have not filled one out and you would like to speak, we ask that you fill one out. We will take them in the order received and then we can open it up again for anyone who didn't fill out a form. We will start with Mr. Greg Tomkins. Please state your name and address for the record.

Resident (Greg Tomkins, Brightwood): My question is for Mr. Melloh. I was just concerned or interested in knowing if you had a chance to meet with the new members of the Board to ensure a smooth transition.

Mr. Melloh: I met with Mr. Carnesale and Mr. Colasinski before the meeting. I am looking forward to working with them.

Resident (Greg Tomkins, Brightwood): Thank you.

Mr. Showe: The next form is from Mr. Bill Burgess.

Resident (Bill Burgess, Oakleaf): Good afternoon. I want to wish the entire Board and the new Board Members the best of luck. A lot of things were proposed during the campaign from the newly elected Board Members, like paddleboats and a miniature golf course. I assume a Business Plan and cost analysis has already been done to include the building of these structures that are necessary to operate these proposed items as well as the cost for labor and everything else. There are a lot of rumors going around about the golf course. It's one of our many amenities here and certainly the most used and most valuable. It is regarded as one of the best in the area. It is used and patronized by golfers from all over the county, our community and well beyond. I hope that the Board will continue to improve the golf course each year and making it as profitable as possible each year so that funds could be set aside for future capital improvements. Certainly, you gentleman are in the business and know that you are going to have capital expenses that you need to prepare for. Finally, I hope that each member of the Board will be able to set aside personal feelings and vote for what is best for the community. Thank you very much.

Mr. Showe: Next is Mr. Jeff Billett.

Mr. Dale: One of my concerns is that a lot of the issues that people are going to be addressing are going to revolve around one central issue. So, I want to address that at the very beginning of the meeting. I know that there were a lot of rumors going around during the campaign about selling the golf course and building condos, all sorts of wacky things. There is no selling of the golf course. There is no building of condos. In fact, as I understand it, it would probably be illegal to put additional buildings onto the golf course because of the fact that this is in a Development of Regional Impact (DRI) that is approved by the State of Florida and the county. So, I just wanted to address that. Bill brought up some great points. I don't want to interrupt everybody, but if that's the chief concern, I wanted to alleviate that at the very beginning of the meeting.

Resident (Jeff Billett, Heritage Isle): I am here from Heritage Isle, on behalf of Divots Grille and Ms. Terri King the owner. What I would like to discuss is not only do you have an asset in Viera East, but you have a community asset. I am a member of the Easy Riders Bike Club in Heritage Isle. Divots Grille is one of our regular stops on our breakfast tour sort of speak, and we would like to see it stay open for many reasons. It is a quality operation. It makes sense for what it is for and where it is. The proposals I heard for how that space might be used in the future, makes a lot less sense to me than what it is being used for now. Terri is a responsible, quality businesswoman. She is community oriented. She provided us with a place not only to eat, but also to involve ourselves in the community. An example of that is the fact that we have people from the Alzheimer's organization and charities in this area. Terri provided us with a place to eat, but also to hold meetings supporting that charity. Terri is a caring and responsible person. I learned a lot about operating during the COVID outbreak, particularly in the early stages. I was very impressed with the way she treated her employees to make sure that she was not hurt. She managed to stay open, which is great. Again, it's the community aspect of this that I would like to discuss. Not only for the Heritage Isle bikers that are going to be using this facility, using her business and patronizing it, but Heritage Isle residents as well. So, when you are debating about what is going to happen with this business, think of the community, the asset you have and the broad implications of not using that business. Thank you.

Mr. McCarthy: Thank you for your comments.

Mr. Showe: The next form is from Mr. Denny Tharp. I apologize if I get your names wrong. I'm doing the best I can.

Mr. McCarthy: Please identify yourself and your name and subdivision.

Resident (Danny Tharp, Heritage Isle): I am the leader of the bicycle group and a longtime resident of Brevard County. I have been here since 1984. I want to echo Jeff on the community aspect and the community contributions that the golf course and this grille provides. I am an avid golfer. I played the Viera East Golf Course back in the 1990s/early 2000. We had to quit playing because the golf course was in disrepute. They let the conditions go. When Tim came in, he made it a first-class golf course that attracts people from all over. It is a destination spot. As Jeff said, we are talking from a community perspective. Divots Grille is not just a golf course grille. I bring my family when they come in from out of town to Divots Grille for lunch and have always been well served. Terri is an asset to Viera East and the entire Viera

community. We really appreciate her. As a golfer, I appreciate the quality of the golf course. It makes a difference. We were happy when they made the decision to come back to Viera East after being gone for several years, because of the lack of quality. So, I would urge you to maintain the standards that you have. It is a great asset to the entire community, not only to Viera East. Thanks.

Mr. McCarthy: Thank you for your comments.

Mr. Showe: Next is Mr. Ray Shorts.

Resident (Ray Shorts, Stratford): I will be very brief. I want to express appreciation for the time, effort, expense, everything that the Board has put forth all of these past years. Tim and Terri have put in a tremendous amount of time and effort on our behalf. It is appreciated. Thank you.

Mr. McCarthy: Thank you for your comments.

Resident (Sonya Kopliner, Woodhall Circle): I just wanted to address the newest members of the Board and on behalf of a lot of people, how disappointed we are in how you treated people on Nextdoor that was not voting for you. I was so upset about the name calling and things that people were saying about me who don't even know me. I made one comment. I didn't say anything about the rumors. I made one comment. I said that I have zero creditability. Mr. Dale, when my husband made some contributions to Paul McCarthy, a bunch of hatemongers and vicious, vicious comments were made. Things were taken off of Nextdoor that should not have been taken off. It is a public forum. I had to remove myself because of the things that you and Mr. Colasinski were saying to me in response. I saw other people's post and I couldn't believe it. This is a bunch of hatemongers for people you don't even know. We have the same right to our opinion as everybody else, but to have the viciousness come out against us, in this type of situation, was..I can't even say anymore. I'm so upset about it.

Mr. McCarthy: Thank you for your comments.

Mr. Showe: If I can indulge the Board. We have a resident who submitted a form; however, he has a doctor's appointment. Would you mind if I take him out of order?

There was no opposition.

Resident (Bill Maher, Worthington): First of all, thank you for dispelling the rumors that you did. However, I want to address one more. I have lived here for 21 years, living on the golf course. Over the years, it never sustained itself at that time, but since the restaurant has been

leased to Terri, it seems that it has been sustaining itself. There are a lot of events held here. Let's face it. Whether you live on the golf course or not, we all live in Viera East. I don't know if the new members have been to the restaurant. Have you?

Mr. Dale: Yes.

Mr. Colasinski: Yes.

Mr. Carnesale: Yes.

Resident (Bill Maher, Worthington): So, then you know that it is a worthwhile part of the golf course. Not only for the golfers, but for the residents that come down and socialize. I want to see if the rumors are that the Board is considering giving back the golf course. If that is the case, I think that is a very bad move. Terri has shown over the years that she is able to manage the grille. The food is good. The help is great. It is good for us. It is good for the golf course. Let's face it. It's all about dollars and cents. If the golf course makes money, everybody is happy. So, if there is any idea of changing the restaurant, I would strongly urge you to reconsider and rethink this. Thank you.

Mr. McCarthy: Thank you for your comments. The next speaker is Mr. Karl Bloomberg.

Resident (Karl Bloomberg, Heritage Isle): I use Divots Grille quite often. I just want to echo the comments that have already been made from the Easy Riders about how good it is and the benefit of it, but I also want to point out that we have been using it for more than an occasional breakfast. We had our Christmas party there. Terri did a wonderful job coordinating that. The Friday night activities during COVID that she organized, have been fantastic. We have been bringing people from Heritage Isle over to utilize the resource that you have. Finally, I would like to point out, if you are not aware of it, Heritage Isle just went through a year without its clubhouse. Prior to that, we had two different people running our restaurant. Now we have a third one in the last six years. Believe me, that is a massive resource, not only for the socialization, but the interaction of the people that live in the area and in your community. So, I strongly recommend that you support Terri and continue to utilize her to run your grille. Thank you.

Mr. McCarthy: Thank you for your comments.

Mr. Showe: Next is Mr. Matt Susin.

Resident (Matt Susin, Addington): I want to thank the three individuals that were elected to the Board. I look forward to knowing you guys and your commitment to making the golf

course that I live on the same or even better. I also look forward to going to amenities that represent your constituents. I look forward to those opportunities. Handing out letters saying that condos were going to be built sounded very untrue. I look forward to everybody in here taking a holistic view of the golf course because a lot of other people inside here are also looking forward to what is going to happen. I want to say here today that these gentlemen never said they were going to do the things that were in those letters and don't represent any of the nastiness of the other people on this Board. So, thank you very much. That's all I want to say.

Mr. McCarthy: Thank you for your comments.

Mr. Showe: Those are all the Request to Speak Forms we have, but we can open it again. If there's anyone else who would like to make a comment, this would be the chance.

Mr. McCarthy: Hearing no other comments, the public comment period is closed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

Mr. Showe: I would like to introduce Lieutenant General Robert J. Winglass of the US Marine Corps headquarters in Washington, D.C. who is here to give the Oath of Office to Mr. Carnesale. Prior to his retirement, he was Chief of Staff for installations and logistics and served in the Main House of Representatives and as Maine's Commissioner of Labor. He was born in Cambridge, Massachusetts and graduated from Springfield College with a BS in Education. He also earned an MA in international affairs from George Washington University. While in the Marine Corp, he was decorated with the Navy Distinguished Service Award Medal and three Legion of Merit Awards. He is married to Mr. Norma Winglass and they have four grown children. They live in IRCC.

Lieutenant General Robert J. Winglass, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Carnesale.

Mr. Showe: Matt will swear in the other two candidates.

Mr. Matt Susin, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Dale and Mr. Colasinski.

Mr. Showe: You have the Oaths in front of you. Please print your name at the top, sign it and then I'll notarize it to make it official. We provided a package, which we will quickly discuss. Behind your Oath of Office is an information form. Please fill them out and I will collect

them so you don't get tangled up in paperwork. Behind that is an information form. This is how District Management will contact you. We ask that you put your name, address, email address and phone number for our information. It is a public record, so whatever information you give is now a public record. It is required by the State of Florida to be posted in various different documents from the CDD. You can fill that out either now or after the meeting. Behind that is Form 1 Statement of Financial Interests. You probably completed one already when you ran for office so you would not need to complete it again. Just as a reminder, you will receive one annually. It is very important to get these in on time as there are fines associated with them if you don't get them in on time. It is always our recommendation when you turn them in, get a stamped copy as proof. They have gotten aggressive over the last couple of years on fining for these. It is not anything that the CDD can help you with.

Mr. Carnesale: What is the data on that?

Mr. Showe: These go to the Supervisor of Elections in Brevard County. Typically, they will send one out to you and say, "Hey, this needs to be turned back in by June." The deadline before they start fining is normally September. They will also let us know in advance, the Supervisors who have not completed their forms. We don't want you to receive fines, so we will follow up with you individually. Behind that is Form 1F. This is the final form of financial interests. You do not need to complete this now; however, in the event that you leave the Board, you would be required to fill out this form. So, we provided it to you, just for your information. This is required to be turned in within 60 days at the end of your term to the Supervisor of Elections. As a CDD Board Member, you are eligible to receive up to \$200 per Board Meeting. In order to receive that compensation, you would need to complete I-9 and W-4 forms that is also in your package. Forms of ID are required with the I-9 form. So, you would either provide your passport or two other forms of ID. You can turn those into Tim or Inez at the front desk at the Clubhouse and they will process those with the payroll. The final item we have for you, which is the most important thing, is the Guide to the Sunshine Amendment and Code of Ethics. As you are all elected officials, the biggest issue with the Sunshine Law is you are not permitted to discuss with other Board Members, things that might come before a vote of this Board outside of a publicly advertised meeting. It is important to note that this applies to all forms of communications, conversations, phone calls, texts, any form of communication including social media. A lot of District Counsels will recommend watching your social media. It is easy on those

forums to post something that another Board Member replies to. You would inadvertently create a Sunshine violation that way. You will see emails that come from our office. If it is to Board Members, it will say, "Do Not Reply to All" on the bottom. That is just a reminder to you. If there is information that you would like for us to distribute, we ask that you send that to me as District Manager and I will forward it to the Board. It keeps the communication clean from other Board Members communicating back to you. We are the District Manager. We are also the official recordkeeper of the District, so you do not need to keep any records of these meetings. Should you choose to keep the records, we recommend that you keep them in a separate file away from your personal documents. If there is a public records request, you don't want to have your personal finders intermingled with your CDD materials. It makes it a little more complicated. The same thing with email. One of the things we recommend at this point, if you want to set up a separate email just for CDD use, give that to us and we will make sure that we use that email. If you don't want to do that, that's fine, but we recommend that you create a folder to hold all of your CDD items in one folder. All of those are public records. If you are intermixing your personal files with CDD emails they could be pulled if there is a public record.

Mr. McCarthy: Going forward, the expectation with emails is everything you get, even if it is spam, you do not delete it. Anything that goes to that email, must be germane.

Mr. Showe: Correct. That gets into all of the technicalities of it, but similar to that is anything a post on social media that is CDD related, now becomes a public record. You are also required to maintain it. Typically, that is done outside of our office so we wouldn't have the ability to maintain that for you. It's just something to be cautious of. We deal with that in all of our Districts so if you have questions, we are here to help. We can also get District Counsel involved if there is something that is a little more technical in nature and you are not sure how to handle it. We always recommend that you chat with us first. That way we can try to keep you guys on the good side. It's never our goal to get anybody in trouble. We want to facilitate that as much as we can for you. Are there any general questions? Otherwise, I can catch up with you after the meeting on any individual questions. As always, both Tim and I are here as a resource for the Board. We want to make this transition as easy as possible for you. If there are any questions or comments, we are always here to help. I am going to be out of the office next week, but I'm still going to be checking my messages. So if you try to get a hold of me, it may take me

longer to get back to you than normal. Other than that, welcome aboard. We look forward to working with you.

B. Election of Officers

Mr. Showe: We should probably start with the Chair and Vice Chair. This would be a vote of the Board. We can open it up for any nominations for the position of Chair. You are required to re-elect your officers after every Board election. That is why we are here today. Are there any nominations?

Mr. Carnesale: I would like to nominate Mr. Dale as Chairman.

Mr. Showe: Are there any other nominations? Hearing none, we will take these one at a time and I will read the resolution into the record. Then the Board can approve the resolution as read. Are there any nominations for Vice Chairman?

Mr. Dale: I would like to nominate Mr. Carnesale.

Mr. Showe: Are there any other nominations? Hearing none, a Board Member could serve as Secretary, but we ask that Mr. George Flint from our office, myself and Mr. Tim Melloh be designated Assistant Secretaries. This is for the purpose of signing documents and assist with paperwork. If a Board Member wants to serve as Secretary, typically that means signing some additional documents. Otherwise, myself, Tim or George can fill in as Secretary. It is really up to the pleasure of the Board. Are there any nominations for Secretary? If not, is the Board amenable to having Mr. Flint as Secretary for the purpose of signing documents. He is one of the Vice Presidents of our company. The other Board Members will serve as Assistant Secretaries. We also have the position of Treasurer. Is there an appointment for that position? As Treasurer, you would be required to sign checks. It is important that you are available to sign those checks because Florida has a Prompt Payment Policy. We will get penalized as a District if we don't pay most invoices within 30 days of receiving it. So, it needs to be somebody that is available and regularly available to come to the Clubhouse to sign checks.

Mr. Carnesale: I would like to nominate Mr. Colasinski.

Mr. Showe: Okay. Are there any other nominations?

Mr. Bedwell: I would like to nominate myself.

Mr. Showe: We have two nominations for the position of Treasurer so we need a motion for one of the two and then we will have a vote of the Board.

On MOTION by Mr. Carnesale seconded by Mr. Bedwell with all in favor appointing Mr. Steve Colasinski as Treasurer was approved.

Mr. Showe: So, Resolution 2021-01 would have Mr. Dale as Chairman; Mr. Carnesale as Vice Chairman; George Flint as Secretary; Mr. McCarthy, Mr. Bedwell, Mr. Melloh and Mr. Showe as Assistant Secretaries; Mr. Colasinski as Treasurer and Ariel Lovera who is an account in our office, as Assistant Treasurer. We need a motion to adopt that resolution as read.

On MOTION by Mr. Colasinski seconded by Mr. Carnesale with all in favor Resolution 2021-01 Electing Officers as stated was adopted.

Mr. Showe: Mr. Dale, you are now the Chair. I can either keep going through the meeting or you can.

Mr. Dale: You know what, I'm going to take my 30 second Chairman prerogative here to address a couple of things. I understand and I hear the concern. I don't want anybody here to think that we are coming up here, we are dictators and are going to do whatever the heck we want to. We have a game plan going forward to incorporate the voices of the entire community. We plan to do that through tools such as a software program called "*Survey Monkey*." On a four-week basis, we are going to be inviting all of the HOAs going forward, I believe, to attend the meeting. So, we are going to be getting input from the entire community. With that being said, I also want to state the obvious. The CDD is about a whole lot more than just the golf course. That's why we needed a vote of 60% in this election. Again, we have no intent of getting rid of the golf course, building condos or doing any of those kinds of things. I really appreciated Bill's thoughts. It was a great segue to start off the entire discussion and the agenda for today, because the term that you are going to be hearing from me, and I assume the rest of the Board Members during the coming year, is our return on investment. What my hope and expectation is that those of you who didn't support us, and I can read the numbers, probably a third of the golf course, is going to be a much higher number going forward. There are going to be some things that people aren't going to like and some that they will like. I will leave it at that, but nothing has been pre-ordained. We have no idea what direction the restaurant is going to be going in from that perspective. We still need input from the community. It may be that the restaurant becomes

better. That's our hope. I just wanted to share that with everybody. There is no pre-ordained road map to close things down or do any of those things that you may have heard rumors about.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 28, 2020 Meeting

Mr. Showe: The minutes were provided as part of your agenda package. We can take any corrections or changes at this time. Going forward, if any Board Member would like to receive these, some of the other Board Members received them in Word, so we send them in Word prior to the meeting. That way you can make any changes. By the time we get to the agenda, most of the changes are made. It just speeds that process up. Just let me know if that is how you can approach it and we can coordinate it that way. At this point, we would take any corrections or changes to those minutes or a motion to approve.

Mr. Carnesale: I was at most of those meetings and didn't see any issues.

Mr. Dale: I looked at last month's meeting minutes. At that meeting, it very easily could be interpreted depending who was at that meeting as campaigning. What I mean by that, is there was a lot of discussion about the election, campaign materials and all of those things had no business at the Government meeting. So, I'm trying to set the standard going forward. You heard my comment on emails. The expectation is that all emails must be retained. Going forward, the expectation that I have of my fellow Board Members is that there should be no campaigning. I'm just going to leave it at that regarding the approval of the minutes.

Resident (Not Identified): If they are making comments. I read a lot of emails at the meeting to know what you originally had was what is being asked to be maintained because that would be noted as an amendment to your minutes.

Mr. Showe: We typically send those out in draft form before they go in the minutes, but we keep copies of all of those changes that are made.

Resident (Not Identified): The version posted to the website showed various revisions and iterations.

Mr. Showe: Correct. The final revised version is the one that goes in the agenda package. Then we can take any additional changes that the Board has.

Mr. Colasinski: I read the minutes, but I was not there. So, I can't testify what was said.

On MOTION by Mr. Carnesale seconded by Mr. McCarthy with all in favor the Minutes of the October 28, 2020 Meeting were approved as presented.

FIFTH ORDER OF BUSINESS

New Business

Mr. Showe: Rob, do you want to go through the new business?

Mr. Dale: Yes. We have a full agenda today. Jason and I spoke and anything that was addressed at this meeting or previous meetings that we want to keep on the agenda, we are going to be starting an old business section before any new business is discussed.

A. CDD Meeting Times

Mr. Dale: I would like to entertain any discussion from the Board about meeting at 2:00 p.m. versus having evening meetings. Basically, I believe that there are a lot of working people out there regardless of where they are from. Having a meeting at 2:00 p.m. seems to rotate between Wednesday and Thursdays and excludes people that work from attending meetings. I would meet at 6:00 p.m.

Resident (Not Identified): Way too late.

Mr. Carnesale: I suggest closer to 7:00 p.m. for people who work. By the time they get home, they have 30 to 45 minutes by the time they get home, get dinner ready and get situated for the evening.

Mr. Dale: During the course of the past year this issue has come up frequently by our residents.

Mr. Carnesale: Can we meet at the church in the evening? Is it going to be open? There is no one in the administration building. That is my concern. I don't mind meeting in the evening.

Mr. Dale: In the past, they had a lot of evening meetings. That's a good point. Perhaps any change going forward should be contingent on the availability of the church.

Mr. Showe: If the Board is amenable, because of timing and advertising guidelines, it would be incredibly difficult for us to move the next workshop because the advertisement has to be placed in the newspaper seven days in advance. With the holidays, it is very unlikely that we would get an advertisement in the newspaper to legally change the next meeting, your workshop to December 2nd. If the Board is amenable, it might mean leaving the December 17th meeting where it is, but we could reach out to the church in the meantime and just bring you back some

options. If you have some preferences on days that might work for you, we can reach out to the church. We also have to look at our meeting schedule, because I want to be available for you. We will make it work either way. Whatever you guys decide is how we will make it work, but we have to look at our schedule in terms of trying to make sure we can fit and serve you guys at the highest level we can.

Mr. Carnesale: I know you have to drive from Central Florida. Take a look and see what we can do to have you dial in and meet remotely.

Mr. Showe: I'm better here, but if that is necessary at some point, we have some other District Managers too, so we have some options.

Mr. Colasinski: It's on the table.

Mr. Showe: Absolutely.

Mr. Colasinski: Does the county have any facilities to use?

Mr. Showe: We can look into that too. It's really up to the Board's discretion in terms of time, but I suggest letting us look at that. We can bring back some options at the workshop or you could delegate a Board Member. We can look at the options and bring those options to a Board Member. That might give us some time to change that December meeting, but with the holidays, it's going to be a challenge getting those ads in.

Mr. Dale: The hope is to get a representative from each HOA at that meeting. The only way that is going to happen is at an evening meeting. As Board Chair, I'm going to refrain from making motions.

Mr. Carnesale: I propose having research done on investigating options for moving the meeting time to later in the evening. Out of that investigation is a suggestion of times and clarification of the meeting place.

Mr. Dale: Does that mean you want to move forward with the expectation of moving the meeting time on December 17th?

Mr. Carnesale: I would like for them to investigate the time. Moving the time of the December 17th meeting is unachievable based upon logistics. I would like to have the meeting at 7:00 p.m.

Mr. Showe: I request a motion to change the time of the December 17, 2020 meeting to 7:00 p.m. at this location, subject to availability of the meeting location and delegating authority

to the Chairman to approve it once they were able to find a suitable location, bringing back a proposed schedule for night meetings starting in January.

Mr. McCarthy: I think it's critical that we have someone from GMS here. Jason has done a great job for the west for three to four years. If it doesn't work with his schedule, we should have a representative from that company here, not by phone.

Mr. Showe: That night, I have no issues. We will bring options back to you at your workshop that might work for evening meetings going forward. That way, you take care of the December meeting now.

Mr. Carnesale: If that doesn't work. We can get it changed to earlier if we have to.

Mr. Showe: You delegated authority to the Chairman, so if we have to make an internal change, we can run it by him.

Mr. Carnesale: I'm thinking in terms of December, they are fine.

Mr. Showe: Correct.

Mr. Carnesale: What I'm saying is if you find that the public has a problem with the later time and we can move it to 6:00 p.m. or 6:30 p.m. or something of that nature, we can move it back. If not, we will leave it where it is.

Mr. Showe: I will note that what we typically do is we advertise a full year's meeting schedule so it's one advertisement. If you start changing meetings every time, I just want you to be aware, there is an advertising cost associated with every one of those ads. So, we want to try to limit that as much as possible, but we don't want to limit what you guys want to complete for your business.

Mr. Carnesale: It would be based on publishing.

Mr. Showe: If you can set aside a day, it makes it easier for advertising.

Mr. Carnesale MOVED to change the time of the December 17, 2020 meeting to 7:00 p.m. at this location, subject to availability of the meeting location and delegating authority to the Chairman to approve the change once they are able to find a suitable location, bringing back a proposed schedule for night meetings starting in January and Mr. Colasinski seconded the motion.

Mr. Showe: Is there any discussion? Hearing none,

On VOICE VOTE with all in favor changing the time of the December 17, 2020 meeting to 7:00 p.m. at this location, subject to availability of the meeting location and delegating authority to the Chairman to approve the change once they are able to find a suitable location, bringing back a proposed schedule for night meetings starting in January was approved.

Mr. Showe: As soon as we have a date locked down and we get approval from the Chairman, we will send an email to the entire Board. We will bring back options at your workshop for other dates and times that might work as well.

B. Dog Park

Mr. Dale: This is one of the funniest things that we are going to discuss today. I'm going to take the lead on this because I had a lot of discussions. This is regarding the dog park at Woodside Park. I will cut right to the chase. We had a very generous donor step up to the plate. I am not going to nail down the amount, but it is well into five figures that our donor has offered to build a dog park at Woodside Park. His name is Mr. Mark Pieloch. Some of you may recognize the name. He was instrumental in building two other dog parks that you might have read about in Florida Today in the City of Melbourne. Mr. Pieloch is also the gentleman that owns the Muscle Car Museum on Sarno Road. His passion is animals. So, in production with some of my contacts with the City of Melbourne and Mr. Pieloch, he decided to step up to the plate and make a very generous donation, which should pay for almost all of the dog park. Going forward, what I am going to need from the Board, is we have to craft what things are going to look like. We have to draft a budget. I see that we already allocated \$89,000 for the road, which we are going to be talking about later in the meeting. Have we already allocated money towards the dog park?

Mr. Showe: No. There is \$55,000 in the bond budget that was set specifically for the dog park.

Mr. Dale: I am looking to contribute no more than \$10,000 in terms of a commitment from the Board. I don't even know if we are going to need to spend that. It is just money that we would have available for some of the incidentals that would not be covered by Mr. Pieloch's donation. Going forward, we would be getting input from the community. That is where *Survey Monkey* is going to come into play where we are going to be soliciting opinions. Along with

Survey Monkey, there is a tiny box after you vote where you get to express your opinion. That is where a lot of our ideas came from. I heard people mention miniature golf. That wasn't us. There were residents when we were knocking on doors saying, "*Hey, this is what we would like.*" Some things didn't come to fruition, but things like a dog park, where you have someone stepping up to the table that is going to pay for the bulk of it, is kind of out of the box thinking that I want this Board to do. We have many types of grants. We have donors out there. There are all sorts of angles that don't always involve going to the taxpayers. So, with that being said, let me open the floor for discussion.

Mr. Carnesale: I'm familiar with the owner you are referring to. Basically, he is a billionaire who made his money as a Chemical Engineer designing dog food. So, the reason he is a dog fanatic is because of the fact that he makes money in the first place. We are looking at \$55,000 being set aside from the bond money and are looking to spend possibly up to \$10,000. If we go with the maximum amount of \$45,000 that was already projected in terms of what he is talking about, we are looking at an amenity that was basically listed at the bottom and are using much less funds because we have a donor.

Mr. Colasinski: I would like to make a motion.

Mr. Bedwell: I'm concerned about the operational costs. Are we going to set up a separate fund? We have a fund now for golf and recreation, but I don't know if you listed those on the balance sheet.

Mr. Dale: That is an excellent question. This was actually the question that I had today. We decided not to look into it before the meeting. The bottom line is we need to get with counsel.

Mr. Showe: I don't know that a motion was made at this point. I think the direction is whether the Board is comfortable with us continuing to research the issue. When you talk about taking donors, in some ways you are setting a precedent that we will accept donors. So, we would need to have an agreement set up with them so that everything is laid out in clear terms as to what you guys expect, what they expect and it's crystal clear. I think you also need to do some research on the facility itself so you know what the costs are going to be. In terms of ongoing maintenance, the park maintenance is included in your General Fund now, under park maintenance dollars. That would likely be my target without over complicating the budget and making a specific item. I would likely just keep it under part maintenance. Tim would have to

look at what that maintenance and additional costs would be. There would be additional costs for dog bags, dog stations, those kinds of general things. So, I think if the Board is amenable and can provide us his donation and what he expects, that will help us to streamline the process with District Counsel. How do we craft an agreement that satisfies the public Florida Statutes?

Mr. Dale: The chief expectation that the donor made with two Melbourne parks was that they would be available to all residents. There is no cost associated with it.

Mr. Showe: Okay. Do you know if there is an agreement?

Mr. Dale: We may be able to piggyback to it.

Mr. Showe: Perfect. Even if we just send it to our counsel and say, "Here is an agreement that they already approved," would this work for us?

Mr. Dale: Roughly what happened with the two Melbourne parks, for any resident that wants to check them out, there is a Pieloch dog park. You can Google it and see all sorts of articles. You will see how they are set up. Please check them out.

Mr. Bedwell: Is there insurance and liability insurance with this?

Mr. Dale: There is, but there are ways around that. That was addressed very specifically and is my number one concern. There will be a lot of safeguards built in with the park. In some cases, there is double fencing to keep little ones from touching the fence. There are signs and things that need to be placed and everything, but basically with the City of Melbourne, when you took all the steps, it passed muster with the insurance companies.

Mr. Showe: We have these dog parks at other CDD facilities. Our insurance is familiar with the coverages. They will provide us with guidance on everything. So, if we say, "This is what we are doing," they will tell you what signs they need to ensure that you are properly covered. Is there liability? Yes. There is liability in everything.

Mr. McCarthy: There is always liability.

Mr. Bedwell: We got involved in our church and donated to Grand Isle. Unfortunately, we had lawyers involved and it turned out to be a very complex document we had to write. So as part of that \$55,000, a good amount of money was for the attorneys. The documents were 40 or 50 pages long.

Mr. Dale: I understand exactly where you are coming from. I have a lot of lawyers that are friends.

Mr. Melloh: Rob, we need a designer for the dog park. During the election process, we put that on hold, but we don't have a designer. So, if the two Pieloch parks were designed by someone individually, it would be grand to put them on board with this.

Mr. Dale: We already have them on board.

Mr. Melloh: Okay. Great.

Mr. Dale: They will be out there every Saturday for a couple of months helping us to build it.

Mr. Melloh: Perfect.

Mr. Dale: From a manpower perspective, for those of you who don't know, Mr. Matt Susin is our School Board representative. Matt also has a lot of avenues that we are able to exploit when it comes to getting help.

Mr. Carnesale: What he is talking about is we have six construction programs within our School District at multiple facilities. I offered and would like to entertain having some of the student construction teams come out. We've done that with Viera Elementary School. It's very good to get that technical piece in and give them an opportunity. It can attract them to come out to help with this project. Later on, we are going to talk about social media. Rob already talked about *Survey Money*. That is a tool I used before professionally. Tim, you mentioned about the design. That is something I think we want to get done and set a requirement in the community, based upon the outcome of that survey. Obviously, the design dictates what the operational costs would be going forward as well.

Mr. Dale: My hope going forward is that we can accomplish a lot of these steps and then somewhere towards the end of January, maybe we will have a lot of boxes checked and be able to move forward with it.

Mr. Bedwell: I have one other question. That first year, when we get this going, can we use part of the \$55,000 to pay the first year in operation costs?

Mr. Showe: The bond funds cannot be used for operational costs, so no.

Mr. Bedwell: Alright.

Mr. Dale: Are there any other comments on the dog park? Alright. That gives us an exciting opportunity for the association.

C. Farmers Market and Food Truck Friday

Mr. Dale: This is another one of the issues that I wanted to dispel rumors about. I saw during the campaign, all sorts of concerns that we were going to be taking over the golf course and having food trucks. Again, I'm going to defer to Woodside Park. If any of you have been to the west side of Viera, at the Viera Regional Park, on the first Friday, they have food trucks set up. I don't even want to call it a, "*Farmer's market.*" It's more of a craft fair/farmer's market. You have roughly about 60 to 70 vendors that park and sell their wares. They pay a very small rental fee. The vendor that puts that on, does it in multiple locations throughout the county. We are still in discussion, but it turns out that either on the 2nd or 3rd Friday of the month, he has it available. Everything is turnkey. We don't need to go out to approve metal and salad. We just talk to him once we get approval for the park from this Board. There is also another step. Obviously, we need to have places for people to park. I had a discussion with Pastor Gray at Prince of Peace Church this week. We may be able to utilize their facility for parking. If that is the case, we have something that is literally turnkey and doesn't cost the association a dime. In fact, my expectation is, we are not going to get rich off of this, but if we make \$10 per tent, if you have 50 tents, you can make \$500 to \$600. That will certainly pay for any maintenance costs and a little bit more. This actually has the potential to be a money maker for the District. More importantly, the whole outside the box thinking, delivering amenities to residents, is the direction that we are going with this. So, I have been in contact with the gentleman that runs the farmer's market. He is not able to get anything going this year. It's all too soon, but it gives us time to discuss this further at the workshop, to get things nailed out. Jason shared with me, some sample agreements that indemnify the District.

Mr. Showe: I think the approach would be slightly different in this case. If it's a vendor that is coordinating the entire program, we would just contract with that vendor specifically and they would be responsible for getting all of the certificates of insurance.

Mr. Dale: Keep it simple indemnification is the primary issue that I'm concerned about and that coupled with taking care of the park, so it doesn't get trashed. So, I think we may be in a situation where this is just an advisory issue.

Mr. Showe: If there's no opposition from the Board, if you want me to contact the vendor, I can get some information from them and we can get it to our counsel and if there is a form agreement, we will use it. Obviously that agreement would put in some termination clauses.

So, if you are unhappy with their service, the Board would have the ability to terminate that contract. If that's the direction of the Board, we will get in touch with that vendor and will start working on the agreement.

Mr. McCarthy: I have a couple of questions. With the food trucks, I don't know if this is valid, but do they require a certain amount of money?

Mr. Dale: He partners with the food trucks. We wouldn't be out recruiting them separately. You are exactly right. That is an issue when you go out and piecemeal them together, but with this being turnkey, they come with him wherever he goes.

Mr. McCarthy: Okay. That's good.

Mr. Dale: What we would be looking at timewise would be the second or third Friday of the month. It would probably start at 4:00 p.m. and go until 8:00 p.m. or 9:00 p.m.

Mr. McCarthy: The other issue is at Woodside Park, there are only 37 parking spots. So that's a little bit of a problem, but you are trying to solve that.

Mr. Dale: Residents can park at Piece of Peach Church. Actually, most of the traffic was going to come from surrounding neighborhoods and these people are just going to be able to walk there or take their golf carts or bike.

Mr. Melloh: I know your intent is to engage the HOA, which I think is great. They have Clubhouse Park, which is a large park with a picnic pavilion. They have 120 parking spaces there. I was thinking that it would be a good idea to co-sponsor it with them because there are three different parks. People from the general area would want to go. We have Autumn Lakes, Wingate, Bennington, Templeton, all where Clubhouse Park would be. So, it might be an opportunity for us to get together with the Master HOA and co-sponsor it and get the marketing out for that.

Mr. Dale: That is a great idea.

Mr. Melloh: That's just a thought.

Mr. Dale: When we do our *Survey Monkey*, that is something we will incorporate.

Mr. Colasinski: What makes it so powerful is it not only helps provide the understanding with what the community is thinking, but also allows them to suggest ideas.

Mr. Dale: I'm going to be blunt. I'm not going to sugarcoat this. A lot of neighborhoods below Viera Boulevard, feel like the unwanted stepchildren of the CDD. That's just the way it is. So, one of the things we are trying to be sensitive to was to deliver an amenity. I also know there

was resistance of the golf course for the food trucks and things like that. So that's why we were trying to think outside of the box. I do like the idea, because I think Clubhouse park would be nice for those surrounding neighborhoods like Auburn Lakes.

Mr. Melloh: We should try to mix it up a little because there are people from Grand Isle that could walk through their gate over to the event and what have you. It is close to Heron's Landing as well. So, I like the idea. In the way that it is made up, we as the CDD have Woodside Park and the Viera East Community Association (VECA) has Suseda Park and Clubhouse Park. I think going forward, they would talk to their Board and say, "Are you guys amenable to co-sponsoring the event?"

Mr. Dale: I think we all have a good relationship with the VECA Board. I was the first VECA Board Member.

Mr. Dale: That's a great idea. Thanks, Tim.

Mr. Melloh: Sure thing.

Mr. Showe: We will continue to work on that issue.

D. Paddle Boats

Mr. Dale: We were going to table this because the discussion I was hoping to get resolved hasn't gone the course I thought it would, but let me just share with everyone where we are going with this. I wound up on social media having to explain this. We are not talking about putting paddleboats in your backyard so they can look in your sliding glass window. That kind of stuff. The only area we are talking about, which was suggested by homeowners in the south part of the CDD, is right next to Suseda Park. If you look to the north of Suseda Park, you have an island in the middle of the water and two bridges that act as natural barriers. So, you are not able to go back into Grand Isle and some of the other areas. To the west of those two bridges, towards Murrell Road, you have a nice little area that could sustain paddle boats. Maybe it would just be on weekends, on Saturday and Sundays or all the time. Who knows how this could develop? Basically, it would be an amenity where people are able to rent a paddle boat. Paddle boats are cheap. They can be used for a couple of hundred dollars and people could just play around in the water area. My preference and the reason why I am tabling this, is it's not something that I really want the CDD to have to manage or put manpower in or have it be anything that costs us. There are plenty of boating companies out there that rent paddle boats. There was a gentleman in

Merritt Island that I had an initial discussion with and he seemed very positive about it. He would like to be able to set something up. We have two entities. VECA owns the land, so we have to have them on board and we own the waterway. So, we have two entities that we have to work things out with as well as a vendor. In terms of the priority of things, we have a lot on the table. This one is out there as an issue, but for me, it is not as high on the pecking order as some of the other things that we have to deal with. So, my intent again is, if I can get in touch with this gentleman, have him look at the park and give me some feedback as to whether or not he thinks he can be out there on a full-time basis or on a weekend basis or whatever the case may be. Basically, what we are looking at is between the two bridges. We will probably wind up dropping some kind of netting from the bridges to make sure people aren't able to go under the bridges to end up in areas like Grand Isle. We also want to be able to use it in such a way that it is not costing the CDD dollars and cents. We would get a company that has their own insurance to run it and we just charge them a minimal fee so that you are giving them a license to run it. Even though we are earning a small amount, we are earning as opposed to paying and it gives an amenity to the people. They will basically be renting them out. They are not going to give them out for free, obviously. We will be making a tiny profit; however, we will give an amenity to the public that won't cost taxpayer dollars. That is where we are trying to go with this.

Mr. McCarthy: In other words, this contractor is going to bring the paddle boats. He will have the life preservers and everything.

Mr. Dale: As well as the liability.

Mr. McCarthy: He will bring them in the morning and take them up at night. They won't be stored there.

Mr. Dale: It is going to be a joint effort with VECA, because VECA has the park.

Mr. Showe: Correct.

Mr. Dale: VECA can basically supply a small building to store the paddles. Basically, that would be on their land, but we own 15 feet in from the water. So, the land that the actual boats are on and tied to, belongs to the CDD.

Mr. McCarthy: The other thing to look at is the St. Johns River Water Management District (SJRWMD) tried to get permission.

Mr. Showe: We would have to check the permits. I hear what you are saying about dropping nets. We have to make sure that is in permit compliance, because that could restrict water flow.

Mr. Melloh: It is also considered a stormwater pond.

Mr. McCarthy: They are not recreational ponds.

Mr. Showe: All of these point to what Rob is saying.

Mr. Dale: It would block people from going through.

Mr. Showe: This one has a lot of hoops to jump through.

Mr. Carnesale: What may wind up happening on this one, it may just turn into us allowing remote control boats out on the waterway.

Mr. Dale: It's just an idea.

Mr. Carnesale: Absolutely.

Mr. Dale: It's out there. Let's explore it.

Mr. Colasinski: Would they go in the water?

Mr. McCarthy: There are a lot of chemicals in there.

Mr. Carnesale: I would go in there.

Mr. Dale: Let's get back on track. We have a lot to go through here today. Jason, the way I'm going to leave this one hanging is the same as the other ones.

Mr. Showe: I think we have some action items. We will start chipping away at that one.

E. Wine and Bourbon Tastings

Mr. Dale: We are trying to think outside of the box and deliver amenities to owners. For this one, we might have a few hoops to jump through, but I have a very good friend, Mike, who is the owner of Michael's Liquor in Suntree. Mike knows more about wine and bourbon than I will ever know and has many vendors at his disposal. I understand that we have liquor license issues here, which is what we are going to discuss, but if we can work things out, Mike would be willing to come out on a regular basis and offer tastings in the evenings. The people that would benefit would be people at the golf course. He would do a wine tasting or bourbon tasting once a month. Mike, please share some of your ideas.

Mr. McWilliams: I am the owner of Michael's Liquor. We have held many, many wine tastings. I'm not sure what has been worked out with the golf club, whether there have been wine

tastings, bourbon tastings or cigar events. If you are willing to open your restaurant, I can help with the coordination. I'm not sure what type of license you have, who you can buy from or can't buy from, but I can sell you the liquor. That would supersede any license you have now.

Mr. Showe: One thought I initially had was he can partner right with the lessee of the restaurant and leave the CDD out of it. They can set up whatever events they want. That would be one way to approach it.

Mr. McWilliams: That may be the case. I have been here two or three times. I'm just putting out my suggestions. I looked into Cellar Wine & Spirits, which is a big distributor in the county. They don't even sell to you guys.

Mr. Showe: We have somebody that leases the restaurant. So, the District itself isn't involved in actual purchasing. Terri is the owner of restaurant. We are the lessee.

Ms. King: It is very nice to see you guys. I agree with those ideas, as long as we can create a revenue stream because the whole idea of the District leasing the restaurant is that they get revenue from those sales. That is a great idea that we could definitely entertain.

Mr. Dale: As I understand it, we have to work out the licensing issues with these two parties. I wasn't able to get to the restaurant lease as I had a lot to digest.

Mr. Showe: There are a few items here.

Mr. Dale: Yes. As I understand it from our perspective, we are almost out of the mix.

Mr. Showe: If this was an event that they would support, my first step would be for those two (Michael and Terri) to chat. If they can come up with an event, we can offer that.

Ms. King: It is up to us.

Mr. Showe: They would work out an agreement.

Mr. Dale: It would be an asset or an amenity given to the public at no cost to the CDD.

Mr. Melloh: This is something that is very popular at a lot of private country clubs and high-end facilities. They do bourbon and wine tasting once a month. It would be a great amenity for us to have here at the golf course. We have the lease at the restaurant and they can partner with you.

Mr. Dale: My expectation would also be from the CDD that when it comes time to advertise and market, we help Terri.

Mr. Melloh: We would give her a lot of support. As Terri pointed out, every dollar she makes, we get 10%.

Mr. Showe: It also doesn't require me to go to District Counsel so there are no extra charges for the District. It's handled under her contract and we are solid. We can let them work on it. Tim, once you know something, if you let us know, we can report it to the Board and see where we go from there.

Mr. McWilliams: Thank you very much.

Mr. Dale: I think that makes Terri feel a lot better also.

F. Pro Shop/CDD Operations Consultant

Mr. Dale: Where are we going with this? I don't know that anything is going to change, but I believe that we would be derelict as a Board from time-to-time, not to explore our options to see what return on investment opportunities are available with different components of the golf course. Where I am going with this, is during the course of the campaign, I spoke to at least three different entities that all said, "If we were running that pro shop, we would be doing this and this and this." I know that people blow smoke. That's why I want to see things in writing and everything. There has been a golf shop locally that approached us. Correct me if I'm wrong, Tim, but there is an individual that people know locally that said, "That golf course should be making \$35,000." Is that roughly what we net?

Mr. Melloh: Yes.

Mr. Dale: I am not taking a shot at management of the pro shop or anything like that. All I am saying is if there are opportunities and sources out there that would be able to expand our return on our investment, we should be exploring that.

Mr. Colasinski: I think a lot of the efforts we want to pursue is to see how well we can make the golf course self-sustaining, where it earns enough money to reinvest in itself for capital improvements. That was part of what the voters that came out this year wanted. Much of their anxiety was having to stomach another bond. The people in the community would like to get away from all of these bonds to finance the improvements of the District. With the golf course making money, we should try to pursue other avenues where we can actually make it self-sustained. I know there is money right now. Three percent is put away every year in the golf revenue, but we need to get some additional funds because when you do the math, right now we have a \$22 million bond. Getting \$50,000 a year times 20 years is still only a part of it. This bond would certainly help us get some of the necessary capital improvements completed, but

there will be more. There always is more. That's why we have to start getting a plan in place if I understand the lifecycle. It was identified in the Master Plan, but we need to revisit that Master Plan to see if we have funds available for improvements so we don't have to go back to the developer. A lot of my neighbors expressed a concern about having to get another bond and I think that is what we are trying to get away from. So, there may be opportunities there, but we may have to make some changes that may be different. I think we want to maintain the golf course as is and keep it going. We obviously have some improvements that we are going to make, but the irrigation system is certainly going to be disrupted since you have to dig so much of the golf course up to put that in. This is where we are trying to arrive at just to see what we can do to make the golf course self-sustaining.

Mr. Dale: The person that I was hoping to have at the meeting today had a scheduling conflict, but he was just one of several individuals that I spoke with. He is a CDD Attorney and he has all sorts of contacts, whether we are talking from the county perspective on down to an operations perspective. All of those kinds of things. The primary focus that I heard from multiple individuals, is the opportunity for greatly increased profit is there. So that's what I want to explore. I think going forward, we can talk to different entities.

Mr. Showe: As long as it's just one Board Member doing research and you can bring that back at a workshop, there's no issue, unless there's opposition from the Board in pursuing that.

Mr. Dale: What about if some of these people like to look at financials?

Mr. Showe: They are all public records. If you give them my email address, I will give them everything they need that is publicly available.

Mr. Dale: Okay.

Mr. Showe: Steve, just to address the concern about additional bonds, just for the Board's information, this District has actually hit your validation cap. You validated bonds in the early 1990s. That process is complicated and it sounds crazy, but the District has to sue the State for the ability to get bonds. So, you are actually at your cap.

Mr. Colasinski: That's not forever, right?

Mr. Showe: No, that's forever. This District has actually hit its cap with validation between what the bond was just issued at for recreation. Part of the Settlement Agreement was that we would not pursue any additional recreation bonds under the current cap. So essentially the District now is at a cap for what they are legally available to issue bonds at. You could go

through another validation process, but that is a much larger process than anything you would have to do before. It provides anybody you are talking to some comfort. It is a much larger process.

Mr. Colasinski: You still have to take the stance that we have the money to keep it self-sustaining.

Mr. Showe: Absolutely. I just wanted to give you some information.

Mr. Colasinski: That is very important.

Mr. Dale: I understand how it works with new bonds, but the rebate bonds or readjustment bond, I can't remember what we call them, that we are refinancing.

Mr. Showe: Refunding and refinancing does not count towards your cap, because you are not issuing new bonds.

Mr. Dale: Right.

Mr. Showe: The cap only goes to new bonds. So, at this point, this District is essentially capped on new bonds, not that you couldn't, but it's a much larger process at this point than it would be otherwise.

Mr. Dale: Okay.

G. Comp Rounds

Mr. Dale: I am going to open up the floor.

Mr. Colasinski: There are distinct categories for comp rounds; those that we use for golf and those that we use for EZeeGolf. Correct me if I'm wrong, but that is used for someone who paid for the use of their comp rounds.

Mr. Melloh: In the packet I gave you, if you look on the third page, I provided data for GolfNow, which just purchased EZLinks. The 10:22 a.m., 11:00 a.m. and 11:30 a.m. tee times, we get in trade. There are about 6,500 golf courses nationwide that use GolfNow. It is the Expedia.com of the golf industry where people can log on and book a tee time. We also included for this discussion, the employee golf privileges as we have in our records now. Some of the comp rounds are in the Associate Membership Plan. When they pay \$79, their first round is complimentary. I included that in your package.

Mr. Colasinski: Last year, we had about 3,000 comp rounds and unfortunately, we overshot it quite a bit. We had 3,500 to 6,000 comp rounds for 2020. In October of this year,

with only had one month in, we had 197 comp rounds for the employees and we overshot that by 40 rounds. The concern is basically that we don't have something solid in place to manage the use of comp rounds at this point in time. That is the main issue.

Mr. Dale: The concerns that I heard from residents and surprisingly most of these residents that were golfers, is also that the system is being manipulated. I'm not much of a golfer so I'll try to put this in laymen's terms as best as I can. I understand that employees are not supposed to be able to golf first thing in the morning, but what has been happening is somebody with a membership will show up at the first tee time, which is 7:00 a.m. or 8:00 a.m. They will say that they have four people and they will arrive and the other three didn't show up. Then three employees are able to jump in, in the morning on that premium tee time. That's my opinion that when we are talking about people that are shelling out thousands of dollars for family memberships. I'm a Financial Planner and I make 90% of my income from the top 10% of my clients. That is probably the way it goes largely with the golf course. So therefore, in my opinion, those are the people we should be catering to and are the people that should take the first priority. I love the fact that people are able to work and get a benefit as an employee, but it should not come from comps. This is where the image of the "Good Ole Boy Club" for Viera East comes from. This is what some of the people inside the golf course are telling me. My main concern is that we give EZeeGolf 3,000 rounds.

Mr. Melloh: GolfNow and EZLinks are together now. We give them up to three tee times of 12 people per day at 10:30 a.m. There is not a premium time. It is 10:22 a.m., 11:00 a.m. and 11:30 a.m.

Mr. Dale: So at the low end of \$30 per round, for 3,000 rounds, that's \$90,000. How much would it cost us to buy tee time software? No more than \$10,000.

Mr. Melloh: I am not trying to be argumentative, because there are two sides to every story, but that is if you can recapture those 3,000 people. They pay GolfNow a certain fee. They go to different golf courses. We are now 100% booked, so we have availability at those times of the day.

Mr. Dale: I think we were also concerned with the amount of money we are able to get per round

Mr. Melloh: Right.

Mr. Dale: Because revenue is good, but profit is king. If we are continually reducing the rate which we actually get per round, that is not healthy for us because our costs are low. Our costs are the same from a maintenance perspective, unless an incident occurs at the golf course, but we want to have a higher level steady stream of income from the rounds. I think with these discounts, that is the amount of revenue we can actually get per round of golf.

Mr. Melloh: As you said, give me the direction and we will buy the software, the computers and what have you. We probably have to add some labor into the golf shop to answer some of the phone calls that come in. I can do a complete study on it would cost.

Mr. Colasinski: We have contractual relationships with GolfNow.

Mr. Melloh: Until July, I believe.

Mr. Colasinski: We can revisit the process and how we manage. I'm sure we can come up with a process for managing this fairly quickly, but we seem to be exceeding our budget consistently with that. When that occurs, people perceive that as abuse. I don't know that it is abuse. I would just like to investigate it more and work on a policy or procedure, something that can help manage this better so residents in the community can see that we have contracts, but we are not exceeding our budget. I just want to get a better understanding of how we can manage that more effectively.

Mr. Melloh: We can prepare a full analysis of it. As I said, we really can't contractually get out of it.

Mr. Colasinski: I understand.

Mr. Melloh: As far as the other rounds of golf, are you saying to go all out?

Mr. Colasinski: Just until we get a better process.

Mr. Dale: I would like for that to be one of our top topics at the workshop.

Mr. Melloh: Okay, do you want me to stop it tomorrow or wait until the workshop?

Mr. Dale: Stop it tomorrow.

Mr. Showe: We need a motion for that.

Mr. Carnesale: Most of these comps are for the part-time employees are they not?

Mr. Melloh: Yes.

Resident (Not Identified): They are going to quit. I put that out there for discussion, please. Thank you.

Resident (Not Identified): I don't even play golf, but I know if you have a tee time set aside that no one is booking, no one is asking for those times. If you take them off of the roster, they are comp rounds. If there are times when nobody is playing, is it better to allow employees to have that time when no one else is playing, versus no one on the course?

Mr. Dale: The problem is the times we are discussing are in the morning. That's what my comments about the system being manipulated, the feedback that I was receiving from members of the golf course and the Grade A early morning times were about. To expand on that, what I'm seeing online is that many people are stating that early morning tee times are not available. So, these are paying customers. That's the feedback I'm starting to see. So that's the reason for the concern.

Resident (Not Identified): How many of the comp rounds are going to employees?

Mr. Melloh: I'm not sure.

Resident (Not Identified): Until you figure it out, you can't figure out how much revenue you are actually losing to somebody that could be looking at tee times you are allowing an employee to take over. So, try to look at that and determine what you are losing. If an employee wants to play golf at that time, they need to go into their pocketbook and pay.

Mr. Melloh: Right. To make it clearer, the employees don't book tee times. It is based on availability. You can read the policy. If an employee sitting there wants to play golf and a twosome shows up instead of a foursome, then we will include them, but they can't call and make a tee time. Free golf is like Disney World. If you work at Disney World, you don't make a lot of money, but you get free tickets for you, the family and some of your friends to go to Disney World. Part of my job description is to retain good quality employees and that would be difficult to do if we are charging all of our employees \$20 to \$25 to play golf.

Mr. Colasinski: Maybe the issue as I indicated had to do more with the management of the number of comp rounds.

Mr. Showe: If the issue is the time, maybe there is a compromise between now and until you investigate it to block out no comp rounds before 1:00 p.m.

Mr. Carnesale: May I make a suggestion? I personally don't enjoy people making accusations that there is abuse unless you know there is. It's not fair. Maybe we need to evaluate what exactly each employee has. How many free rounds of golf they have and maybe evaluate the entire situation and then make a recommendation based on what the evaluation is, but I think

there are some valid points here. People may actually take advantage of it, but at the same time, I think there are going to be opportunities. Maybe the opportunity is to evaluate it. That's just an idea. Not to be diplomatic, because we are all saying different things, right? The numbers don't lie.

Mr. Colasinski: You may have policies in place and the policies may be fine, but the management of the policy may not be as effective as we like them to be. That's really the area that I want to try and address. I am not opposed to comp rounds, but I want to make sure that we have the plan in place that allows us to stay within budget because the people in the community see that and they want to know what is going on. Are we continuing to give away things for free? That's the perception that exists in the community to get some understanding of what is going on and what we are going to do differently. That's why I want to sit down with you (Mr. Melloh) to work that out.

Mr. Melloh: I'm just trying to get a clear picture of what you want.

Mr. Colasinski: That's what I was asking for. Maybe just to sit down with you to review the policy and get an understanding of what's going on and who has been doing what. See what's happening and then let's figure out a way to tweak it out. I would be more than happy to do this. I want to clear up this perception in the community. The thing is after this meeting unless we stop comping some of the people, everyone will be flooding tomorrow trying to get their comp play because they fear that they are going to be cut off.

Mr. Dale: How long do you think it would take to take the evaluations for the past two years?

Mr. Showe: I think Tim could have the evaluation for the workshop. The challenge that the Board is going to have is your next meeting is a month from now, so even if the evaluation comes back and you guys go, "Wow, this isn't as big of a problem as we thought," you still have to wait another two weeks to reverse any motion that you would make today.

Mr. Colasinski: What if we said right now, "No comp rounds until after 1:00 p.m.?"

Mr. Showe: I heard a concern about the premium time so I was trying to come up with something that Tim could work with. Tim can't make any changes without direction from the Board.

Mr. Colasinski: I think it is probably acceptable to go after 1:00 p.m. Now is that time period. A couple of weeks ago, people were calling in for tee times and they were told 4:30 p.m.

That was all they had available because the golf course was so busy. 1:00 p.m. is probably a good time until we can get the policy in place.

Mr. Dale: Basically, one of the things that I want to know in terms of management would be what you just mentioned, the fact that somebody calls in, asks for a foursome and shows up with two and you have two open. How often do the same people do that?

Mr. Melloh: I understand.

Mr. Dale: If it's the same people all the time, then there is a manipulation of the system. If it's somebody different, then it's not manipulating the system. It's just something that happened. If that's something that happened, then it's okay.

Mr. Carnesale: Maybe it's acquiring a better understanding of how we are establishing our budget as well.

Mr. Dale: I am going to entertain two more comments from the audience.

Resident (Not Identified): I think you guys are misunderstanding. If you have someone that tells people when they are going out and they get a comp round, if they don't schedule that comp round, they go out whenever there is time available when nobody else is playing. So, you are not losing money there. That is just a fallacy.

Mr. Dale: I didn't say that we were losing money.

Resident (Not Identified): Yes, you certainly did.

Mr. Dale: This is just for discussion.

Resident (Not Identified): I have the floor.

Mr. Dale: Actually, I gave you the floor.

Resident (Not Identified): I'm not finished speaking. You specifically said we get one of these comps at a time when somebody else could be using it. That's why I raised my hand. We aren't losing money because nobody had that time. If we had a foursome and only three show up, they are taking an empty spot. They do not have to pay because they have been working all day and have a comp round coming to them. It is as simple as that.

Mr. Dale: I appreciate your comment. I don't want to turn this into a debate. We will take one more comment and that's all I'm going to open the floor up for.

Resident (Not Identified): When we look at what is being comped for an employee versus outside, looking at how many hours that employee is working or how many rounds they are playing, I would say that is lost revenue. Because from a marketing standpoint, if we are looking

at employee time, we need to know how much time. That is a marketing opportunity for the CDD to understand what our weaknesses are in trying to sell those rounds of golf.

Mr. Dale: I will now close the public comment period from the floor on this topic.

Mr. Bedwell: If you change the time to 1:00 p.m., I guarantee you, you probably won't get any more revenue. If so, it is going to be small. What you are going to get is a lot of turnover. You try to hire people without the benefit. What kind of quality people are you going to get that can mow the greens? These things take a lot of time. My concern is turnover and having quality people that Tim can hire if you are not going to give them a benefit. One of things that causes a problem with our revenue is we have CDD residents and members outside of the CDD making tee times 10 days prior, not the employee. It could be the way we give benefits to people. That's all I have to say. I'm afraid about the turnover. It is hard to hire people with a reduced benefit.

Mr. Dale: What are we doing?

Mr. Carnesale: I think we need to have Tim and Steve get together and do more research before we go any further. However, if we have cancellations and they are filling in the cancellations or are coming in with less people than they said, if it's the same people all the time, then I have a problem with it. If it's an occasional time that somebody did it, that's our problem. Sometimes that will happen, but if it's the same people all the time then it begins to look like an intention and they are tying up tee times. If they only came with two people and that's all they are playing with, then two tee times are available and the other people should be able to clock in at their time.

Mr. Colasinski MOVED to revisit the management of the Comp Round Policy and starting comp rounds after 1:00 p.m.

Mr. Melloh: You are saying comp rounds. There are also charity comps and associates. So, you are referring to just the staff rounds?

Mr. Colasinski: Yes.

Mr. Melloh: Okay. I just wanted clarification.

Mr. Showe: Is there a second to the motion?

Mr. Dale: The reason why I don't want to second the motion is because the initial explanation that he gave with the normal comp rounds was he was starting at 11:00 a.m. or 11:30 a.m. I have a problem with just moving it to 1:00 p.m.

Mr. Colasinski: So, your issue is with the time?

Mr. Dale: Yes. I would like to see it somewhere close to the timeline.

Mr. Melloh: Those were for the GolfNow and EZLink times, around 10:30 a.m.

Mr. Dale: Yes, but you are making that the timeline because those are the timeframes that are not the most popular ones for the people that belong.

Mr. Melloh: I understand.

Mr. Dale: I'm just saying that the timeline for the employees should not be quite that high. It should be a little lower so we have a compromise, by allowing some comp rounds for the employees, but we are not giving them prime times that will block paying customers. I move that we start comp rounds after 11:30 a.m.

Mr. Colasinski: We should not have a time restriction on it.

Mr. Carnesale: You are turning off the possibility that these individuals have to play. That's not fair. You need to make that employee happy by being able to go out there and play. I think it would be nice to have four guys on the tee playing \$40 for a spot, but that's not going to happen.

Mr. Dale: Let me entertain one more comment.

Resident (Not Identified): That's Tim's job. Let Tim look into that and see if that happens. If you have all of the tee times and there is no one there, regardless of what time it is and you have someone sitting in a car that is an employee, why not let them play? What's the value of having them wait?

Resident (Bill Burgess, Oakleaf): If the time hasn't been filled the day before by 4:00 p.m., there's probably a decent chance that it's not going to get filled.

Mr. Dale: I think this matter is taking too long.

Mr. Showe: Procedurally, with Steve's initial motion, there was no second. So that motion would fail for lack of a second.

Mr. Colasinski's motion to revisit the management of the Comp Round Policy and starting comp rounds after 1:00 p.m., failed, due to the lack of a second.

Mr. Showe: If the discretion of the Board is to research it more, then Steve can work with Tim over the next month and we can come back to the Board.

Mr. Colasinski: I would like to research this policy and the management of the policy as well to make sure it's effective, so we stay within our budget. Maybe we need to revisit our budget as well.

Mr. Dale: That's true.

Mr. Melloh: I mentioned earlier about the budget. We prepare the budget five months before. When you talk about full comps, we had 1,888. I realize there are some guests that go with them, but they pay \$22. There are five-and-a-half employees a day that are taking up some time. We can do a full analysis on it and I can show you the times that they are taking. We can look to see if there is some drudgery going on there. I don't think that there is.

Mr. Colasinski: I want to make sure that the people in the community, who are all not here right now that didn't show up to vote, have an understanding from conception that we have a budget and are staying within that budget. That is my understanding of what is going on. From your perspective, do we need to revisit the budget? If we are going over it, why? That's all.

Mr. Colasinski MOVED to review the Comp Round Policy with Mr. Melloh.

Mr. Dale: I am going to break my rule as Chairman and make a motion so we can proceed. I would like Mr. Colasinski and Mr. Melloh to meet before the workshop to complete an audit of the comp rounds. We are not going to set a time for employees, but my preference, due to the concern of residents, even though they are not allowed to get those early morning tee times, employees still wind up on the golf course. I don't want to see any of that going on. As long as I have your word on that while you are doing this audit, that will not happen.

Mr. Melloh: It is based on space availability. If you don't want them on the golf course then we need to come up with a time that they cannot be on there.

Mr. Dale: I don't want them out there during premium tee times or turning paying customers away.

Mr. Melloh: So, let's come up with a time such as 11:01 a.m. The way it is written now, Rob, is that it is based on space available. If there is a twosome at 8:30 a.m. and we have two employees, then they can go with them. So, if you don't want them on the golf course at all, we need to set a time.

Mr. Dale: I understand, but the perception I am starting to get is it is being strongarmed that way.

Mr. Melloh: Okay, then let's set Noon. How's that?

Mr. Dale: We will set it as a guideline at the Golf Course Manager's discretion.

Resident (Not Identified): Table it.

Mr. Dale: Basically, that's where I am. I'm doing the research. Part of that research should be that it is the same people all the time. If it's different people, then it's totally okay, but if it's the same people that are leaving those open tee times, then it's an abuse of the golf course. That is the motion that I'm making right now, with the Golf Course Manager paying special attention to who is using it in the morning.

Mr. Showe: So, if I hear your motion correctly, you want Steve and Tim to sit down and talk, but you want Tim to pay special attention to any employee golfers that would be golfing before Noon.

Mr. Dale: Correct.

Mr. Showe: It's not a restriction.

Mr. Melloh: I think Noon would be a time definite, if that would be okay with you because I can't sit there and review them.

Mr. Dale: I understand, but word will get out and people will be more sensitive if there is abuse going on. We will take care of that before the workshop.

<p>On MOTION by Mr. Dale seconded by Mr. Colasinski with all in favor Mr. Colasinski and Mr. Melloh meeting before the workshop to create a new policy and review the comp rounds, paying special attention to employees using comp rounds before 12:00 p.m. was approved.</p>
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Mr. Dale: Hopefully that's going to be the most contentious issue we have.

H. Board Member Meeting Attendance

Mr. Dale: This isn't directed at one individual. What it actually comes from is we are in a different world now with COVID. Board Members need to be in front of our constituents, but by the same token, I also understand that we have health and logistical issues; however, we are elected officials.

Mr. Showe: You couldn't set a policy because the Florida Statutes govern and allow Board Members to participate via phone as long as there is a quorum physically present in the room. I think you can say as a Board, "This is how I think we should operate," but you couldn't set a policy or a requirement that would supersede Florida Statutes.

Mr. Dale: Correct. The concern is if it keeps going on month-after-month-after-month, whoever that person is, is not adequately representing the constituents by not being at the meeting.

Mr. Showe: Unfortunately, there is no process for removal. The person would have to resign voluntarily. That's kind of how the service is. There is no process other than potential ethics violations or some other items that would come from a higher power than the Board. You can't remove somebody from the Board. They would have to resign. Typically, when folks have major health issues, they typically resign. I think you can say, "I prefer to have all of the Board Members here and present when available," but I don't know that you could set a policy or a rule above the Florida Statutes.

Mr. Colasinski: The way I understand the ruling is that you physically have to have a quorum before you rely on somebody to come from outside.

Mr. Showe: Right. You must have a quorum.

Mr. Colasinski: The people that are attending by phone, is okay, but only if there is a quorum in the room.

Mr. Showe: That is correct.

Mr. Colasinski: Okay.

Mr. Dale: A quorum of course are three people.

Mr. Showe: Correct.

Resident (Sonya Koplner, Woodhall Circle): Are you looking to move to meeting via Zoom?

Mr. Showe: At this stage, that's all governed by the Governor of the State of Florida. We were able for some time, to have Zoom meetings, but that Executive Order expired as of November 1st. So, for the time being, we are not allowed to have any other meetings other than in person like we are doing today.

Mr. Dale: Sonya does bring up a very good point though because this is one of the things that was mentioned during the campaign. My understanding is the Zoom meetings can't take the

place of a physical meeting, but they can be added as an addition for those residents that are homebound.

Mr. Showe: You could make that available. The challenge you have is that there are a couple of steps. One is because it is a public meeting, that link has to be advertised. So, you have to know that and include that in your advertisements. You can't restrict any access to that line. You also have a technology structure that we are finding with a lot of our meetings where folks are trying to do that. You must have a stable internet. You also need somebody to manage Zoom because it doesn't manage itself. You have to let people into the meeting. It creates some technology challenges. What we have been doing for the most part is just like what we have today. We have a phone line item for speakers here. It provides a way for anybody who wants to call in, to call in and at least listen to the meeting. So, we have been doing that in the interim. If the Governor changes his order, we may be able to go back to Zoom meetings. I think the technology right now is a challenge in trying to find a stable internet. It doesn't mean you can't do it.

Mr. Dale: I like the physical meetings. I understand the need to wear masks and all of that stuff, but having additional options for residents, I don't think is a bad idea.

Mr. Showe: We had other meetings where somebody comes with a camera. If they want to personally put it on Facebook or put it out somewhere, that's 100% fine, but if the District is making an offer, that link has to be advertised and it has to be advertised to the public.

Mr. Dale: Are there any additional issues?

Mr. Showe: Other Districts are kind of growing into this. If we find something that works in another District, we will obviously present that to you. One of the things we try to do is we look at the best practices that all of our Districts are doing. So, if another District Manager said, "Hey, this is working out really great for my District," we will be able to apply that here. We are three weeks from starting back regular meetings now, so we are all trying to navigate the process.

Mr. Dale: Okay. Let's move on.

I. Grant Writing**i. Carlos Cuevas, Brevard County**

Mr. Dale: This is a generic catch all topic. It goes back to my comments earlier on the golf cart for us to be thinking outside of the box. I did see the emails from Tim about Carlos Cuevas.

Mr. Melloh: We had three meetings with Carlos and I think we are moving in the right direction. We picked out a spot along the shoreline on the other side of the bridges that wouldn't be impacted. It was a pilot program.

Mr. Dale: This would be the same thing that you guys have done on the golf course near Addington.

Mr. Melloh: It would be the same type; erosion and nutrient control. In Addington, there was erosion control only. They used geotubes, dredged it out, filled it with sand, sliced the top bag and put St. Augustine on top of it. So that is purely for erosion control, which this could take the place of, but the pushback would be from residents because they like that pristine look of the St. Augustine grass coming down to the nice crystal clean water. What we are doing there is we are going to be planting aquascaping in an area that could be up to 900 feet long. That is how much area we have there. Terry Mott is looking into it.

Mr. Dale: Who is Carrie?

Mr. Showe: She is a resident who has been concerned, at least since I have been involved out here with environmental lake issues.

Mr. Melloh: She is like the Master Gardener. We, as a CDD, get pushback a lot of times from residents with Spatterdock out of control because they don't want it to interfere with that crystal clean look. What we are doing with this pilot program is we plant that shore. It doesn't impact any homes, but now people can see what it looks like and what it will look like in their backyard, if we were to say, "Instead of spending \$60,000 on geotubes, we would spend \$60,000 on aquascaping." Part of the pushback is that people say, "That is where alligators and snakes hide." With Carlos, his grant writing is specifically more for education and trying to educate people. This is good. This goes with what is happening with the Indian River Lagoon, trying to keep fertilizers and grass clippings out of the ponds. Our water all flows to the St. Johns River.

Mr. Dale: I would like to jump in here and put it into plain English. The idea is to apply for a Federal grant so that the Federal Government is supplying the bulk of the money. For example, the installation of shrubs and bushes is under, "*Nutrient Removal*." The reason for

doing nutrient removal is because that's the title that the grants are available under. The project would help for better erosion, create a place for wildlife, most of which would be installed in wetlands with the permission of the Florida Department of Agriculture (FDA), working with Carlos Cuevas who is with them and the SJRWMD, because water flow is under their control. The test site that the waterway would be next to is in Suseda Park, the area between the two bridges, which has no houses at all. It should be coordinated with VECA, but is not something that would have veto power over because VECA does not own the land that this would be planted on. The first 15 feet along that waterway belongs to the CDD. So, if the plantings were made within that 15-foot area, VECA doesn't own it. Now we are talking about an area that VECA doesn't own, an area that the CDD owns and an area that has no houses, so we are not going to get the pushback from the people in that area. We are going to create an area that we can use as a sample to show people from HOAs that are out there and see whether or not they like it. It's not a matter of pushing it onto them. It is matter of what it is going to look like as a sample. If we can do that at a minimal cost or at no cost and get that Federal grant and do it right, we may be able to get State or Brevard County grants as well. Then we would wind up with something that we can show the HOA. They can talk to the people that live along the lakes and see what it is going to look like before they make a decision of what is going behind their house and we get a lot of the information back. I'm just thinking in terms of I know that Tim is already working with these people. I am already in the loop with these people. Otherwise, I wouldn't know all of this. So that's where we are thinking of going. We are looking at a sample. We are not looking at doing every lake. We are looking at a piece of that lake, not even the entire lake. We are looking at an area that has no houses and an area near Murrell Road that has easy to access so people can look at it. My understanding from what I read, Tim, is the area that helps the most with the lakes is that first 10 feet.

Mr. Melloh: Right.

Mr. Dale: It basically acts as a filter for all of the clippings, all of the nitrogen that comes from fertilizers and that kind of stuff.

Mr. Melloh: It's a littoral shelf.

Mr. Dale: The main gist of this program is to build up that 10 feet to essentially filter the entire lake.

Mr. Melloh: There is a lot of good out of it. Don't get me wrong. I think it's a great idea, but from dealing with residents for six years, there is going to be some pushback. That's where the marketing is like you are talking about with the HOA, *Survey Monkey* and talking to people. If we have this pilot program, like he pointed out, people can go over there and look at it. We are going to get some signs saying, "These are the types of plants like Arrowhead and Primrose." We have to spray out the bad stuff. Of course, when you are spraying something in water, it's hard to separate out the good plants from the bad evasive species.

Mr. Dale: That's another issue that I don't want to get into. I do want to come back to that issue with ECOR spraying a 10-foot swath, because that's a concern for me with all of the lakes. We had lots of talks with residents and people like Terry and it sounds like we are on the same page.

Mr. Melloh: I got you.

Mr. Dale: What other kinds of grant opportunities are there out there?

Mr. Showe: Carlos only represented to us that he can only do educational grants, but I think we would try to use him as a resource in the industry. He made it clear to us that his role would only be education, but that's important because as Tim says, we have this challenge in all of our Districts. In almost all of our Districts, the lake should have this littoral shelf.

Mr. Dale: Right.

Mr. Showe: Even if you try to keep that, when the sun goes down, you'll wake up in the morning and everything is brown in front of three or four houses. Folks want a look at a clear lake.

Mr. Dale: That is going to be part of the educational process.

Mr. Melloh: Why this is important to the county is because if you go to Suntree or Viera West and Viera Central or Viera East, there is no planted littoral shelf. He might see a little Bullrush area or a little arrowhead area of 10 feet, but not a 300-to-400-foot section.

Mr. Dale: People want that clean look. I was surprised when I did my research, because I did not realize how important that 10 feet really is. If that means we have to look at more cattails and we get less fish kills, that's the tradeoff. The additional issue that I have is the county has a \$144 fire management tax that is an ad valorem tax. When they took that out, they were able to do control burns. I don't see them doing any control burns in Viera.

Mr. Melloh: We are currently working with our Ecologist, Mr. Kevin Erwin on the control burns and with somebody that is getting their grants from the Division of Forestry, but as far as I know, beyond that, I don't know anything.

Mr. Showe: We can find out.

Mr. Dale: I would like for you to do that please.

Mr. Melloh: We will look into that more. I will be honest with you, since the six years I have been here, it hasn't been the direction of the Board to look into grants.

Mr. Dale: Let me share where I'm coming from. I have been a Viera resident for 25 years. I was here in the mid 2000s when we had the fires in Viera East. If the wind shifted to the west, we would've lost half of Viera East. That is why fire breaks are so important to me. My perception is we haven't been focusing on some of that and I was concerned. I know at the annual meeting, I brought up my concerns about a reduction in fire breaks.

Mr. Melloh: I have information on that under my General Manager's Report. So, when I get to that, I will have some information for you on that.

Mr. Dale: We will talk about that.

Mr. Melloh: Okay. Great.

Mr. Dale: I'm not trying to pick on you. I'm just saying as a theme, I think that needs to be a concentrate because it seems that we are kind of getting back to where we were in the mid-2000s.

Mr. Colasinski: I would like to make a quick recommendation. The University of Florida's agricultural extensions office in Cocoa Beach, deals a lot with wastewater. They work with some of the wastewater, water issues and everything else. There might be two avenues to reach out to.

Mr. Dale: We have a new elected official in stormwater who was there for 30 years. He did not get re-elected.

ii. Rail Ties for Sidewalks

Mr. Dale: We will skip this issue. We will address that at another time.

iii. Controlled Burns

This item was discussed.

iv. Brevard Zoo

Mr. Dale: I have a very good relationship with Mr. Keith Winston at Brevard Zoo. When we talk about the playground at Woodside Park, we have some wonderful ideas about the scrub jay habitat. I am not going to get into that as we are running long today. We can speak to Ms. Michelle Smurl about the scrub jay habitat.

Mr. Melloh: Exactly.

Mr. Dale: I am friends with Michelle and we have good connections.

Resident (Not Identified): Regarding communication with residents, if they have any concerns, do they have to present them in this forum, if they wanted to discuss official business, such as grants? I know that Steve would be open to phone calls.

Mr. Dale: I think we are pretty much open to phone calls. If you need our phone numbers, we will give them to you.

Mr. Showe: Once we have them, they will be posted on the website. I will also give you my business card. Send me an email about your concerns and I will forward them immediately to all of the Board Members.

Mr. Carnesale: You can, but under the Sunshine Law, we can't communicate with each other.

Mr. Showe: If you send it to me, I will forward it to all Board Members.

J. Fire Management Budget/Fire Breaks

Mr. Dale: Tim, you said that you were going to address this issue.

Mr. Melloh: We have a fire maintenance map that Mr. Erwin provided. We burn about 50,000 linear feet.

Mr. Dale: Through a three-year cycle?

Mr. Melloh: Yes. We just purchased a new mulcher. Mr. Ed Rapport is our CDD Maintenance Supervisor.

Mr. Dale: I think I have seen him in my backyard before.

Mr. Showe: You have seen him everywhere.

Mr. Melloh: He's out there. He is our guy out there in the field. We are talking with Kevin Erwin Group about going on a two-year cycle from a three-year cycle, now that we have this mulcher.

Mr. Dale: Thank you.

Mr. Melloh: Our guy, Mr. Chris Bowman with Kevin Erwin Group, is very excited that we got this mulcher. He said it was something we should've gotten 10 to 15 years ago. We didn't get the right piece of equipment and it has been very difficult to do. Now, we can go faster and mow up more every other year.

Mr. Dale: With the old one, we were limited to mowing four inches in terms of diameter?

Mr. Eberly: Yes. This is a mulcher that chops, dices and mixes. It is the same one that the Division of Forestry uses. You've probably seen it on the side of I-95. It's a red unit with a drum.

Mr. Melloh: Because we haven't been able to do control burns, because of stormy weather or the area was too wet, we had to use the same piece of equipment to do the mulching to keep up with the scrub jay project. We rented it for \$4,000 a week. So, if he can get everything he needs done in a week in the scrub jay habitat, this is a good piece of equipment for us because now we won't ever have to rent that thing again.

Mr. Dale: I remember years ago, when we spent \$60,000.

Mr. Melloh: That included the case. This one cost \$28,000. There is an attachment that goes onto that piece of equipment. If any Board Member wants to stop at our maintenance complex, we will give you a tour of what we have down there. We can show you that piece of equipment. We can give the information for the Golf Course Superintendent or contact me and I will meet you down there, anytime during the day. They leave early because they start early.

Mr. Dale: We are all very much on the right track. I don't want to beat a dead horse, but this is a big priority for us.

Mr. Melloh: Good.

Mr. Dale: I love the idea that you were proactive.

Mr. Melloh: I think it's going to be right for us.

K. Fish Kills

Mr. Dale: Some of this discussion we just had was regarding the filtration of the embankment. This is a big item. I think most of this we are probably going to discuss at the workshop. I read some of the things that you pointed out, where you shared that bacteria with the Tilapia. Who was the expert?

Mr. Melloh: ECOR. They sent away tissue and water samples.

Mr. Showe: Every time there is a fish kill, they go out and pull water samples. They will pull the fish and test everything.

Mr. McCarthy: Isn't Mr. Mike Garoust with ECOR handling this?

Mr. Showe: Yes.

Mr. Dale: To save time here, let me share some resident's concerns. This is a huge issue for Auburn Lakes and Bay Hill. That is probably the reason we were elected. Some of what I would like to do from a proactive standpoint, is we have been in touch with Florida Tech. They are trying to put us in touch with some other sources that can come out and take a look at things, even if it's not their Biology Department. That is one avenue we are pursuing, but I heard from a Councilman in Melbourne and West Melbourne that had similar problems. In their case, it wound up being an excess nitrogen issue and not enough oxygenation in the water bodies. Over the summer, when I was in IRCC, the lakes all had fountains. I'm not saying that we want to go out and buy fountains for every one of the 84 lakes that we have in Viera East, but it's something that perhaps on a partial basis, depending on the lake and location, , needs to be on the table. I understand that we are probably talking about anywhere from \$5,000 to \$10,000 to put one in.

Mr. Showe: I would say \$5,000 to \$10,000 for the actual fountain. Then you have to run the electric, so there would typically be connection charges from the electric company as well as ongoing electric and maintenance charges.

Mr. Melloh: We have some data on all of that, because along with that are aquatic midge issues. Ed and I have been meeting with some residents on that. Mr. Joe Fowell who is charge of mosquito control for Brevard County, gave us some good information on aerification. A lot of the fish kills come from what they call the "*Pond flips*," where the oxygenated water from the top goes to the bottom and flips.

Mr. Dale: I understand.

Mr. Mello: That occurs when you get cool weather, windy weather or a temperature inversion.

Mr. Showe: I would say keep an eye out because this is the time of year when we get that flip because the temperature changes from 80 degrees to 50 degrees.

Mr. Melloh: We had one lake, Lake 19 flip and had a fish kill for three days. Then the buzzards ate all of the fish and it was smelly for three days, but they all went away. The major

fish kill in the summertime lasted forever, because I live in Viera West and we had a fish kill in our lake, by Publix, everywhere.

Mr. Dale: Sonoma was just as bad.

Mr. Melloh: They didn't see any Brim or Bass or Catfish. It was all Tilapia related. So, we feel confident that the problem was caused by a disease or bacteria that affected the Tilapia. That doesn't mean we don't have, like on Lake #19, a problem where there is no oxygen in the bottom 2 to 3 feet of that lake. It does harbor aquatic midges, which some people call mosquitos or blood worms. Anyway, they are bugs that kind of congregate around the eve of your house that are very pesty and hard to get rid of. As far as the lakes go, we have some things that we are looking into, not fountains, but they bubble up.

Mr. Showe: There are a couple of them already in the community. If the HOAs wanted to pay for the funding of them, we would put them in touch with ECOR. We had a private resident that bought one for their lake. I think ECOR partnered with that resident, they split the cost and they pay for the ongoing electric. So, if there are certain HOAs that want to try it out, as Tim alluded to, they are incredibly complicated. We manage over 60 Districts just in Central Florida and there is not a silver bullet that we found for any of it, but there are things that you can do to help. So, I welcome all of the research because if we can find something that's a better approach, we will certainly use it.

Mr. Dale: Let's do this because we are getting into this in depth and we are short on time. It is something that I want to look into further, even if it means potentially getting some fountains or whatever. I understand that you can't buy fountains for the entire District. This is just important as planting Palm trees at the golf course.

Mr. Melloh: Right, I understand.

Mr. Dale: Let's leave it at that and I'll be in touch.

Mr. Melloh: Absolutely. We have some data already, so when we do meet, I will have some items to give to you.

Mr. Dale: I would also like for you in the interim, to put some thought into what to do if we have fish all over the lake areas. I don't think it's right to tell residents we are handling it. We need to have a game plan. We may even need to send out some kind of cart for them to pick up dead fish.

Mr. Melloh: We did that with one lake. It cost us \$500 to do one lake and it helped out a little.

Mr. Showe: If that's the Board's direction going forward, we will do that until you tell us not to. We can certainly coordinate that.

Mr. Carnesale: Some of this is just basically the way people see it as opposed to what is actually happening, but that's probably just as important. If people believe they have a problem and are not addressing it, it's just as bad. If we can take some kind of action so they can see that we are trying to correct the problem and even if it only corrects the problem by 15% to 20%, the point is that they see we are taking action. That goes for any problem. It has nothing to do with this specific problem. Any problem that we have we should be addressing in some way, so that the people that are out there believe we are doing something. In some cases, if you regularly don't take care of it, it will get on people's nerves in terms of the impression of the Viera East CDD. The "I don't care" was said by my neighbor.

Mr. Melloh: I'm sure your neighbor said, "I don't care."

Mr. Carnesale: I'm not saying we don't care, but I'm saying that is the impression.

Mr. Melloh: I understand. Like I said, we just have to find a team of people that we can call because we don't have the staff to do that. Like the one that we just recently had, in three days it was gone. Maybe we need to figure out a different way to approach that.

Mr. Showe: I think we just need to research and find a company. Going forward, we will just bring them in and have them sweep it.

Mr. Dale: So, whatever you think the actionable item is, is what I'm going to get with Tim on.

Mr. Colasinski: With fish kills, there's always a risk and the main thing is that we take the initiative and try to avoid some of the risks. I think that is what Pete is looking for. On the golf course, we have a consultant that comes every month. I think that's a good idea. That is a very good risk management approach and is the sort of thing that we try to do with fish kills.

Mr. Melloh: Okay. I understand.

L. Bond Projects

i. Bond Money Balance Status

ii. Bulkhead Status

iii. Bond Project Status – Decision to Delay or Proceed

Mr. Dale: Jason, I appreciate the information you sent out.

Mr. Showe: On the last page of your agenda package, we provided a chart that we put together.

Mr. Dale: That's pretty much it. Without going to the exact dollar amount, the general amount that I seem to get is of the \$6.2 million of the bond, we have roughly about \$5 million that has not been allocated yet.

Mr. Showe: Correct.

Mr. Dale: I think that was the big overall question. Going forward, what projects do we have out there right now that have been approved that we need to address? I know things were approved like the pavilion and things like that.

Mr. Showe: Sure. Tim, stop me is I'm misstating anything, but in looking at the list, we engaged the District Engineer to come up with bid documents that would include the irrigation system, bunker and tee box renovations.

Mr. Melloh: There were some projects that they tasked the District Engineer to put a bid document together, such as rebuilding the Number 7 tee box. So that's been authorized. We haven't had any expenses.

Mr. Dale: Not moving forward.

Mr. Showe: No. He would be drafting the bid documents.

Mr. Dale: Which we would send out. Obviously, the biggest project we have going on right now are the bulkheads. We originally had a total of \$717,000 that includes the project and engineering oversight. So, if the District Engineer is coming out, he is making sure they are installing it exactly the way it is supposed to be specked out. So that's the big project that's ongoing.

Mr. Colasinski: We had the Engineer's Report back in May and the budget for that was \$375,000.

Mr. Showe: Right.

Mr. Colasinski: Now it's around \$768,000. So, what are we missing?

Mr. Showe: That original budget was based on a bid we received from a company. When we went out for bids, I think we had five companies pick a package up.

Mr. Melloh: We had 12 companies pick up a package. Three only showed up for the mandatory bid conference and only one person bid. This is a very complicated process. When we came up with the original estimate for what the bulkheads would cost us, in the 2015 Master Plan Report, the architect at the time said it would be about \$190 per linear foot to replace them. I just basically doubled that number and said, "This is about what it is going to cost us." We have no idea. We had somebody come in and say that they could do it for this amount of money, but when we got the engineers and designers involved, it came up to a lot more than any of us expected it to be. Then again, we had one company that bid on it out of 12 that could've possibly done it. So that's where we are today.

Mr. Colasinski: Everything has been done so far regarding the bond and we were way over budget. Now I did see where there was an addendum in there where you took money out of "*Clubhouse updates.*"

Mr. Showe: Correct.

Mr. Colasinski: How did that go over? We still have \$180,000 for contingency. Going forward with the other work that is in process like the irrigation system and bunkers, which are nearly 50% of the overall budget. How can we get confidence that the people that are responding to us are fairly reasonable?

Mr. Showe: That's kind of where we relied on the District Engineer. The engineer reached out to every company. Tim can speak to it too. So, when we received only one bid, it's a public bid opening process so you are limited by what you can do. He reached out to the other companies and said, "Hey, why didn't you bid?" Some of the documents are complicated. We do Government bidding so it is a process as opposed to just giving you a piece of paper on what it costs. We look to the engineer to provide us the recommendations of whether this is a reasonable price. He felt like based on all the factors he evaluated, it was a reasonable price for that project.

Mr. Colasinski: Are we going with the same engineering company for the additional work?

Mr. Showe: They are your District Engineer. Right now, they are contracted to do some of that work.

Mr. Melloh: The thing that we have in the new project, let's say the new irrigation system, bunker renovation and re-building #7 is about \$3.2 million. We asked the engineers to write in the bid specs, either add-ons or takeaways. In other words, if it becomes over budget, we may be able to say, "Let's remove 100 heads from the golf course or spread them out." So there are things that we can do. We may say, "We don't rebuild the #7 green" or we only do the concrete liners and the greenside bunkers and not all of the bunkers. So, we put in certain things where we can back off if it happens to be too much, if it comes in over budget.

Mr. Colasinski: We may want to consider that regardless because as we go forward, we talked about not issuing other bonds and build up reserves for other things that are going to be expired as far as the license. So, we may have to take a second look at that.

Mr. Melloh: Absolutely. The process will be that the engineer is going to put together a set of documents and we will provide it to the Board. From that point, you guys will have all the say to change this. So, we will have full flexibility.

Mr. Colasinski: You are not golf course experts so we will have to cooperate with people on the Board and Tim as well.

Mr. Showe: Absolutely.

Mr. Colasinski: We can ask questions, but we are not the experts.

Mr. Melloh: Correct.

Mr. Dale: We have access to experts. That's kind of where I'm going with this. I want to have the flexibility to throw the breaks on something.

Mr. Showe: Absolutely.

Mr. Dale: I understand that we are fully involved with the bulkheads.

Mr. Melloh: Yes. I'm sorry. They started four out of the five. We are pretty much complete on #7 and #9. Number 14 is probably 75% complete and #12 is somewhere in the neighborhood of 15% to 10% completed. We haven't started anything on #18 yet.

Mr. Dale: You are going to hear our return on the investment and thinking out of the box. We have the bulkheads going forward and it is what it is. Using hindsight though, one of the things that I would've wanted to look into is whether we really need the bulkheads. Why would we not be able to do away with some of the bulkheads? I get that it's a safety issue. You have the drop-off and everything, but you don't have that problem if you level some of that off and you change the greens on some of these holes. So yeah, it does change the dynamics of the golf

course, but we have to look at things. It's not just money for the Viera East golf course. This is the entire CDDs money. Sometimes there is a give and a take with where things are going. Believe me, I understand where some of the rumors came from because I know there are people out there that are concerned about the sale of the golf course to the developer. I am not in that camp, but there are people out there. So, what I'm trying to get everybody to focus on is when we are looking at large expenses going forward, we have to take into consideration everybody's views. That's why we have 60% of the vote, because half of the people on the other end of the community really don't care about the golf course. I happen to believe it is more of a holistic process that we do need it and everything, but we need to think outside of the box with some of these items. That's where I'm going with it.

Mr. Colasinski: The other thing too with a lot of these private courses like with the bulkheads and other parts that are coming up, if we do things on an incremental basis where we do a portion of it and reassess how much we think it is going to cost versus how much it is going to cost, for the irrigation system, there are some key components we have to buy, but we don't have to buy everything all at once. Those are some questions that we need to consider when we do these larger projects. Could we do them as smaller batches? We need to answer that before we move on, rather than start it and then finish it. That is an industry practice that is used in many other industries to get feedback so we don't overspend before it is too late.

Mr. Dale: I appreciated your comment, Tim, where you were talking about the bunkers. That is one example where we are thinking outside of the box. Perhaps a chunk of those fairway bunkers we don't need. This is not a championship golf course. We need to keep it up and have it look nice, but let's face it, we don't have Arnold Palmer playing here. There are probably a handful of people like Gary and maybe a handful of others that are going to be hitting par on every round. Other than that, it's a community golf course. That's the way that I want to look at things. I want that balance.

Mr. Melloh: Like Jason and I said before, we are here to understand your vision on what you want and to be able to provide both sides of the coin, if you will, so we can all decide on the way to proceed. Whatever way that is, we will make that happen for sure.

Mr. Showe: Absolutely.

Mr. Melloh: That is a big project. I call it the big project. The irrigation is 27 years old and needs to be replaced. Like Steve said before, in another 27 years, we will need another

irrigation system. At that time, how do we pay for it, if we can't use the bonds. So yes, we need to look at it and see if we can start a larger Reserve Fund.

Mr. Dale: We will start making a lot more revenue. That's how we are going to pay for it. That's the objective. With that being said, the only other thing that I can think of is we allocated \$89,000 for the pavilion.

Mr. Showe: One other thing. The Board approved the playground equipment for Woodside Park.

Mr. Melloh: It is supposed to start in December.

Mr. Showe: We paid the deposit on that so it is incoming.

Mr. Dale: When you say, "*Playground equipment*," is it just adding to the existing?

Mr. Melloh: Yes. Replacing the swing set. Everything is ADA compliant. We need new borders and new benches.

Mr. Dale: I was just out there and you have sharp edges.

Mr. Melloh: We worked with Playmore, the same people that did Suseda Park. They probably do all of the parks in the area. I think they are bringing in 12 inches of ADA compliant mulch. I thought we had a contract on that, but maybe not. The picnic pavilion and a dock in Woodside Park is in its infancy. We have a picnic pavilion scoped out for \$95,000 and we heard a lot of people through different comments say, "Well you know we took out the dock. It would be nice to have a dock." We took out the dock because it was old and decrepit, but now we are taking the pavilion, adding a dock to a portion of it and are putting it in the southern most lake where the lake is bigger and there is more fish in it, instead of that small pond by Murrell Road. Since I presented that to the Board and they approved it, I come to find out from the company that they can't even start on that for 11 months. So, Ed has someone else bidding on it. We are just in the infancy of that and are going to start on that project this week.

Mr. Dale: I'm not saying don't put it in, but my concern is we haven't asked anybody about it at that end of the community.

Mr. Melloh: Okay. We are just getting started. It depends on the designer and where they put the dog park. That may not jive with where we are putting the pavilion.

Mr. Dale: I will get with you about the dog park.

Mr. Melloh: The idea is we want nice things for Woodside Park. I think the picnic pavilion and a dock in the dog park is a great idea. There is not a lot of space down there.

Mr. Carnesale: I think what Rob is saying is maybe we can step back a second.

Mr. Melloh: Absolutely.

Mr. Carnesale: See what people really want.

Mr. Showe: Because that vendor can't start, it's on hold. No deposit was made and nothing was done.

Mr. Melloh: We gave them no deposit yet.

Mr. Dale: I haven't heard about the pavilion from anybody at that end of the community. I'm not saying it's a horrible idea, but I haven't had anyone ask for it. If nobody wants it, it shouldn't be there.

Mr. Melloh: Right now, there are no picnic tables down there at all. They want to add a picnic table. Now if he wanted to put in a soccer or baseball field, there are a lot of different things. Like he said, the HOA used *Survey Monkey* to find out what people wanted to have down there.

Mr. McCarthy: I want to go back to the sprinklers just for a second. I think about six or nine months ago, we had a situation where it failed and we couldn't water Greens 1 through 5 for about five days. Is that correct, Scott?

Mr. Eberly: Yes.

Mr. McCarthy: Fortunately, it was at a time of year that wasn't really hot, but you can imagine if you are not watering that type of a green and it's 95 degrees, it's a real problem. There are thousands and thousands of wires that are in the ground. It's really deteriorating. It's 27 years old. It's kind of like a car that is 27 years old that needs fixing.

Mr. Colasinski: We said earlier that we want to maintain the golf course. That is part of what needs to be done. I'm not objecting to having it done, but let's get an understanding of the cost.

Mr. McCarthy: Absolutely.

Mr. Dale: I think that's the biggest issue. It's getting the best deal out there. I'm one of those guys who like to shop around.

Mr. Showe: As Tim said, when we get the bids, our intent is to have things in categories. So, you can say, "Let's pick Item A out of this column, Item B out of this column and Item D in this column." We want to give you that flexibility to have the pricing.

Mr. Colasinski: Rob, it's 5:00 p.m. and we all have been sitting here for three hours. Should we take a little break?

Mr. Dale: Do you want to muscle through?

There was consensus to proceed.

Mr. Dale: Me too.

Mr. Colasinski: I don't want to muscle through anything because I think residents of the community deserve to be heard, but if you want to continue, then continue.

Mr. Dale: We will keep going.

M. Restaurant Lease

Mr. Dale: What Jason brought up at the annual meeting, alleviated a lot of concern with the 90 day out provision. I think the initial concern was, what we were hearing through the grapevine, was five years. That is an exceptionally long lease. I know a little bit about commercial real estate.

Ms. King: It's a three-year lease.

Mr. Dale: I understand. The way I look at it is if it's not 90 days, it leaves flexibility. I was just complimenting you for clarifying the term was up to five years. I will admit that I reviewed the lease last night. I felt like I was playing the game Twister. Normally the first question is out of my mouth when I ask what square footage rate the person is paying for a commercial lease. In Viera that's \$18 to \$22 per square foot usually. Then the next question is, what is CAM? CAM stands for common area maintenance, which is for all of the superfluous stuff like property taxes and things like that. That usually ranges anywhere from \$2 to \$4 per square foot. The way this lease has been put together is very important because it effectively is a no risk lease to the restaurant owner. You pay a portion of the gross receipts like Beef 'O' Brady's. If Beef 'O' Brady's hasn't hit their quota for the month, they still owe that rent. I used to own the Viera Thrift Store. I had to sell a lot of t-shirts to make that couple thousand dollars per month rent. The deal is done. I'm not completely comfortable with the fact that it is on a portion of gross sales. I don't know that I would've done the lease like that, but it is done. Some of the concerns that I heard from the community was the hours that we are open, the 10:30 a.m. to 3:30 p.m., except on weekends.

Ms. King: No. Our hours are on the website.

Mr. Dale: The lease says 10:30 a.m. to 3:30 p.m.

Mr. Showe: I think that's minimum.

Ms. King: Then the lease is wrong. I'm there from 7:00 a.m. When we have events, we're there until 8:00 p.m. We are there until sundown. Now my real hours are 8:00 a.m. to 3:00 p.m. and 7:00 p.m. during the season because of the traffic and people coming in, but we are officially open 7:00 a.m. to 5:00 p.m., 5:30 p.m. and 6:00 p.m. on Fridays, seven days a week.

Mr. Dale: Okay.

Ms. King: Seven days a week. We start breakfast on Saturday and Sunday at 8:00 a.m.

Mr. Dale: Okay. I appreciate you sharing that. That is different than what we saw on the lease. So I'm glad to hear that.

Ms. King: Let me go to your commercial property rent square footage. The restaurant at the golf course is not a typical commercial property avenue. I am not allowed to put signage up. My only foot traffic coming in is somebody coming into the golf course that doesn't even know I'm there. It would only be the people coming onto the golf course.

Mr. Dale: As long as we are on that issue, why can't we post signage?

Mr. Showe: Brevard County won't let us.

Mr. Melloh: We can put a 30-day temporary sign out there. That's all we can do.

Mr. Showe: It is their roads and right-of-ways (ROWs).

Mr. Dale: So, it's in the ROW?

Ms. King: Yes.

Mr. Dale: How far back is that setback?

Mr. Melloh: It's quite a way because when I first got here, we put a sign up for golf carts.

Mr. Showe: We got a nasty letter.

Ms. King: I couldn't even put a sign on the golf course when the Grille opened.

Mr. Dale: Lets revisit that issue. We know Commissioner Smith. I'm not saying that we can get something done.

Mr. Carnesale: The other issue was a minimum base rent of the first area. The base rent was \$355. So therefore, if she earned nothing, she would still be paid \$355.

Mr. Dale: Okay.

Mr. Showe: There was a minimum that we put in this new contract, which helped offset some of the costs that the District incurs and a golf cart that she utilizes. So, we added some additional things that weren't in the prior contract.

Mr. Dale: I'm getting the negatives out upfront. I've been around for a while with the restaurant.

Ms. King: Have you ever been in my restaurant?

Mr. Dale: I haven't been in the restaurant since you took over.

Ms. King: Steve has been in my restaurant. Pete and Rob, I invite both of you to come to the restaurant.

Mr. Dale: I appreciate it.

Ms. King: At least just give it a chance, just to say you've been there.

Mr. Dale: I will give you more than one time. My intent is the chief concern that people have is the profitability of the restaurant. So therefore, my concern is not as much tearing it apart, but more of, what ways can we built that up to make it more profitable.

Ms. King: Bring it on. I'm not working 70 hours a week.

Mr. Showe: That was one of the reasons for bringing Mike on board.

Ms. King: I do special events just to bring in business outside of the golf course. I have three Christmas parties planned this year, which I am very, very happy about because in the restaurant industry, you need anything coming out of Tallahassee. We are very lucky to get diners to come and sit inside. I am inviting you on Friday the 4th and Friday the 11th outside of Divots from 3:00 p.m. to 6:00 p.m. for Happy Hour, which includes food and live music so you can see what type of gatherings we have. I pay for the music. These are events above and beyond normal operations daily to make up for rain delays and inclement weather. I am putting together an email address list so if the golf course for some reason flooded and we can't play golf because we don't have cart paths like Suntree that can allow cart path only, I can do an e-blast saying that we are allowing a special and what the special is. We are still open.

Mr. Dale: I think we need even more than that in the way of direct marketing and social networking, but that's a whole other topic. That is something that I think we are going to be able to add.

Ms. King: I do make donations. I made one two months ago to Viera High School when their Quarterback Club hosted a tournament there. The back of their t-shirt said, "Divots Grille at Viera East Golf Course."

Mr. Dale: Wonderful.

Ms. King: Three weeks ago on a weekend, a hockey team came with their parents. They called me and said, "Can you handle 30 people." I said, "Come on, we'll be ready for you." They were all from Jacksonville. Anytime he goes to Rockledge for a hockey tournament, he says, "Go to Divots Grille at Viera East Golf Club." So, both of us are getting advertising on a Florida wide junior hockey league.

Mr. Dale: Terri, this is important to us. I don't want to make it sound like I'm just fluffing you off, but I have one other question. If in the spirit of providing additional lifestyle amenities, like if we wanted to have an event on the third Wednesday of the month, could we use the facility?

Ms. King: Yes. I also have a group from Heritage Isle three times a month. They pay for dinner from 5:00 p.m. to 6:00 p.m. and they were there until 9:00 p.m. So, I do provide space. Space Coast for VECA would hold their meetings at Divots, eat dinner and have their meeting afterwards. So, we are very flexible and open for evening hours.

Mr. Dale: Knowing that is an alternative, really helps out a lot because it helps utilize that space for just the restaurant. It makes it more of an all-purpose space that the community is able to utilize.

Mr. Colasinski: That tool we talked about *Survey Monkey*, is something we could actually work with you on, trying to get more feedback from the community, if you wanted to ask them something. There are other things too. Somehow, we need to collaborate on being able to announce things like you are available for special events to be held there. Right now, I don't know if there are enough people that truly understand the community.

Ms. King: I think there is a misperception. Florida Today came out and said that Divots Grille is not just for golfers.

Mr. Colasinski: Right.

Ms. King: A lot of people have that misperception. It is only then by word of mouth. Then I had St. Johns Capital Church come. They host their meetings there and come for a breakfast buffet. The new Principal from Merritt Island School held a breakfast meeting at

Divots Grille before school started. I need more help from the community and getting the word out there to all of the people up and down Viera. When you drive past there, you can miss it because I can't put a sign up there.

Mr. Dale: So, you feel pretty good with Mike?

Ms. King: I know Mike. I have been in this business in Brevard County for a long time. I want to make sure that every event we have is generating revenue that goes to you.

Mr. Showe: Right.

Ms. King: That's what I am there for.

Mr. Dale: This discussion is not only to have questions, but also to help give you information and feedback about the perception of the community regarding the restaurant, but it also gives people that invitation.

Ms. King: I got married in our gazebo, just to show how good it would look for people having their wedding reception.

Mr. Dale: That's interesting.

Ms. King: My passion is this restaurant. I'm trying to go above and beyond the provide any goal to fit people's needs. If that means that I'm there at 6:30 a.m. and work until 11:00 p.m. because we have an event, I will do it and so will my staff. We just have some comfortability in that you are not just going to come in here and say, "That's it, you guys are out."

Mr. Dale: I think what you have heard so far, we want to increase your business, not lead you out.

Ms. King: This is the first time that I personally had a chance to speak with you guys. So, I think it's a mutual thing. In the past, I talked with all of the other Board Members. I consulted with them and they consulted with me. So, I have an open relationship and an open door with all of you guys. I'm doing whatever I need to bring to increase your revenue, which is also increasing my revenue.

Mr. Dale: We are going to be having more discussions. I really appreciate the fact that you are receptive to allowing more to happen at the restaurant. That's the biggest thing.

Mr. Colasinski: The terms of the lease basically say that we need to notify you if we want to come in. Can we just come in?

Ms. King: Yes. You have to inform me. You have to understand that it's my stuff in there.

Mr. Colasinski: Oh yeah.

Ms. King: So, I'm going to be there.

Mr. Colasinski: But if we were to come in as a customer, can we still come in without notifying you?

Ms. King: Yes.

Mr. Colasinski: I'm just trying to get clarification.

Ms. King: You are good.

Mr. Dale: We are going to be having more discussions. They are going to be very positive ones from a social media perspective.

Ms. King: Again, the invitation is there for December 4th and December 11th.

Mr. Dale: What time?

Ms. King: Happy hour is from 3:00 p.m. to 6:00 p.m.

Mr. Dale: She is not able to put up signage because it's the county ROW at the entrance. Is there any way that we can talk to the county?

Mr. Carnesale: If you want.

Mr. Showe: Even Tim wants that. We tried to put signs up there before.

Ms. King: I wanted to put a sign onto two signs, but I can't even do that.

Mr. Melloh: That would have to be discussed by the HOA. What we are talking about is down near the big bunker on #14. We have an area there where we can put a temporary sign, but only for 30 days.

Mr. Dale: I can work with you. I will come by and see you. Just figure out what you want. One last thing. Are you an LLC?

Ms. King: Correct.

N. Resident Information Privacy Rules

Mr. Dale: Jason and I spoke after the last meeting. CDD information was used in the campaign. It upset some residents in other communities. I understand that just as we utilize Supervisor of Election information, that is open source information. Tim, I don't know if you knew this was the biggest issue, which is more of a Board issue, is some of the campaigning happened out on the golf course. We know it happened at the pro shop because the person sending the information was not very careful and left header information on some of the emails.

The election is over, but this ties in with my earlier comments on the Sunshine Law. We are a Government entity, but it is a no vote. You can do that on your own time. I am not going to name individuals.

Mr. Melloh: You are not saying I did that? Right?

Mr. Dale: No. I'm bringing it to your attention because a couple of employees did this. I will be happy to share with you, who that was.

Mr. Melloh: Okay, that's fine.

Mr. Dale: It is not acceptable to utilize government materials or facilities to campaign from. They were able to do that on their own time. They were able to get emails and send them out on their own. That's part of the game.

Mr. Melloh: I agree with you 100%. I will definitely make sure we make a point of that. They must have sent it out from their own pro shop computer.

Mr. Dale: That's what happened.

Mr. Melloh: They are not a very large or sophisticated organization.

Mr. Dale: That's what happened.

Mr. Melloh: I will speak to the guys behind that.

Mr. Dale: And where it comes from. I would have probably left it alone, but I received several complaints from irate supporters on our side. I would appreciate if it was mentioned again.

Mr. Melloh: Absolutely.

O. Employee Review

Mr. Showe: Tim has the information from Clay Review. I think it's just an account of staff.

Mr. Dale: I think I can give the Readers Digest version. You have 53 employees; 17 that work in the cart barn, 4 or 5 that work in the pro shop and the rest in maintenance. I found out about that last night as part of my review. So I guess the only question that I came up with, the one that stuck up at me was whether there are 17 people in the cart barn.

Mr. Melloh: They are part-time. We have some people that just work two days a week. As an example, it's hard to find somebody that is going to work Sunday evening. You might get

a shift or two out of them or three or four shifts. There are some people in the golf shop, as a matter of fact, except for Chris our head golf professional who works part-time.

Mr. Colasinski: Okay. How many people on the staff are salaried people?

Mr. Melloh: More than 17.

Ms. King: They are not salaried.

Mr. Melloh: There are four people that are salaried.

Mr. Colasinski: Are we offering insurance to the salaried people?

Mr. Melloh: Yes. The full-time people on the golf staff get insurance.

Mr. Showe: Yes. In accordance with the Health Care Act, anything over 30 hours, you have to offer it. That's part of why he uses so much part-time, which is to help offset some of those costs.

Mr. Colasinski: I'm just trying to save costs.

Mr. Melloh: I understand.

Mr. Showe: Absolutely.

Mr. Carnesale: You can give them two months of payroll.

Mr. Showe: We can do that.

P. Social Media

i. Survey Monkey

Mr. Colasinski: I would like to purchase a one-year subscription of *Survey Monkey*. It is a monthly charge of \$75, but it is billed annually at \$900 per year. It provides for a lot of data, the ability to survey people in the community. The email addresses that are used are private. I would say we make a commitment to the community to disable the ability to look at people's email addresses when they respond. So it's not like someone can get that email list.

Mr. Showe: I will clarify that. If somebody says, "Hey I want every email address in that Survey Monkey account," we have to provide that.

Mr. Colasinski: Okay.

Mr. Melloh: Initially it won't go out to everyone.

Mr. Colasinski: Right. It would be based upon request.

Mr. Showe: I just want to make it clear that anything we touch is a public record.

Mr. Colasinski: Part of this initially is to reach out to people to see if they want to be included.

Mr. Showe: Correct.

Mr. Colasinski: And ask for their permission to use their email address to participate in the survey, tell them what it is about, what we are going to do, what it provides to us and the CDD. They can participate by responding. It's voluntary. So it is really just to help us serve the community better in many ways.

On MOTION by Mr. Colasinski seconded by Mr. McCarthy with all in favor purchasing a *Survey Monkey* subscription for one year in the amount of \$75 per month or \$900 per year was approved.

Mr. Colasinski: I just conferred with Tim and he has a credit card. I know that there are probably different levels, Tim, but just send him the one you need him to purchase. He will get it all set up.

Mr. Melloh: I've done *Survey Monkey* before. We did some of that when I was at Florida State University. We purchased a one or two month subscription or something like that. We did a few things like that.

Mr. Colasinski: It will be awhile before we get going because we need to send out a letter to everyone in the community and then see if they want to participate. Then when we get collected information, we can pull it together.

Mr. Melloh: Do you want him to wait on purchasing the subscription?

Mr. Colasinski: No. We can get it going and then draft a letter.

Mr. Bedwell: We used it at Grand Isle.

Mr. Melloh: We have 1,100 CDD residents on our list. We can at least send them out an email asking, "Do you want to respond?" Get it started anyway prior to sending out the letter.

Mr. Colasinski: That's fine. Can you craft some wording?

Mr. Melloh: Absolutely.

Mr. Showe: I would always recommend leveraging the HOAs emails as much as you can as well because sending out a letter to all residents is going to cost between \$4,000 and \$5,000. It's about \$1.00 per letter between postage, printing and stamps.

Mr. Colasinski: Okay. Let's start there.

Mr. Showe: We recommend trying to use the HOAs because then they can distribute it for you free of charge.

Mr. Colasinski: Lets figure out what we have and then we will address it.

Mr. Showe: Ultimately we can always try to find something else to send out. Maybe a little postcard or something smaller, but trying to get them to send it back is going to be a problem.

Mr. McWilliams: You can send the email and they can choose to respond back. So that may be a way to reduce your costs.

Mr. Showe: I'm just trying to watch the funding because it does get expensive.

Mr. McWilliams: There are some people we know that can probably send out postcards at a reasonable cost.

Mr. Showe: That's another option, but I always explore the free ones first.

Mr. McWilliams: I have to go, but I'm here to help you in any way.

Mr. Showe: Absolutely. We appreciate it.

Mr. McWilliams: You guys may fall under this. We are seeing an increase in payroll in operating costs due to the minimum wage. If you guys want to be a part of that, great. Just use me. If you need signage or anything else, I deal with a lot of different people. So I'm here to help you guys in any way.

Mr. Colasinski: Jason, it's not on the agenda, but I will be coordinating with you on behalf of the HOA for the December meeting.

Mr. Showe: Perfect. Is that for the night meeting?

Mr. Colasinski: Correct.

Mr. Showe: I will flag it. Depending on who shows up, I know that I offered it to the Board before and I know that we have done it here at Viera before, but we have a CDD 101, presenting the basics of what a CDD is, how we operate and some generics. Some folks don't even know what a CDD is. We can certainly prepare that.

Mr. Colasinski: It's a good offer and I appreciate that. I think we need to incorporate that with new homeowners somehow.

Mr. Showe: That's another challenge.

Q. Joyce Piotrowski Letter

Mr. Dale: Joyce was the widow of a veteran in November. This was an issue that angered a lot of people from the November meeting, where Dr. Fishkind made an insulting comment. There were audible gasps when he said, "She should've done her homework before she moved into the CDD," after she explained that she was the widow of an Agent Orange veteran. What I would like is a letter from the CDD Board Chair apologizing to this woman. I don't blame anybody on this Board, but the way Dr. Fishkind behaved at that meeting was reprehensible. I'm glad that I wasn't at that meeting because you don't talk to somebody in that manner. Tim, I didn't know if you wanted to draft the letter.

Mr. Melloh: You can draft it because you know the content. I only know Joyce because she contacted me.

Mr. Dale: This is from feedback I received from a number of residents who were mortified about how that was handled. It would build some goodwill.

Mr. Showe: If you want to draft it, just so it's from the Board, you can put your name on it. Once you get your draft ready, I will circulate it out to the entire Board, we will collect any comments and just send it out.

Mr. Dale: Thank you.

SIXTH ORDER OF BUSINESS**Staff Reports****A. General Manager's Report**

Mr. Showe: I think Tim has gone through most of his report.

Mr. Melloh: Yes, but I wanted to introduce our staff to the Board. Ms. Inez Campos is our Administrative Assistant. I think she has already spoken with you. She does all of our payroll and is a valuable resource. Scott is our Golf Course Superintendent. I've been in the business for 40 years and he is the best Golf Course Superintendent I ever worked with. Mr. Chris Game is our Head Golf Professional. He is doing an excellent job. He has been through Level 1 of the PGA Associate Program. Within the next couple of years, he will earn his Class A Certification as well. He is the CDD Maintenance Supervisor handling fish kills, maintaining all common areas and Woodside Park. Every Thursday is Maintenance Day at Woodside Park. It always looks beautiful and they mow it out. They maintain the trails. They do sidewalk grinding and kill

Pepper trees. Give me a call. I would love to meet you guys down there to meet with Ed and Scott.

Mr. Dale: I would love to get a tour from you as far as the equipment so we have a better understanding of your needs. If you have issues with equipment, we need to have an understanding of that because I know that some new equipment has been purchased with the bond and there is still some money left. I also need to have a better understanding of the life cycle that you see with this equipment.

Mr. Eberly: Absolutely. It would be great to meet with you.

Mr. Dale: I looked at the Check Register and I see a lot of items for repairs all the time, but at some point, we need to stop repairing it. I know you guys have been doing it, but we need a forecast to look ahead on that to see how we can get the money so we are not constantly making repairs.

Mr. Eberly: We try to fix it up to where there are certain things that are leased and certain things we can buy. Right now, we are kind of going through the growing pains of buying things 27 years ago so the life cycle is kind of worn out.

Mr. Dale: There is no more time left.

Mr. Melloh: Like Scott said, the Toro Equipment is on leases. A couple of leases will be due soon where we will have to replace the mowers. Scott will be able to give you a complete tour of everything we have.

Mr. Dale: I just want an understanding of how long you think equipment is going to last because we need to start setting money aside to do that. We have to look at the equipment and what we want on the golf course. We can say, "We can afford to do this, but if we don't get the equipment, then it is not going to be worth anything either."

Mr. Eberly: Absolutely. I would love to give you a tour and then sit down and talk.

Mr. Dale: Thank you, Scott.

Ms. Campos: I wanted to say, "Welcome aboard." I wanted to let you know that your financials and check stubs are in our office.

Mr. Showe: Your agenda books when they come.

Ms. Campos: Everything that I've given you, W-2 and I-9 forms are also there. Everything is there that you need to fill out and give back to me so I can make copies.

Mr. Melloh: The only thing that we haven't gone over that is on my report is the contractor is finishing up this week with the lake bank restoration on Lakes 4 and 7 in Brightwood and Lakes 3 and 3A in Addington. That was for 900 of linear feet total. At the back of my report, I included a schedule of lake bank restorations that we completed in 2012 where we have done 16,110 linear feet and spent \$410,000 since 2012. With the upcoming lake bank restoration schedule, sometimes that changes.

Mr. Dale: I saw how we have the geotubes, you pull them off and then you put sod on top of it. I would imagine that's kind of expensive. It's \$30 per linear foot. At the bulkheads, they have the dredge machine that they are going to use to fill the inside. Why are we not able to just use the dredge machine?

Mr. Melloh: I don't know.

Mr. Showe: They use a dredge machine. That's how the geotubes get filled.

Mr. Melloh: The geotubes stabilize it. I will ask them the question and see if there's a way to reduce that some.

Mr. Dale: I would imagine that saves us some money.

Mr. Showe: We can see if there are other methods. We try to limit the staff costs for you, but typically the engineers in our Districts either put riprap, which is expensive or the geotube. Those are the two things that they have done in a lot of our Districts to shore up erosion.

Mr. Melloh: A lot of that has to do with the SJRWMD as to what they would allow. We have to delve into that.

Mr. Dale: The second question is on the bulkheads. I see that they extended out those from the original. I assume that's going to be filled.

Mr. Melloh: Yes.

Mr. Dale: What happens to the existing wood from the old bulkhead? Do they pull that out?

Mr. Eberly: No. There was a big discussion about this and you risk caving in everything that is there. We took the wall and because the ground is soft enough, they can pound it down through. We needed it 2 feet down so they could put the new deadhead in it. They just took their machines and beat it down 2 feet.

Mr. Dale: It doesn't create a long-term stability issue?

Mr. Eberly: Actually, they are creating space for the new deadhead. So the new deadhead will hold everything up.

Mr. Dale: Okay.

Mr. Eberly: It's like every 10 feet with a deadhead. So all of the perennials that you see around the top, there's a deadhead. We designed this to make sure that in 15 years we don't have to come back and address this. This is a long-term solution that will last 30 plus years.

Mr. Melloh: Like you said, we have 27 years out of these. This new one is going to be 35 years.

Mr. Eberly: It's so much better than sod.

Mr. Dale: Some of that wood is really good wood. I guess where I'm going with this is the dog park. If we have extra material, think about the golf cart.

Mr. Melloh: We would probably store it in our maintenance compound.

Mr. Eberly: Yes, we can store it. The only thing that I would like to make sure is that it is dog friendly. We need to make sure that it's nothing that a dog would have a tendency to lick.

Mr. Dale: Tim, just a quick question on the lake bank restoration. We did nothing in 2019. Was there some reason why?

Mr. Melloh: In 2019, we were doing it in the early part of the year. I think we just got it to the point where they were start it in September, but then it didn't start until November. You are right. That money ended up going into reserves.

Mr. Showe: Correct.

Mr. Melloh: So we could go back and use that money again for some other areas.

Mr. Dale: There's a physical cost in 2017 to 2018, at your same rate going into 2021. We probably need to be looking beyond that. This looks like an easier cycle.

Mr. Showe: It's far more than that. You have 33 miles of lake bank.

Mr. Dale: So that's something else we need to look at.

Mr. Showe: This is just for information. We set \$60,000 a year for this project and tried to accomplish as much as we can every year with that.

Mr. Melloh: Years ago before I got here, they did a map showing where some of the more problematic erosion areas were. So we go off of that map. We have a map that has yellow on it, green and red on it. We are trying to tackle all of the red that we can.

Mr. Colasinski: You are prioritizing them.

Mr. Melloh: Yes. I have it hanging in my office, so whenever you come up, I'll be sure to show you.

Mr. Colasinski: We talked about allocating \$60,000 per year; however, as the cost goes up, we consider approving the budget as well to accommodate that.

Mr. Showe: Correct. I think what the Board has done so far is typically he looks at the project. We work with them at another project too. Part of the reason why they might skip a year is kind of what Tim said, which is timing. He is one of about three people in the entire state that do this work and he's great at it. So he is in high demand. In fact the other project we use it at is for Baytree down the street. We have to catch him at Baytree when he is here at Viera because that's when he is in the area. So you kind of have to build your schedule around his to get the work done more than the other way around. There are not a lot of people in the state that are qualified for that type of operation, but you are correct. So what the Board has done is adjusted the amount of fees we do based on the budget availability.

Mr. Colasinski: We may have to review the budget before we move forward.

Mr. Melloh: So the only other thing left on my agenda is at every workshop and meeting, I give you a rounds and revenue report, showing you where you are. Technically, we are a little behind budget and behind what we did in previous years, only because we had three days where we were shut down completely. Typically in November we make up more money towards the end of the month. The Friday following Thanksgiving is the biggest day in the golf industry. No matter what golf course you work at, it is always going to be the busiest. So we are looking pretty good. I encourage you to look at that. It shows you what we do on a daily basis, how many platinum gold members we have, how many rounds we did that day, revenue and what we do on average. At the top, I have the budget and what we did in the prior year. Off to the right, I normally put down weather or any conditions that would cause us not to do a full day.

Mr. Colasinski: How are the platinum gold members reflected above?

Mr. Melloh: It says 392.

Mr. Colasinski: I will review it and provide you any questions.

Mr. Melloh: Let's talk, Steve. It is something I have used for years and years to find out on a daily basis, like a daily scorecard, as to where we are.

Mr. McCarthy: Tim, the revenue and rounds have been good. We had two temporary rains and we are still drawing people in.

Mr. Melloh: Absolutely. So we haven't discounted anything on the temporary greens. In the last five or six days, it has been so windy out there, but still there are people out there playing. They are playing in a wind that is 35 miles-per-hour.

Mr. Colasinski: Golf is going nuts right now. After this is done, is there a consideration of potentially raising the greens fee?

Mr. Melloh: Yes. Our next rate increase will be on January 1st. I will get you a copy of the rates that we have. We have a summer rate that goes from about April 16th through October 15th and then we go from October 16th through December 31st and then January 1st is our high season. That goes through April 15th. So I will give you a copy of that.

Mr. Colasinski: Okay. The only reason I am saying that is because they were still sending people out there. So it's amazing what people will not do. People are shocked over the number of people golfing. The other golf courses in the area are experiencing the same.

Mr. Melloh: It's industry-wide. I can give you a copy of this, but we supply our data to the golf data tech and in turn they give us the data for the state. It is all through the roof. The golf industry hasn't seen a year like this in quite some time. That concludes my report.

B. District Manager's Report

Mr. Showe: We don't have any other District Manager Report.

SEVENTH ORDER OF BUSINESS

Treasurer's Report – Consideration of Financial Statements

A. Approval of Check Register

Mr. Showe: Under Tab A for the General Fund, we have Checks #4048 through #4068 from the General Fund in the amount of \$77,306.02.

Mr. Melloh: I cosign the checks.

Mr. Colasinski: Do you have spending authority of up to \$300?

Mr. Melloh: I think it's \$10,000.

Mr. Showe: Typically, if he needs something that expensive, we will send an email to the Board saying, "Hey, we have an emergency situation. Tim needs to buy this equipment for \$7,000, is there any opposition?" We will work through that.

Mr. McCarthy: That was set up in case of an emergency. He is reasonably honest.

Mr. Showe: In your Golf Course Fund, we have Checks #28149 through #28207 totaling \$124,045.41 for a grand total of \$201,351.43. Behind that, you will see a summary of all those invoices. We will take any questions or comments from the Board or a motion to approve the Check Register.

Mr. Colasinski: Was this the timeframe that the State imposes for these?

Mr. Showe: These checks have already been cut and sent. By going forward, you will see all of the checks because you will have to sign them all.

Mr. Melloh: We have a good separation of duties. We don't write any of the checks. They are written through GMS and sent electronically. We don't produce any checks at the club level.

Mr. Showe: By the time they are input, Tim looks at them, Scott looks at them, all staff looks at these. So there is a process.

On MOTION by Mr. McCarthy seconded by Mr. Colasinski with all in favor Checks #4048 through #4068 from the General Fund in the amount of \$77,306.02 and Checks #28149 through #28207 from the Golf Course Fund in the amount of \$124,045.41 were approved.

B. Balance Sheet and Income Statement

Mr. Showe: This is only for one month so it is hard to draw a lot of trends. If you have any questions about the financials, Tim or I could walk you through them. We will keep the bond tracking behind it to keep you up to date with any bond expenses as we move through that process.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. McCarthy: Nothing?

Mr. Colasinski: I will set up time next week with Tim and Scott to go over the process.

Mr. Melloh: The normal procedure for me is every week I would meet with the prior Board. Whenever you want to come on by, please come by. The previous Boards that I have served, I think I dealt with everybody about once a week at some point in time. My office is always open.

Mr. Dale: I want to thank all of the Board Members. This is probably going to be our longest meeting.

Mr. McCarthy: It was time well spent.

Mr. Dale: We got a lot accomplished.

Mr. McCarthy: You did an excellent job.

NINTH ORDER OF BUSINESS

Adjournment

Mr. McCarthy: We need a motion to adjourn.

On MOTION by Mr. Colasinski seconded by Mr. McCarthy with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

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, December 17, 2020 at 7:00 p.m. at Faith Lutheran Church in the Multi-Purpose Room, 5550 Faith Drive, Viera, Florida.

Present and constituting a quorum were:

Rob Dale	Chairman
Pete Carnesale	Vice Chairman
Steve Colasinski	Treasurer
Paul McCarthy	Assistant Secretary
David Bedwell	Assistant Secretary

Also present were:

Jason Showe	District Manager
Tim Melloh	General Manager
Paul Alfrey	Mayor of City of Melbourne
Matt Susin	Brevard School Board Member
Carlos Cuevas	Brevard County Natural Resources
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Dale called the meeting to order at 7:00 p.m. All Supervisors were present.

Mr. Dale: We have a full agenda tonight and a couple of special guests that we are happy to have. Mr. Paul Alfrey is the newly elected Mayor of Melbourne. We are very happy to have him here this evening. He will be helping us in some semblance at least on the discussion of the dog park. To Paul's right is Mr. John Casey who is the expert on everything having to do with dog parks, putting all of his time and effort into helping us procure a donation on something that is good for our community.

SECOND ORDER OF BUSINESS**Public Comment Period****A. Dog Park Update**

Mr. Dale: Let's start with Paul and John who are going to be discussing some key aspects of the proposed dog park at Woodside Park. Then we will transition from that. We always allow the audience the first chance to speak, but tonight is a special circumstance because we have some special guests and we want to give them a chance to get out of here after they finish speaking.

Mayor Alfrey: I want to thank everyone for having me tonight. Rob told me that there would be hot cocoa, but that's okay. So, we'll talk about the dog park. A few years ago, when I was on the Melbourne City Council, we wanted to improve our parks. In my 20-year law enforcement career, I spent almost six years having a police dog. I've always been fond of animals and I said, "I would like to build a dog park." Of course, the big "B" word came up; "Budget." How do we afford it? I got with John Casey, a great friend of mine. He and I served together under the Brevard Sheriff's Office Pet Posse, turning our animal shelter into a "no-kill" shelter. We found a location and decided it would be a good fit. So, the next thing was funding. We made a lot of great contacts. One was with Mr. Mark Pieloch, owner of the American Muscle Car Museum. I'm sure some of you are familiar with him. Others were the National and Space Coast Association of Realtors. Long story short, the first dog park we built was 100% funded from the community from Mr. Pieloch and us. I am a licensed contractor. John is very good. Anyway, we came together to build our first dog park. It was a very beautiful park. The Space Coast Association of Realtors came out. If you haven't seen it yet on Florida Avenue, that is our first one. It is a big dog/little dog park with state-of-the-art jumps. It is not a fenced in area. It is a destination. It is the Disney World of dog parks. It made the National Realtors Magazine. That is how nice it turned out. So, we thought we would go to the north end of Melbourne to build our second dog park, the Eau Gallie Pieloch Dog Park. It has a doggie splash pad with 12 spraying jets and Fido's Fort. It is very colorful and beautiful. It is probably better than the first one. So, we got better with age I guess you would say. Basically, Mr. Pieloch expressed interest to continue to build more dog parks for the community. His gracious donation per dog park of \$50,000 is only a part of it, but it goes a long way. A lot of things like the old tires were all donated from Glen's Tires. The paint we picked up from the landfill. So, we built a dog park valued at about \$200,000 for zero money from taxpayers. Mr. Pieloch loves Viera. He said,

“Well, if we build another dog park, what about Viera?” That is a possibility. So, Mr. John Casey who is my right-hand man and Mr. Dale and I talked. We thought that we would come and get your ideas and thoughts about it.

Mr. Dale: Thank you very much, Paul. For those who attended the last two meetings, we had a lot of discussions since we have been in charge of the Board about the cost of a dog park and where to locate it. Tentatively what was presented would be Woodside Park. The area that we were looking at for a large dog park predominately was the area behind the existing playground or to the west, which may change. These are not Viera Company type dog parks where they have a fence. Actually, on our CDD Facebook page I posted a video of the Melbourne Dog Park. The dogs have a large area to run around. The Board wanted to have a large dog park next to a smaller dog park. You don't want the two always mixing together for obvious reasons. The things that we also talked about are security issues, namely fencing, particularly at the entrance where you would have a double entry type scenario where you shut one gate and go in the next gate. That will keep Fido from bolting out. You would have large enough fences and some sort of a screening fence, depending on where we put the smaller dog park. You wouldn't have the children's park right next to the dog park. It may cause some situations, anxiety with the dogs, whatever the case may be. There are a number of design issues that we are looking at. I have not thrown out a number yet. I understand Mr. Pieloch has worked with previous dog parks in the neighborhood of the \$50,000. Then on top of that, things like additional seating were donated by Lowes. So, it really brings down the cost structure to the point where we think we are going to be able to build this dog park within the \$50,000 budget or just a little over. This Board will have to discuss using a slush fund to take care of any incidentals that perhaps aren't covered by the Pieloch money.

Mayor Alfrey: I spoke to the Space Coast Association of Realtors and they get a national grant of \$5,000 from the National Association of Realtors, which they match \$500. I have been pretty much told by Tammy that grant is available again next month. I would apply for that to bring that money here as well. We would get an additional grant as well. So, the \$50,000 is maybe a third of what would be coming in when you talk about gigantic tires that come from Lowes. We paint them and a lot of the structures. All of the benches are made from recycled plastic material. A friend of mine owns American Recycled Plastics in Tennessee, a national company. His products are in Disney, Dollywood, Universal, you name it it's there. He put a

bench at the City of Palm Bay 18 years ago and it looks the same. It's all recycled plastic. We are very conscientious of what goes into the park. We use recycled paint. At the end of the day, we do a very good job that allows us to build a premium park. I'm talking about a park where in the City of Melbourne, we have a group that comes from Barefoot Bay once a week for their meetings. We are very proud of our parks. So, it's something that I expect growing up here all of my life. Viera has a standard of being at the top. That is what our dog park here would be as well.

Mr. Dale: Two other issues that I want to bring up to the Board that we touched on, but for those who haven't heard it yet, labor-wise we are in good shape. If nothing else, we have our Brevard School Board Member who just arrived, Mr. Matt Susin. He alone is capable of building half of this park on his own. He is incredible. From a labor perspective, it would be a community effort. We hope perhaps to have the schools involved. I know that we have John and Paul. I'm going to be there helping with the construction.

Mr. Susin: I spoke with two construction schools and they are going to bring the kids to help on the weekend. Morton-Smith said they would sponsor the transportation.

Mr. Dale: Wonderful! Thank you, Matt. John, you mentioned moving the playground.

Mr. Casey: One of the things we want to be conscious of is safety, separating the kids from the dogs. Our dog parks are safe. You know how kids are. So, we took the extra step and installed a cattle fence on the outskirts of the park, as an extra safety barrier. I know that you are revamping your playground so my suggestion, is putting the dog park where your playground is because it would abut right next to the large dog park. We could move the playground into the bigger field and furnish sun sails and cantilever umbrellas.

Mayor Alfrey: Professional cantilever umbrellas are Miami-Dade Code hurricane approved. If you have seen ours, we have all different colors.

Mr. Casey: We would fence that in also.

Mayor Alfrey: We run things by Mr. Pieloch. He upgraded the fencing. Safety is important to him. Training police dogs for years, I understand safety. Kids and dogs sometimes don't mix. When we design a park, we want to make sure that the fencing is right. They are away from the children so you have the ability to go to the park. You can go to one area to let your dogs run and play and allow children to play in the other area. I have four children myself and that is very important to me. I assure you that safety is number one and what we have done

works out very well. Like John said, we also conferred with Mr. Joe Hellebrand, who runs the animal shelter. He was my trainer at the Police Department many years ago and concurs that the best thing to do is to make sure that the kids are away from the dogs and you have two different parks. I have Pugs and some small dogs don't like big dogs. They don't get along, so you want to have them separated. We mentioned planning and design. There isn't any. It's what you want. We have a good idea of what we are going to have. The way we designed these last two parks, I would be driving back from North Florida, calling him and saying, "Hey, what do you think about this," or get volunteers together and saying, "Can we do this?" This is your park and you can decide what you want.

Mr. Casey: We would ask for your input on the design.

Mayor Alfrey: We had a full tennis court at Eau Gallie Park and built, "Fido's fort," where dog go through double tunnels and up and down ramps. So, the sky's the limit on these dog parks. It is the Disney World of dog parks. So, we would ask for everybody's input on what you want to see in your park. This is your park. Are there any questions?

Mr. Carnesale: What are you talking about in square feet?

Mayor Alfrey: That's up to you. Eau Gallie Dog Park is smaller because we were limited.

Mr. Casey: It's your decision on where you guys decide to have the park. If you are okay, we can move the children's playground out.

Mr. Carnesale: Are you talking about an acre?

Mayor Alfrey: We went out there with a drone and surveyed it. The children's playground was the ideal size for the small dog park.

Mr. Casey: The one next to it is 180 by 75 feet.

Mayor Alfrey: That would also allow the field to remain untouched so it can still be used by kids and people, if you want to go out there. Then you can put the children's playground in an area that is probably more visible. So, you would want to make it colorful to be inviting. That whole area would have a big and the small dog park. It would also allow us to put a box that you walk into, close the gate and go right for one park and left to the other one. If someone left it open and your dog goes in that box, they can't get out.

Mr. Casey: One of the topics that comes up frequently are vaccinations. You guys are actually a separate community from Melbourne, but on the same agenda. That is up to you. If you wanted to, you could have some kind of a sign-in sheet showing that the dogs have been

vaccinated. For safety, that is up to you. I will tell you this, there is no charge at Pieloch Dog Parks. None.

Mayor Alfrey: That is one thing that he requires, even though it is your dog park. Our City Attorney's Office did an extensive study on this. We have signage that is all recycled plastic. If you pressure wash it three years down the road, it is the same. So, we pretty much have all of the verbiage, everything you need to keep your dog happy. The long and short of it is that it allows Brevard County Animal Control to stop by at any time to check tags. We don't really have a problem at the other dog parks and we have been open over a year.

Mr. Showe: Just for the Board's information. I provided information that we received from our insurance company as far as what they require, which is similar to what they are saying. There is a sign saying, "*YOU MUST BE UP TO DATE ON YOUR IMMUNIZATIONS.*"

Mayor Alfrey: In actuality what the City of Melbourne has on their signage is actually more restrictive than what our insurance company came back with.

Mr. Showe: Just the minimum guidelines.

Mayor Alfrey: We look at it from a City liability standpoint and vetted it pretty hard. We were on the other City, not to mention that my friend owns American Recycled Plastics and a lot of their products go into our dog parks because you can't damage it. We researched all of the dog parks and have taken the best of each verbiage. We are pretty much covered.

Resident (Not Identified): I'm getting a brand-new pup. How do you determine the size of who goes into what pen?

Mayor Alfrey: That is a great question. My Pugs will play with big dogs, but it depends on the dog. We don't restrict. We say 25 pounds and under or up to 25 pounds in the big dog park. There are people with stocky and small dogs running. It's really up to you. You don't take the big dogs into the small dog park. Sometimes you get Chihuahuas or Bull Dogs that are timid. They will go into the small dog park. What we did is the 25-pound rule that we put on the sign.

Resident (Not Identified): How do you get owners to pick up after their dog?

Mayor Alfrey: That is a great question. We provide pet waste stations with bags. You will have to buy the bags every so often. There are plenty of them there. Basically, people are responsible to pick up after their own dogs. Normally, as long as there is a pet waste station, they do that. People take ownership of parks in the City of Melbourne. If you go into these dog parks, they are pristine and people appreciate it. I'm not like Mr. Matt Susin, always looking spiffy, but

I can go out there right now and if I drop a piece of paper and walk off, I will get yelled at to pick it up. So, people will police that park because they love their park.

Resident (Not Identified): What do you do in the situation of dog fights, which you know will happen?

Mayor Alfrey: Most dog fights aren't dog fights. I will tell you that right now. Most of the human owners flip out more than the dogs. My Pugs will go at it. They will bark and yap. That's just what they do, but when it comes to dog fights, you will get them once in a while.

Mr. Casey: One of the things that our research tells us is that dog parks are neutral. There is no territory for dogs.

Mayor Alfrey: That is correct.

Mr. Casey: The territory is their own home. When they get into the dog park, a few of them are going to try to take some control.

Mayor Alfrey: That's how we designed it. You eliminate the animal aggression when you put things for them to do and put things in between them. Normally dogs will run in packs. They will locate their pack and run a certain way. If you go on the Eau Gallie Pieloch Dog Park Facebook page, people post videos every day. You will see 15 dogs that don't even know each other jumping and having fun, because there is no defense drive. It is all play driven. Rarely will you have prey drive because there is nothing to put them in prey drive. They are just there to play. It is amazing when you see the dogs playing. The owners have to be conscientious of their dog. We tell everybody to be responsible for their pet. Again, we will get 40 to 60 dogs in our park having a great time. Check out the Facebook page.

Mr. Carnesale: I presume in the future when you have the dimensions and all variables, you will show the actual plans.

Mayor Alfrey: This is being built for the community and we want everybody's input.

Mr. Casey: There are not going to be any engineering rendition drawings.

Mr. Carnesale: That's why I'm asking. I wasn't sure what the process was.

Mayor Alfrey: Actually, there will be a process. We work with the Building Department. There is permitting. For example, the cantilever umbrellas can withstand 150 mph winds, but there has to be an engineering drawing. Part of it is the permitting with Brevard County before the City of Melbourne. So, you will have a copy of the plan and what it looks like. They will

want to know where the fencing is. It depends on what we put in there. The jumps don't count, but the fencing does.

Mr. Carnesale: Thank you.

Resident (Not Identified): Do they maintain the grass? If they have a big tree to provide shade, no grass will grow there.

Mayor Alfrey: With our park, we get dirt areas and that's just how it is. Grass will grow, but the park will take a beating.

Mr. Dale: The playground is completely covered with Oak trees.

Mayor Alfrey: That's okay. There's still a covering there. Ours is like that too. There are parks that are very plush and green.

Mr. Dale: That's a good point.

Resident (Not Identified): There will just be sand unless we turn it into dirt. Right now, it's mulch and you don't have to worry about it, but that's going to be a problem.

Mayor Alfrey: We get with Lowes and some of the experts on grass. What grass can we use that is pretty strong and heavy duty? I'm not an expert on grass, but there are people that we contact and say with this specific issue, "What do we do?"

Resident (Not Identified): If you remove the playground, will there be shade?

Mayor Alfrey: We don't need any because you have all of this tree covering.

Resident (Not Identified): I know.

Mr. Dale: I'm not taking a stand one way or the other on moving the playground, but one of the side benefits I see of moving the playground, is the canopy of Oak trees. You get all sorts of debris, sticks and acorns.

Mr. Melloh: Our renovation project started seven days ago. So, they are already in the process of moving that park.

Mr. Dale: What have they done so far?

Mr. Melloh: They removed the old mulch and cut out tree roots so they can put borders in. Today they may have put in the borders. I'm not sure. I haven't been down there in the last day or day in a half.

Mr. Dale: Okay, but they haven't laid mulch yet.

Mr. Melloh: They haven't laid mulch. Like I said, we already contracted out with them.

Mr. Showe: If the Board wants to do that, we have to get with the vendor quickly and tell them to cease the work. Some of the playground is going to be closed.

Mr. Melloh: A lot of the people that use the playground, love the fact that their kids are playing in the shade.

Mayor Alfrey: If that's the case, I respect that. That's fine.

Mr. Melloh: I just wanted to interject that we already started.

Mr. Dale: I understand. This is a decision that the Board is going to have to make.

Mayor Alfrey: I just want to interject that we had a lot of people saying, "*Oh it's such a nice park.*"

Mr. Dale: It is a beautiful park.

Mr. Melloh: The Oak tree canopy provides shade for the kids while they are playing, but it would be nice for the dogs as well. I'm trying to decide.

Mr. Dale: If we move it out, we have another option for expanding our playground as well, other than having a swing set and a slide.

Mr. Carnesale: Thanks for coming. I'm looking forward to the dog park. So, thank you for what you are doing. Have you had any litigation?

Mayor Alfrey: No. Knock on wood, no we have not. Everything is cut and dry. The City of Melbourne, our dog park has a 12-jet splash pad. So, our concern having a park at Crane Field where kids play ball, was whether a kid was going to go over there or somebody was going to take their kids and let them run around. That's very inviting for a child. When you rub your hand over it, it turns on. They rotate so three go up and three go down. It is very colorful. They have stamped dog paws on it. It's beautiful. We can properly mark where this is for dogs, not kids. We haven't had any problems.

Mr. Carnesale: Will the cost of insurance rise because of the dog park?

Mr. Melloh: No, but we are also self-insured.

Mayor Alfrey: I know insurance pretty well. It has to be properly noticed. That will really help you.

Resident (Not Identified): I work for the District and the majority of the 22 schools I go to, none of their playgrounds are under trees and there are reasons for that. It is because there is a huge problem with insects and deterioration of playgrounds. That's probably why you have to replace swings in that park because the more leaves settle and fall, it breaks the ground up. So, I

can assure you that out of 22 elementary schools, from Titusville to Palm Bay, none of the schools have big Oak trees because of wear and tear. We would be replacing a lot of playground equipment and that might be a help.

Resident (Not Identified): I live directly across the street from Woodside Park. There is not a big parking lot there. Where you are talking about putting the dog park is where the kids park is. Some kids are attracted to dogs while others are afraid. The dog park is going to bring more people. The playground always brings the kids. So, we are talking about traffic here. We are also talking about the possibility of a dog getting out of a car and walking past the playground. Safety wise, we are talking about dog and kid safety as well as car and bicycle safety. So being an old teacher for years and years, I'm concerned about both.

Mayor Alfrey: That is a great concern. What I learned over the years with dogs, animals and our parks is where there is a playground and a dog park, you want to have one area for the dogs and one area for the kids. Some kids are afraid of dogs. That's a reality. Some dogs are afraid of kids, but at your park, dogs are not going to run away. They used to take them on our baseball field and let their dogs run around, so when the kids were going out and playing baseball, they would step in a hole or a pile because there was no bag to clean up. So now there are dedicated dog parks.

Mr. Casey: One of the things we faced when we built the Eau Gallie Dog Park, was it was right next to baseball and football fields, a t-ball field and batting cage. I was concerned, but not anymore. Dogs don't care about the kids. They want to play in the park. Our biggest concern was making sure that we keep the kids out of there. That is with signage and the proper knowledge for the parents.

Mayor Alfrey: Everybody has taken ownership of the park. If you had your dog in there and you see kids come in, you have plenty of field over there. Everybody has to be responsible.

Mr. Casey: I don't see a lot of kids in the dog park, unless there was a parent.

Resident (Not Identified): I find that most dog parks are used early in the morning when the kids are in school, but in today's environment, kids aren't in school. So, they will be in the area simultaneously, but it is not a big area for parking.

Mayor Alfrey: What we have at our first park, is 18 or 19 parking spaces. Yes, they stay full and there are three or four cars, but if you have 37, you have plenty of parking spots.

Mr. Dale: Jason, we have to get the meeting flowing, but I want to talk about the dog park.

Mr. Showe: We are early in this process.

Mr. Dale: Procedurally, if we were to table any Board action until we get to old business, I assume that we can do that with regard to the dog park.

Mr. Showe: It's on the Action Items List.

Mr. Dale: What we can do right now, is to give the Board an opportunity to ask any detailed questions of the Mayor. Then we can just table it. That way, it gives everybody here that has a question or a comment during the public commentary period a chance to move forward. I'm going to throw this to the Board right now. Dave, Paul, Pete, do you have any questions?

Mr. Bedwell: That organization has a phenomenal record in terms of the dog parks. I'm looking forward to what I think is a good project. It will be first class.

Mr. Carnesale: I agree with the dog park, who is building it, the experience they have, what they are doing with it and the safety issues they are addressing. So, I don't have a problem from that point of view. I have a couple of dollars and cents points of view, when we are talking about moving a playground that's already established to somewhere else that we are possibly increasing costs from that perspective. I also have questions relative to the splash pads for the dog parks. Does that create anything in the way of muddy areas around them because I would look at the dogs getting in and out of the cars and some of the people not wanting the filthy dog paws getting into their cars.

Mr. Casey: There are showers in both parks.

Mr. Carnesale: Okay. That answers the question.

Mayor Alfrey: That's up to you. We would bring it back to everybody and let everybody pick. Every park is different. We don't want to build the same park everywhere. We want everything to be a different experience.

Mr. Carnesale: Basically, he has come up with the solution to my question.

Mr. Colasinski: I'm just envisioning this in my head. The biggest thing would be if we already started laying mulch, which is where we would have a problem with costs. Let's say that we had a clean slate and we decided to put the small dog park where the playground is. All of the mulch that was in there originally, would've had to come out anyways, correct?

Mayor Alfrey: Yes.

Mr. Colasinski: You are talking about just moving the playground equipment. So really, we haven't expended anything. Fencing is the other big cost that I'm envisioning.

Mayor Alfrey: We would actually fence in the playground and use the fencing that is there for the small dog park. Since we have the trees, we already planned to put the nice cantilever shades in the kid's playground with benches. So, we would basically be shifting some items around.

Mr. Colasinski: Here's the other part that I see a benefit of for the Board. If we leave the playground where it is, basically to address some of the safety concerns with the kids, you have the playground right in the middle or in close proximity to the dog parks. If we were to move the playground to the northeastern corner of that field, near where the bench is, there is little shade there. We would then have the cantilever umbrellas. It gets the playground away from the dog parks. You have a good 50 yards between the two at a minimum.

Mayor Alfrey: That is what I would recommend.

Mr. Colasinski: So, I do see some benefit. If we already started laying mulch, I'd had been a little concerned because that's an expense, but basically the things we have done already are things we were going to have to do regardless.

Mr. Carnesale: I guess we just have to figure out a way to stop the project.

Mr. Showe: We just need to get with the vendor. We worked with them in several places and hopefully they will be able to accommodate us knowing that they will likely be the ones that will move it. I think the one challenge you have is they remove the border timbers. Essentially the playground is unusable until we get it moved and put the material back in.

Mr. Colasinski: I understand.

Mr. Melloh: I hope they didn't put the swing set in today. I'm not positive where we are with that. We can take a look at that tomorrow, but is that the direction you want to go in, to stop and kill the project right now?

Mr. Dale: Lets come back to it when we get to Old Business. That's for the Board to decide, but I would be leaning in that direction.

Mr. Melloh: First of all, I want to tell you that I visited one of the dog parks. I'm not sure which one it was. There is one south of 192. You are right. It is the Disney World of dog parks. Is there enough space underneath the trees in this park because it almost seems like the entire infield would be a great dog park, but I don't see too many people using that field?

Mr. Dale: I'm apprehensive about giving up that field. That's a wonderful field. There is another issue as we get into new business, that I want to bring up for the Board. I was approached by a youth league that wants to look into using it.

Mr. Melloh: Okay. The only thing that I saw was how large the park was down there. That is where we are talking about putting it.

Mayor Alfrey: It had an old swing set, that wasn't being used. Eau Gallie is much smaller, but there are more things to do. Is it big enough? Absolutely.

Mr. Melloh: Okay. That's all I wanted to know.

Mayor Alfrey: I think you are going to be very happy.

Mr. Dale: The area where the dog park would be is at least a quarter to a third of an acre. It's much larger than anything The Viera Company is building and putting a fence around. Are there any further questions from the Board for Paul or John?

Mr. Carnesale: Not from me. My questions were answered.

Mr. Dale: Mr. Mayor, thank you very much for coming out.

Resident (Not Identified): Did we hear any mention of this location and the bathrooms? The dogs aren't going to use the bathrooms, but the kids are. I think that is an important thing to look at.

Mayor Alfrey: Absolutely. The bathrooms are nice. That's why we would move the entrance towards the end, so you would actually park and go all the way down away from the bathrooms, come around and over to the west to enter the box. So, you would stay completely away from the bathroom. If you have your dog out, you will go the other way. That is a great point. It would be accessible for people at the park. You have kids coming around and they would be away from both parks.

Resident (Not Identified): I have another question which involves lighting. I know that they had quite a bit of property damage in that park. It is always dark when I go by. Is anyone going to look at the lighting?

Mayor Alfrey: That's up to you. Our dog park in the City of Melbourne does not have lighting. A giant tire is in the ground, so there's not much damage. Every post is poured in concrete.

Mr. Dale: When we get to Old Business, we are discussing some of the design features of the park.

Resident (Not Identified): Okay. Thank you.

Mr. Susin: I have known Mayor Alfrey for six years. I worked on a lot of projects with them. It takes a lot for an individual to come up here and offer what he does. I worked with him on all of the projects and he will take that into consideration. I think this is a beautiful thing that's going to come to our area. The guys coming out and doing all of this work, deserves a lot of credit. I want to thank Mayor Alfrey and the Board. It meant a lot to me. I have five kids. So, there are concerns, but in the end, I know that the quality they put in is really good.

Mayor Alfrey: I don't get anything from this. I do it because I love it. I dedicated the first park to my first police dog that died of cancer. The salary that I get from the city, is donated back into the community. I would be donating hundreds of hours with Mr. Casey to build this dog park for you.

Mr. Dale: Thank you very much, gentleman. We appreciate your time and look forward to working with you.

Mayor Alfrey: Thank you for your time.

- **Presentation from Brevard Natural Resources Management** (*Added*)

Mr. Dale: We are deviating from our normal agenda because we have special guests that we invited. First was the mayor and now we have Carlos from the Brevard County Board of Commissioners Natural Resources.

Mr. Carnesale: I would like to note the reason why he's here. Basically, we received information from some residents regarding erosion problems associated with the retention ponds, which are all over the place. In response to those concerns, we invited Carlos from Brevard Natural Resources Management to give a presentation today. I believe the presentation will be of interest to everybody. The mission of the presentation is for the Board to approve a task force made up of several entities such as the following:

- Representatives from the VECDD
- People from the community
- Representatives from VECA
- Other experts as needed

Mr. Carnesale: Our goal today is not so much to approve the project, but to get a task force in place so we can get all of the details and all the expertise together.

Mr. Dale: Is this the CDD's task force?

Mr. Showe: Just to clarify, I think Rob has the same comment I have. We want to make sure that this is not a CDD task. If it is an official CDD task force, then it becomes a committee of the CDD. It has to be publicly advertised. You have to take minutes and there are some additional requirements. You can set up an Advisory Committee and a CDD Board Member could be on it. But it needs to be clear that it wouldn't be an official committee of the CDD. It would be a Neighborhood Advisory Committee.

Mr. Dale: That's fine.

Mr. Showe: The Board could appoint somebody from the CDD Board as a representative, but we want to make sure that they don't have any formal capacity or they are not formally under the CDD auspices.

Mr. Dale: There are all sorts of Sunshine Laws.

Mr. Cuevas: I am the Outreach Coordinator for Brevard County Natural Resources. Our job is to talk to people about education about the Indian River lagoon. For those purposes, I brought some pamphlets. Speaking of dogs, I have some battles with pet waste. That's very important because pet waste that people don't pick up goes into the ground and causes more muck. Obviously, we want to keep the lagoon clean and save on service as well. Our educational program is called LagoonLoyal.com. Go to that website. It is self-explanatory. You learn about the lagoon. You earn points and can redeem them or participate with merchant. If you are a merchant, you can join, promote yourself there as well for free and learn about the lagoon. If you are here long enough, some of you may remember Blue Life. This is replacing Blue Life. My job is under the Clean Water Act, they must have a person like me, which is outreach. They enacted the Clean Water Act in 1972 and then later on in the 1990s, they had the National Pollutant Discharge Elimination System (NPDES) because the Clean Water Act initially regulated municipalities and industries, but 20 years later they found out that there is also pollution coming from the rain. The rain that falls into the street washes everything from the street and ends up in waterways. My job falls under that. Viera is surrounded by two waterways, the Indian River Lagoon on the east and the St. Johns River in the west. Our stormwater here in Viera East goes to St. Johns. We don't want the St. Johns River to get dirty. We monitor it and work with the St. Johns River Water Management District (SJRWMD). The lagoon has brackish water and drinking water comes from the St. Johns River and underground water that comes from it. It

rains fall into the street or it rains a lot close to the ground and then you get flooding. The water ends up in the lagoon or in the St. Johns river. This is typically what happens. The muck that we are dredging in the lagoon is mostly muck. Embedded within it is dead grass that brings nutrients. These water levels go mostly untreated. It ends up in the lagoon untreated mostly. This doesn't go into the Wastewater Treatment Facility. In New York City, it does, but not here. It is impossible. It will be very costly. So, this water goes basically untreated into the lagoon or the St. Johns River. One of the things we do is we have ponds. We would normally be under water, but this slows down the velocity of the water and helps absorb some of the nutrients that are causing the algae problems in the lagoon. We want it to prevent it from opening in the St. Johns River. Because it will get like that. Many of our ponds here that are older in Merritt Island, when they have these problems, they have to dredge and it's very expensive. So, they absorb phosphates and store nitrogen. I am going to give this presentation electronically so you can see this again.

Mr. Showe: We will put this presentation on our website.

Mr. Cuevas: Again, it rains, causes stormwater runoff, the water does into a little drain. It doesn't go into the wastewater facility. Most of it goes in here. It absorbs, slows down the velocity of the water, but it has to be maintained.

Mr. Dale: When you say, "maintained," what does that mean? What is the maintenance required for the lagoon? What maintenance do you have to do in the stormwater pond?

Mr. Cuevas: That was the vendor of the pond and how it was designed. If you have aerators, because they are needed, the aerator needs electricity. Vegetation grows on it. I was talking about the old ponds in Merritt Island because you guys are not the only one. There are residents in other areas that has algae because they have an accumulation for years-and-years of phosphates and nitrates. Now they need to dredge it and take it all out.

Mr. Dale: Okay, so that's the maintenance.

Mr. Cuevas: That is all of the maintenance. That is a great question. It's going to depend on the pond, the age of the pond and how it is designed. Basically, they are helpful for two days, to prevent flooding and absorb nutrients and phosphates. It holds 40% nitrogen and 40% of the total phosphorus. That is what is making the algae grow in the lagoon. I am showing a picture of a house in West Viera, next to the golf course. You can see the Duran golf course and many houses there have a 90-degree angle where the water ends and the land begins. Typically, that is

a sign of erosion. If you have something like that, that is not recommended. What is recommended is what they have at the Duran Golf Club, which is a nice flow. I have given presentations to Grand Haven. They had a problem with dissolved oxygen so they put in an aeratör. That solved the problem. The issue is resident's complaining about erosion caused by water in the bonds. This is the end of it. Some people said, "Oh, I talked to the manager and the Viera East DDD and they don't listen to me." So, the Viera East CDD tried to remediate this erosion instead of dredging because dredging is very expensive to put a planted littoral zone with longer roots to stabilize the soil, but some people went out there and sprayed Round-Up to it because they may have thought it was weeds. They may think that it hides snakes and alligators. So, they don't know that was there for a purpose and it doesn't do what they think it does. The Viera East CDD tried to do something about it, but some other residents were against it. Then other residents thought that the Viera East CDD doesn't do anything. Legally, the county cannot come here and build something for you on your ponds. You guys are responsible for them. However, since this is a situation where we can help with the education, that's where we can put our money and our efforts into. That is my job. The solution is periodic dredging, but it's expensive. I think I spoke to somebody in our office and they spent \$200,000 on several ponds. The second solution was to plant littorals where the water meets the land to stabilize the land. That would also help because the county has buffer zones and an Ordinance, but it is very difficult to enforce. Yes, we have underground tanks. The state puts a lot of money into that with us, but it is very difficult to enforce. Planting littorals will help with the erosion. It has been tried before here, but people thought they were weeds.

Mr. Dale: Many residents.

Mr. Cuevas: That is solution number two. The benefits of the buffer zones are it will reduce erosion as plant roots stabilize the soil. There are many designs to choose from. You don't have to do the entire lake that you live in, increases the diversity. Other animals will come there, not necessarily snakes, but birds and fishes. The most common misconceptions about the buffer zones or planted littorals, as we call them. They also have low impact developments or LIDs. The State Department of Environmental Detection is big on that as well. They are helping us get grants from the Feds. These plants are not weeds. They are native plants. It is not necessarily true that they hide snakes and alligators. I know certain animals that will show up and you cannot control them that well. Okay? It is an effort of trying to get money to this project

that we are proposing, is to get a grant from the Feds; however, they only cover half of the cost. We covered the cost of beautification. I am working with a professional Marketing Company on developing pamphlets for us. Stormwater is a big Viera East CDD sponsored project. This project will create a plant. So, the idea is to show and tell. We have a proposed site here that we like on Suseda Park lake. The reason why is because it is next to the sidewalk so people can actually go there and see it as they walk their dogs. They can walk with their kids or ride their bicycles. It is the perfect situation. That is what we are proposing. Some money will come from the Feds and some will come from the Viera East CDD.

Mr. Dale: Do you mind, if I use that picture as an example for a 30 second explanation?

Mr. Cuevas: Sure.

Mr. Melloh: Next to Suseda Park is where we placed geotubes for erosion control. They dredge the lake and fill in the geotubes. That prevents the erosion because if we didn't do this, four or five years ago. We would probably be close to the sidewalk. This shallow area that you see here is the littoral shelf that we are talking about planting to keep further erosion. So, I just wanted to point that out before that is great picture to show both things.

Mr. Showe: To supplement what Tim is talking about, we talked about this issue a lot over the last few years, but this is an ideal spot as well because there are no homes there. So, there is not really a risk of the homeowner saying, "Oh my God, you are obstructing my lake view and destroying it." So, it's an ideal location.

Mr. Cuevas: This is an educational project. Instead of people coming to the meetings yelling and screaming, they can actually settle their minds by seeing something that can be done. There will be options to it. It's kind of like a show and tell. At least they will be able to make an educated decision. My job at the county is to provide education. I'm going to be doing presentations. With our money, we will make pamphlets, have a survey and direct traffic to this park so we can actually see it. Littorals are pleasing to the eyes and anything that is pleasing to the eye increases the value of your homes. So that is my presentation. We are going to start to survey the construction and do outreach. We will use the completion of the construction to send people there. We will try to keep track of visits as much as we can and do the post survey. The whole idea is to see how effective that section of the planted littoral there and educating people on how effective it can be. If it's successful, then we can implement it slowly in other plans whenever the need comes. I have pictures of what other counties have done. Signage will be

professionally done by a local marketing company in Satellite Beach. The plants here are very sparse. We are also enlisting the help of the University of Florida Institute of Food and Agricultural Sciences (IFAS) Extension and a Viera East resident who is a master gardener. Are there any questions?

Mr. Melloh: I know some of you are from the HOAs and hopefully we can get your assistance. Everybody that lives in Viera East is going to have to understand that it is going to be a completely different look from what they have now where they have the St. Augustine grass coming down into a pristine lake. This is what the edge of your home will end up looking like to keep the nitrogen and phosphorus out of the ponds. That is going to be our biggest issue because there is going to be a lot of pushback. We are already getting people that talk about certain areas where some of it does grow that is ruining the value of homes and things like that. So, we have a lot of education to do. Carlos has put a lot of work into this and I want to thank him.

Mr. Cuevas: Thank you. You have to maintain. You are going to have to slant them. You should put the taller plants in the front and the smaller ones in the back. So, you can still have the view of the water. It has to be maintained like you mow your grass. People think that these lakes are just there and that's it.

Mr. Dale: How do you maintain those plants?

Mr. Cuevas: Once in a while you trim them.

Mr. Melloh: By our permit with the SJRWMD. We have to spray out invasive plants like torpedo grass. So, if you were to come in here and spray out some of the torpedo grass, there is going to be some collateral damage. Some of the good plants are going to be taken out. Some of the ongoing maintenance would be to actually just replace the plants that were killed off. Carlos is right. Sometimes if you are talking about core grass it may need to be topped off.

Mr. Cuevas: It is going to vary also with the species of plants.

Mr. Dale: I was trying to create the awareness of what a homeowner may need to do.

Mr. Cuevas: That is why we thought ahead of time of what kind of plants. With that type of maintenance, you need to think about that ahead of time before you put the plants there because they are various sizes.

Mr. Dale: I want to point out that there is going to be a continuation of this discussion as we get into old business. Carlos, thank you very much for the presentation. There is more, especially when we get into the topics of fish kills and things like that, which I know for some

communities it affects more than others, but we will be continuing this discussion later on in the meeting. For the sake of the audience, who I really appreciate your indulgence in letting us get our guest speakers out upfront, I know we promised as part of our process that we would let the community speak first. This is one of those only exceptions to that rule.

B. Public Comments

C. Presentation/Requests from HOAs

Mr. Dale: This is our first quarterly meeting where we have invited representatives of various HOAs to express public commentary, concerns and issues with their specific HOA. We asked each HOA to appoint a representative to act as their speaker. I think probably the best way to proceed from here is alphabetically. If we have someone from Auburn Lakes, I would love to hear from them.

Resident (Not Identified): I thought public comments was second.

Mr. Dale: This is part of public comments because the HOAs are part of the public commentary. Do we have a representative from Bayhill? Hearing none, Fawn Ridge?

Resident (Mary Ann Ferraro, Fawn Ridge): I have lived in Viera since 2012. I live on what people say is the old side of Viera. I like to tell them that I live on the quite established side. I live in Fawn Ridge and my big concern is we were talking about the ponds. Those of you who have been around for a while remember when we had the swans on Murrell Road. If you drive by there, that whole pond is filled in with growth. I live on a retention pond and I am very concerned with what I hear about plantings. I'm always after my landscaper on how to cut my grass. I tell them not to aim it to go into the retention pond. So, you have to be diligent about that. I am concerned about the membership coming to our HOA meetings. We need to be more diligent about getting the word out, so I'm glad to see people coming here and maybe the fallout will be to your HOAs. So that's my big concern. For the parks, with all of the plans that I'm excited to read about, I don't want to see that beautiful grass cut. I've been to the parks and we are going to have an exquisite dog park. I love dogs, but I can't have them in my house. So, if we are going to have a state-of-the-art park, I just want to see everybody else say, "Hey, let's go over to Wood Park, they have the best in the neighborhood and we are going to have everybody else not contributing to this coming and partaking in our endeavors." We are like the lost children, us and Hammock Trace. We are the last two in the development stage other than the

businesses. So that's our concern. The development stage is fine. The traffic is great, but sometimes you have to take baby steps.

Mr. Dale: Quick question, Mary Ann. The lake that you are talking about, is that the lake that is directly to the east behind Prince of Peace Church?

Resident (Mary Ann Ferraro, Fawn Ridge): Yes. That goes into that big lake when you are coming up from Spine Glass.

Mr. Dale: That's interesting.

Resident (Mary Ann Ferraro, Fawn Ridge): There's no aerator in there.

Mr. Dale: Okay.

Resident (Mary Ann Ferraro, Fawn Ridge): We were lucky. When I first moved in, we had the Prince of Peace Church there. That side was built up. They dredged and put the grass and sand back.

Mr. Dale: Right.

Resident (Mary Ann Ferraro, Fawn Ridge): If it goes, I can see it coming. Two of my neighbors go with big fish nets and scoop up all of the stuff that goes down to that retention pipe that the otters swim in and out of.

Mr. Dale: If you are able you, I encourage you to stick around for the later part of the meeting.

Resident (Mary Ann Ferraro, Fawn Ridge): I'm glad to see a lot of other people here. Is there anybody else here from Fawn Ridge? My work is cut out for me.

Mr. Dale: Get the word out.

Resident (Mary Ann Ferraro, Fawn Ridge): Okay. Good job.

Mr. Dale: If you also please share with Jason your contact information.

Resident (Mary Ann Ferraro, Fawn Ridge): Sure. I will do that now.

Mr. Cuevas: If I may say, after what you said, if we get this program implemented, pamphlets are going to be developed. Education is about repetition. I think the pamphlets will help. You were saying that it's about reminding people because people move on to other things and they tend to forget.

Mr. Dale: Is it within the scope of education to be able to send pamphlets to every home in the District?

Mr. Cuevas: We'll see. You can put it in the budget. I have to give you the calculations. If you print pamphlets, it is better to get 1,000 or 2,000 than 100.

Mr. Dale: It's just a matter of mailing them or we can mail postcards with a website link. Do we have anyone from Grand Isle?

Mr. Bedwell: Me. I can give you my input on the banks because I've been through this. I've been on the Board for seven years. If you put plants on the banks, based on our experience, you don't have a room big enough because a number of people come here that want to have grass down to the water. That's what they like. I'm sorry to say it, but we got a lot of grief. We even put plants out and they cut them down. The previous General Manager was out there. I'm talking about prior to Tim. We put plants out, but when we came back, they were gone. It is a touch issue. Secondly, I received several letters from residents about paddle boats. My residents were all excited about people being on the lake. So, you may have to put something down or give me something that I can tell them. That's it.

Mr. Dale: In terms of priority, paddle boats are down on the list.

Mr. Bedwell: It's a high-profile item.

Mr. Dale: I understand. For those who don't know, as part of our campaign literature, everything that we had on our literature was an idea that was given to us by a resident. One the ideas was paddle boats. The idea does not mean boats behind everybody's home. There is one area that is cornered off by bridges near Suseda Park that would be conducive to being able to put up nice little paddle boats of some sort. We talked to a vendor about whether they would be interested. It is down on the priority list. There will be no paddle boats going behind people's homes. I want to make sure that everybody understands that. To alleviate concerns for the residents, if anything ever did get going, I think it would easily be fixed. Is anyone here from Hammock Lakes? Okay, what about Hammock Trace? I thought a couple of them would be here. What about Heron's Landing?

Mr. Colasinski: I can speak up for Heron's Landing based on a conversation I had today. There is a lake located behind homes in the 6800 area of addresses on Heron's Landing Drive. There were some complaints from residents about lily pads in the lakes behind homes. They were wondering about an action plan for that for dealing with those because they said they are getting more dense.

Mr. Dale: Can we come back to that under old business?

Mr. Showe: I can touch on that quickly. Those are actually beneficial. Most the lake vendors recommend that you leave the lily pads.

Mr. Melloh: It is called Spatterdock. There are a lot of different lily pads. We do treat those. The problem with it is that they are in a couple of small ponds, Steve, in Herons Landing.

Mr. Colasinski: Right. There are a few.

Mr. Melloh: They are treating those, but they can only spray the chemical to treat those every so often. Maybe once in a while.

Mr. Colasinski: There is a window of time and then you have to leave it.

Mr. Melloh: Right. What happens is when you spray the Spatterdock or lily pad, water sometimes rushes on top and disburses the chemicals. So, it is hard to deal with, but much easier to kill them when they are larger than when they are smaller. We are pretty much on top of that, but I will get with you later on.

Mr. Colasinski: I appreciate that.

Resident (Not Identified): I'm in Wingate, but we had no issues with bringing up that the canal that runs between Wingate and Plantation Point. Plantation Point is not part of Viera. There are a lot of lily pads on that stretch. We had complaints at our Board Meetings.

Mr. Melloh: Like Jason was saying, we have some areas in Grand Isle. We have some required littoral shelves that have to be planted and the Spatterdock has to stay in some of these areas. In other words, we can't spray it out. Like Jason said, the Spatterdock is a beneficial plant.

Mr. Carnesale: We are at the extreme northern edge of Viera.

Mr. Melloh: That's a required planted shelf. That's why the other side of that lake is completely clear.

Mr. Carnesale: The Plantation side.

Mr. Melloh: But on our side, which is the Viera East side, you have a lot of plants and a lot of the Spatterdock in the canal. Because that's a header canal, which a lot of canals feed into that canal. That serves as filtration. So, kind of like what we were talking about earlier, we have a lot of wetlands and required littoral shelves that need to be planted that filter out our water before it goes to the St. Johns River. That happens to be one of them. There are two or three over in Grand Isle.

Mr. Bedwell: They have to be planted in the flow way because it is a filter system.

Mr. Melloh: Exactly.

Mr. Bedwell: The trouble is they didn't spray down the bank in front of people's homes.

Mr. Melloh: You have to kill them. So, we have a stake line where it has to be and doesn't have to be. We get people calling and requiring why the other side of the bank is much clearer. The answer is that is part of our permit with the SJRWMD. That's what you were talking about where the swans were. That's Indian Creek. They don't treat the pond at all. Spatterdock will grow in water depths up to 6 feet. So, if it is just 6 feet, it will go completely across the lake. Most of our lakes are 10 to 17 feet deep, but that particular lake where the swans were, that's all Spatterdock. Once it gets going, it doesn't take long. The other thing I point out to people is if we weren't treating it, you would have a lot more issues than you have now.

Mr. Dale: We are going to be discussing lake management further in the meeting. I'm just going to go through these and if we have a representative here, let me know. Is there anyone from Mission Bay? Osprey? The Heritage? The Greens?

Resident (Not Identified): I'm from The Greens. I'm not a representative, but I involve myself with the CDD.

Mr. Dale: Would you be willing to be the representative?

Resident (Not Identified): Yes.

Mr. Dale: We would love that. Are there any issues that you would like to bring to the Board's attention?

Resident (Not Identified): I did hear today that they were cutting down for the fire break.

Mr. Dale: You are talking about the fire break area near the maintenance shed.

Resident (Not Identified): Some of the people were complaining about how it looks now because it's not very clean, but that is how it was left the last time that they were here. The green comes back very quickly.

Mr. Dale: It does.

Resident (Not Identified): I just wondered what your opinion was and what the plan is.

Mr. Dale: I hate to say it, as someone who lives on a nature preserve in Osprey, I have stuff that encroaches my pool enclosure and it gets pretty thick. When they come through with that vehicle, they wipe out everything in their path. And it looks like a bomb went off. It's not pretty for a couple of weeks, but within a month, you get the greenery starting back up and it's prettier. The alternative is you have all of that vegetation right there and if we have a fire. That is

probably one of my if not my top concern for this association because I remember the first back in the mid 2000. Had those winds shifted, we wouldn't have half of Viera East right now.

Resident (Not Identified): We have wood frame construction, so it really needs to be cut down.

Mr. Dale: Yes. We have that item on the agenda under "Old Business," which is the fire break management. We will be coming back to that, but I agree with you 100%.

Resident (Not Identified): Thank you.

Mr. Dale: Please coordinate with Jason. Thank you. Do we have anyone from The Lakes? Viera East Golf Club?

Resident (Vin Amarante): Over the years, they have put berms in many of the neighborhood yards, which prevented a lot of erosion. However, when it comes to plantings, I think you should consider discussing it with John Gates our Association Manager when we come to our maintenance company running back there. They are getting close to that berm area.

Mr. Dale: Give me a point of reference.

Resident (Vin Amarante): Different neighborhoods have put these berms behind their properties. It is backfilled with netting and holds the soil in that erodes into the retention ponds.

Mr. Showe: That is the geotube.

Resident (Vin Amarante): In regard to the HOA, as of today, Mr. Gates has not been notified by Fairway Management Company about the HOA attending these meetings. I happen to be here as a resident.

Mr. Dale: I sent a notice to Fairway Management and asked Diane. She said that she would be notifying all of her associations.

Resident (Vin Amarante): As of today, you haven't heard.

Mr. Dale: It was a couple of weeks ago.

Resident (Vin Amarante): I heard.

Mr. Melloh: Vinnie, your association isn't managed by Fairway Management.

Resident (Vin Amarante): No, but it falls under VECA.

Mr. Melloh: I see what you are saying now.

Mr. Dale: I'm going to be honest. We are a month into this and are trying to get the word out as best we can. We are hoping that the word will get out to all of the HOAs so on a quarterly

basis, it becomes a regular thing. We tried social media. I would have personally made the call, but I was on a vacation for a week.

Resident (Vin Amarante): Like I said, the communication between the CDD and Tim should be with Mr. Gates so everybody is on the same page.

Mr. Dale: I agree.

Mr. Carnesale: Now the question becomes, "Do you have contact information?"

Mr. Melloh: Oh year. I see John all the time.

Mr. Carnesale: He is saying to community. I'm just making sure that we have the correct information for the communication.

Mr. Melloh: Just to let you know, their Clubhouse is the one that's right the street from our Clubhouse.

Mr. Dale: I appreciate you working with us on this meeting, Vin. We are trying to do this on a quarterly basis with the HOAs and get the word out, so any feedback that you can take back to them, if you are willing to serve as the representative, we are happy to put you down. Whatever we can do to get the information flow going is what we want to do.

Resident (Vin Amarante): Sure.

Mr. Dale: Thank you. Bennington, Somerville and Templeton?

Resident (Not Identified): There are a couple of us here from Viera East. I appreciate you changing the time of the meeting. It was beneficial to the people that want to attend and provide input.

Mr. Dale: Can one of you serve as a representative?

Resident (Not Identified): Between the three of us, we can designate one.

Mr. Dale: Wingate Estates? We had the gentleman who spoke earlier. Are you willing to serve as representative?

Resident (Not Identified): Yes.

Mr. Dale: Thank you for attending. Jason, make sure we get everybody's contact information. I will represent Corporate Park of Viera, but I have nothing to add at this time.

D. Public Comments

Mr. Showe: We have Request to Speak Forms. The first one is from Greg Kurr.

Resident (Greg Kurr, Canterbury): I'm just here to clarify some of the comments I made at the end of your last meeting. First, I would like to say that you guys assumed a very tough job. You are going to hear a lot of opinions, including mine. I hope you take the opinions as constructive and not adversarial. I think you would agree that any business has an integrated and independent operational component. Addressing one isolated component with an assumed result without analysis of the effects of other components of the business can have unintended and potentially adverse consequences. In regard to addressing the golf course performance, in my opinion, as a Board, you are addressing only an isolated component of the operations and by admission, deferring looking at other components of the business. Voting on changing a single component that can affect several other components of the business such as employee, quality, retention and cost, quality of the product through the quality, maintenance and service of the product, attraction of the product to the consumer and long-term profitability of the business as to not addressing any of the above or improperly addressing them. If you are uncomfortable with the financial performance, I suggest using the District Manager to address broader terms. Tim has industry knowledge of 40 plus years' experience in a complicated business. In exercising one of the primary responsibilities of the Board, the Board hired Tim to manage the business and run the operation, all integrated components of it. Looking at only one component, operational, can tie his hands in doing his job. In my opinion, I believe that the Board should consider using knowledge and experience of the General Manager to develop a type of master plan, one to address all facets of the operational efficiency and profitability, including the ability to maintain the quality and maintain the appeal of the product, the public golf course for the benefit of the community, a plan that provides supporting relevant benchmarking industry data, operational and financial data for Board review and evaluation against Viera East performance, data to validate or invalidate general concerns of the Board. Based on more comprehensive data, I believe the Board can provide more effective direction to Tim through specific and measurable directives. The concept of ROI, which you've mentioned as a measurement, certainly can be effective. Provide a benchmark, ROI target and/or profitability target or other target while maintaining product quality and appeal, which by the way requires retention of quality employees. Whatever target the Board deems appropriate, let Tim come up with a comprehensive plan to achieve the Board's objectives or explain what maybe more realistic. One

consideration that effects all aspects of the business, then the Board can evaluate, amend, approve, implement, etc. based on comprehensive knowledge.

Mr. Showe: That is three minutes.

Resident (Greg Kurr, Canterbury): I'm almost there. You guys have come up with good ideas for other potential CDD community projects. Each have been presented in the context of one, first prudently completing multifaceted evaluation of the operation, then with a view of implementing implementation later in 2021 regarding the golf course only after one-month in office, you re-elected and are ready to immediately change the operation. Why not set a more realistic date, consistent with the approach taken of other operational ideas? Introduce any operational change that is made is only supported by more comprehensive analysis of the total business. In my opinion, you should consider slowing down and being more diligent. Thanks for listening.

Resident (Phil Blanchard, Aberdeen): Good evening. We've been here for a little over 17 years. During that time, we have been continuous members of the Viera East golf Club with a platinum premium membership. We are happy with that membership and want to continue it. Recently, over the past several weeks, there have been stories, talks and inuendoes about comp time and how it is impacting your employees. It is time to get this part of the job to play golf, but being able to take a job to look at the salary and the benefits, adhering to comp time as well as benefits. If you reduce the value of comp time, in order to retain employees, you are going to have to increase salaries. If people quit when you hire new people, you have to go out and search, plant them, train them and pay them more than you are paying now for people who are getting by on salary plus whatever comp time they used to have. I heard stories about how two of our most disgruntled players here run to the Board or Board Member and told him how awful things were at the golf course and how badly things were run. I would hope that you dig into things more thoroughly like Greg was saying. Get a good picture. Talk to a lot of people, unbiassed people and get a true picture. What is going to happen is happening already, people are quitting. You lost a starter that I heard about. I heard you talk to several of your people here who are thinking about leaving and making plans on leaving. They will leave if they are unhappy with comp time. I want to pick out one of those people. You have a lot of outstanding people here, but I want to take one as an example. Frank DeLauro is a starter. He is an outstanding person. He is a great guy. He is the meet and greet person. When you play golf, you always have to go to the

starter. He will talk to you, set you up, get you on time. If he's not too busy, he will chat with you for a while and then lead it off after he explains the golf course to you. He is a super employee. Well-liked by everybody. I've known him for several years. People like him are essential to running the golf course properly and attract new people. We are here. We love it here. He will probably stay forever. If you want to get new people to come in. If you want new blood. If you want them to be happy, you need great employees that relate to people and Frank is one of them. You won't always like that, but you are going to lose these people if you cut off the comp time. So, I would like to encourage you to look at the overall picture thoroughly like Greg was saying, see what comp time is doing to your people, talk to the people that are getting comp time. I think if you sit down with these people, you can reach a solution that will be effective and happy for all concerned and not have turnover of people who quit for a job with better conditions and get better comp time someplace else. I would hope, in conclusion, that you would spend at least as much time talking about comp time as you do with the dog park.

Resident (Sam Concemi, Worthington): Evening gentleman. I am not here to talk about the golf course, so relax. I'm here to ask a favor. Eighteen years ago, my family bought our house at the eighth fairway also known as the great noise place. Route 95 at that time was a sweet little four lane road that was not very busy. Since that time, it is now a six-lane road loaded with traffic. Traffic is increasing anywhere from 5% to 15% every year on that road. Along with that, the State of Florida decided that they have to eliminate some of the shrubbery near the fairway, about 150 yards from my house. They decided it would take away some of the evasive shrubbery. What that did was, they took out all of the shrubbery that was serving as a noise barrier and a visual barrier. That worked out great. We ended up with ultimately, I cannot tell you, how much more noise than we had when we first started. Then they put a 6-foot culvert under the highway. My god, that's nowhere near enough, so they put in this 50-foot bridge. Now all of a sudden, we have this 50-foot opening with cars and trucks going by 24/7. You haven't lived until you sat on my porch at late at night, 2:00 a.m. and you are sitting there while one car goes by and you swear the guy is driving right through your house. At noontime, 600 cars per hour go by my house, possibly 250 trucks. I can't tell you how many Harley's go by and some moron decides that he has to goose his car. This is all the time. I don't represent Stratford Place, but I got together this morning with one resident. We couldn't even talk in his yard. We had to go into the house in order to have a conversation. The guy next to him plays the drums. I would

rather listen to him than trucks. You obviously know that I'm a lawyer. I have in my hand a Florida Statute. Noise abatement is not small issue in this state. They have a statute on it. There is page after page of Federal and Florida regulations. Four years ago, they had a hearing here. I haven't read the report yet, but I'm going to. They denied an application to put up a berm or remediation along a stretch of road.

Mr. Dale: They did.

Resident (Sam Concemi, Worthington): Because they said that the density wasn't there. That is the most moronic statement I've ever heard in my life. Okay? Who are the 2,000 people that live there that were abused by this high rate every day? Who the hell are they? It's us, but we can't do anything. As individuals, we can't do anything at all. You guys ran a very aggressive campaign and said, "We are going to make Viera East a better place." Okay guys, here's the bet. Go to bat for us. Talk to our rep. Talk to our Senator. These are Federal funds. Talk to our congressman or Federal senators. Let's get some remediation here. Okay? You want help. I'll help you. I know how to do legal research. It wasn't hard. I'm going to tell you something. We need to. This is your opportunity for those people who did not vote for you to get into your corner and support what you are doing. Now I'm throwing the gauntlet down. I am going to come to the next meeting and give you a synopsis of the statute, Federal regulations and State regulations. I'm hoping to God you pick up the ball and run with it. Thank you.

Mr. Colasinski: You are saying you are an attorney. You are saying that you can help and basically if you can supply us with that basic data in order to be able to submit some kind of a request out to state and to the county, we have absolutely no problems doing that with the law that's out there.

Resident (Sam Concemi, Worthington): Thank you. I intend to get that information and will get as many signatures as I can get as possible to back this up. You all know this is a political thing. Any politician running for office has to look at the number of people that exist in Viera and say, "What are we doing for these people? How many votes are there for the various offices?" It is time for them to step up to the plate, but we can't do it individually. You guys have to do it.

Mr. Dale: Let me touch on a couple of issues. Sam, one of the first things that I want from you is your contact information before the end of the meeting. You are exactly correct. I'm using a bit of Viera history here. I've been here for 25 years, but you are right. What wound up

happening is the people at the golf course were the ones that petitioned for the wall and the ones that wound up getting it were the residents on the south end of Viera East. Then you guys were left with vegetation, berms and now you don't even have that.

Resident (Sam Concemi, Worthington): We don't have any issue with our neighbors.

Mr. Dale: I understand.

Resident (Sam Concemi, Worthington): But the issue that bothers me is I'm looking out of my porch. Right across the highway, what am I looking at? On the west side is a noise remediation wall. I'm wondering, "How come they have it and we don't?"

Mr. Dale: We are going to talk more on this. I'm going to be blunt from what I've seen and the way things went in the past with it. I think a wall is going to be hard, but I do know that they are doing things on the north end of Barnes Boulevard, where they are doing all of the planting. These are the large trees and stuff like that. Let's just see what we can get done on a more expedited basis by talking to our representatives. We will see if we can exert some influence.

Resident (Sam Concemi, Worthington): Thank you. I will be happy to provide you with that. Believe me, I'm happy to work for you.

Mr. Dale: I heard you loud and clear. I would say signatures at this point are premature. They may be necessary, but I don't want you to expend a lot of energy on something. Let's go do a little arm twisting first. That's where I'm at.

Mr. Showe: The next Request to Speak Form is from Dennis Lamb.

Resident (Dennis Lamb, Auburn Lakes): I have lived in the Auburn Lakes subdivision of Viera East and work at the Viera East Golf Club since 2004. I've enjoyed my time working at the golf course and I've always given my best to the Club. I will admit that during those years, I have seen what I would consider some abuses of comp rounds at Viera East. There was some widespread abuse during the past couple of years, but those abuses have been addressed and rectified in the last six to eight months. I feel that suspending employee golf privileges to the extent that you have discussed is unfair to the workers at Viera East. The members of this Board continually state that employees are taking away available tee times by playing morning golf, but when playing on a standby basis, we are not using tee times available to the public. I work three morning shifts per week and I'm very familiar with the play at Viera East. I worked December 4th and from opening to 11:00 a.m., there were 25 unused tee times. On December 7th and 9th,

there were 89 and 73 unused tee times. Those days were unusual because it was cold and wet. On December 11th, there were 20 unused tee times. On December 14th there were 28 unused times and on December 16th, there were 36 unused times. If we are willing to sit and wait to play golf in the morning until there is either an open tee time or there are no shows, by someone who booked a time then not showing up for some reason, then I fail to see how this is using a tee time that could generate income for the golf course. These are in fact unused tee times. My issue is not so much that you want to change employee playing privileges as it is to the manner in which you have undertaken this task. You sought no input from those of us affected by the changes to my knowledge and ask for no input as to how the golf course could possibly generate more income from those would seem to have some very positive suggestions and ideas in that area. You seem to be willing to listen to and give credence to a couple of resident golfers who are unhappy with the management of the golf course, but not to hardworking employees of the golf course. Lastly, at the last Board workshop, employees who may resign due to your new policies, were referred to as collateral damage. The definition of collateral damage is injury inflicted on something other than an intended target. In listening to the Board, it seems that it is intent of some on the Board to in fact in a way inflict injury on the employees of Viera East. Please consider the years of service that loyal employees have provided to Viera East when making your decision on employee golf privileges.

Resident (Bill Maher, Worthington): I have a couple of issues. First of all, I would like to address to Rob. I asked you if you had ever patronized Divots Grille and you told me you had. I'm a retired detective and I did a little investigation and found that you didn't. You actually patronized Mulligans, prior to Divots.

Mr. Dale: Correct. That's been rectified since.

Resident (Bill Maher, Worthington): Okay, but I think you misled me. If you did, I don't understand or I think maybe you may have mislead me on something else.

Mr. Dale: Actually, they brought it up at the meeting with Terry and she said no, it was Mulligans.

Resident (Bill Maher, Worthington): I think maybe you were on vacation, but we offered the Board to come last Friday when we had an affair.

Mr. Dale: I was on vacation.

Resident (Bill Maher, Worthington): Which had 50 or 60 people. These are things that occur. I've been here 21 years and I've seen the golf course from what it was to what it is now. The staff we have now under the leadership of Tim, with the maintenance people, the pro shop people and the food and beverage. This course is at a premium. As a homeowner who lives on the 9th fairway, I don't want to see this golf course deteriorate in any way. Along the lines of What Dennis just said, you have employees who are very dedicated to the golf course and to the residents. I think there should be an interaction of meeting with people to find out this information like Dennis said. Because I don't think that was done prior to you gentleman running for the Board. Again, it's a tough job and I wish you the best of luck. That is one issue. The second one I'll address to the entire Board. There were residents who were unhappy with what was going on who came to the Board, I assume, and made statements, which to me is ironic because you people have the ability to look over all of the books and everything. When I was a detective, we would call these people confidential informants or in other words, "rats." What they need to do is to check their morality and see that they didn't need to do this. There is nothing going on in Viera East with the golf course that we are ashamed of. They made their bed and they have to sleep in it. That's up to them. The bell can't be on Rob. Finally, I'll reiterate that the golf course is premiere in this county and there is a lot of support within the residents. As I said, just with Divots, what Terry has done since she has been here has been phenomenal. She has the residents coming together and the community coming together as a whole. So, I would ask you people, each one of you, to please investigate this a little more and don't worry about the collateral damage. We need you and we want you, but we want to maintain our property values because if the golf course goes down, we go down. So, I thank you and wish you good luck.

Resident (Jim Robinson, Worthington): Jason, I think that Phil and Dennis very adequately covered the area about staff. We are very, very concerned as well as a lot of people in this room are very concerned about what is happening or potentially happening with our staff so I will pass.

Resident (Frank DeLauro, Heritage Isle): I am a former high school teacher, coach and business executive. I was on the Board of Directors in condominiums in Key West as Treasurer. So, I understand what you are tackling. It's not easy. In fact, the years I was on the Board, I didn't even want to go there on vacation anymore because nobody ever came to say Hi. They would just come with a problem. So, I'm not going to stand up here without giving you

something to consider as a problem solver. I am handicapped. I've been on SSDI since I was 60. I'm 72. I love golf, but I can't play it anymore due to two replaced hips and rods in my spine. They wanted to replace four more joints, but I didn't do it. I pursued stem cell, which is a new therapy, but it worked wonders for me. In fact, two other members of the community have undertaken it based on my recommendation and they have done very well also. The problem is you have to pay out of pocket right now. Medicare won't pay for it. So that involves me and one of the issues that I am bringing up. First, I want to bring up the big issue. It's not just about me, Mr. Frank DeLauro. You have permanent full-time employees and other part-time employees who are really devoted and care. Being in business for all those years, this is a service business. When you come down Murrell Road, the marquis of this community is the 14th hole and sign for the Viera East Golf Club. You don't want to have less than par performing employees. You want better employees, which has been said by Mr. Kurr and Mr. Blanchard. Just taking away comp time is not the answer, because most of us get \$9.35 an hour or thereabouts. It is going to be increasing to \$15 in a couple of years. Right? So, part of the compensation is the golf. I have a proposal for you to consider. I worked to Bowling Green Golf Club in Oak Ridge, New Jersey, which is a premiere course. I also worked at Key West Golf Club on Stock Island, Key West. Every one of those golf courses and everyone around here, some of whom have expressed interest in me, offer golf comp time. It is really a prerequisite. Okay? If you were to have paid \$15 an hour, folks wouldn't want to come and do this job for \$9 in change. It's not about the money. It's about the social contact. I know many of these people. I socialized with them. My employees, it's the same thing. You want above average employees at this golf course to keep the reputation high and growing. By just eliminating comp time, that's not an answer. You are going to have people leaving. Many of them, like myself are considering it. Not because I don't love it here. I love it here. I love golf. I love dogs. I love Viera East and I love working at the Viera East Golf Club. Tim has done a great job. I was given as part of my employment agreement with a former Ops Manager.

Mr. Showe: That's three minutes.

Resident (Frank DeLauro, Heritage Isle): Okay, I'll be done. I don't have the option of playing golf anymore so I'm giving it to my wife. Every other golf club that's interested in me has said there's no problem with that. I understand that Tim could not continue that privilege for me after the Ops Manager left because of violations, but I don't want to leave here. I want to

stay. I love these people. I think it's only fair as part of my compensation, if I can't golf, if I'm handicapped and ADA said, "*You can make a reasonable concession to a handicapped person to ensure their employment.*" That is what the former Ops Manager did. I never abused it. I never played 18 holes of golf. My wife never played 18 holes more than once in four years. I've been here since August of 2016. So, here's my proposal for your consideration. I know it's over three minutes, but it's important. Flex labor is very important. You don't want to have all full-time employees, especially those that are disgruntled, because in season it's fine, but when you are out of season, that's unabsorbed overhead. So, you want to have flex labor. You can have flex labor if you consider some of the proposals. The one that I would give to you is at Bowling Green, if you were a part-time employee, you work four hours. You are entitled to nine holes of golf. If you worked eight hours, you are entitled to 18 holes. If you worked a full day, a full shift, that was another 18 holes. You can use it or assign it to an immediate family member. I think that's a reasonable item to consider. Again, I didn't want to just come up and complain. I wanted to give you something to consider. There are other things you could consider, but I would be happy to share my thoughts with you and Tim. Tim has done a great job. The quality of this golf course is way up there and I would like to see it stay there and I would like to continue to keep working here. So, thank you for your time.

Mr. Showe: Those are all the Request to Speak Forms that we have, but we can open it up for any other members of the audience who would like to make any comments at this time.

Mr. McCarthy: Mr. Chairman, I would like to say something please.

Mr. Dale: Yes. Please, Paul.

Mr. McCarthy: I'm going to name nine golf courses. This was a survey that was done several years ago for Viera East, Royal St. Cloud, Eagle Creek, LPGA Jones Course, LPGA Hills Course, Disney courses, Magnolia & Palm and Celebration. Overall, Viera East finished second. They were ahead of the three Disney courses. So, this is what I think other people are talking about. It sells tickets. I can't prove that it sells tickets, but when you meet somebody and they are friendly and talk to you, it is a big asset if that person comes back the next time. We had a situation, and I won't mention any names, where a person working in the cart barn received a \$100 tip. Obviously, he did something right to make this person happy at a difficult time. Thank you very much.

Resident (Frank DeLauro, Heritage Isle): We want to keep Viera number one. Absolutely.

Mr. McCarthy: It was number two.

Mr. Showe: If there are no other audience comments, we will proceed with the agenda.

Mr. Dale: We are going to close the floor to public comments at this time. We added to our meetings, if after the business portion of the meeting, people have additional comments, based on something we said during that time, at the end of our meeting, we allow for audience comments.

THIRD ORDER OF BUSINESS

New Business

A. Golf Consultant Presentation - ADDED

Mr. Dale: The Golf Consultant wasn't able to make it this meeting, so we are going to table this until the next meeting.

B. Discussion of Activities Director Job Description - ADDED

Mr. Showe: We handed this out to the Board.

Mr. Dale: This is a first draft that I prepared. It is not the end all be all. These are just some ideas between the internet and my personal ideas. We are looking for a Lifestyle and Marketing Coordinator. Essentially what the position starting out is probably no more than five hours per week. It would be a 1099 position, making it an independent contractor. It is not an employee position. It could develop into something more. You see some of the minimum criteria that I thought would be relevant for the position. At this particular time, the main thing that we need this person for is a combination of two things. One, we have \$45,000 in our marketing budget, but we don't have any kind of coherent plan for marketing. Then you throw that together the fact that essentially all we are doing right now to further, not just the golf course, because I want to emphasize that the CDD is not just the golf course, but the advertising for the CDD needs to be coordinated. It needs to be on a variety of social media, not just a couple of posts a week on Facebook. It needs to be on Instagram or Nextdoor. There are probably five or six Facebook groups that I can think of that we need to be targeting. One of the things that I managed to complete before I went on vacation was to establish a CDD Facebook page, which is Facebook.com/VieraEastCDD. All you have to do is search it inside of Facebook, but we

encourage everyone to get on there. The sooner we can get everybody on these forms of social media, the easier it is for us to get out the word about Divots. They had the cart parade. The two Friday evening events that the gentleman was speaking with Terry about, should've been on Facebook. That way, the people in Fawn Ridge are going to know about it just the same as people inside of the golf course. So that's the reasoning behind the lifestyle position. In addition, the Lifestyle Coordinator could be utilized as the person that does all of the coordination for some of the other things that we talked about like the Farmers Market/craft fair that we are looking to implement at some stage. We will be talking more about that, but the Lifestyle Coordinator could be in charge of that in making sure that happens on the second Friday of the month. That lessens the burden for Tim. Starting small and building it into something is the thinking at this point. I spoke to Tim about this and it would entail the existing person that is doing the Facebook page. I certainly welcome that person to apply for the position, but it does mean that position in its current form would be eliminated and then they are welcome to apply, but we would be looking to hire somebody new.

Mr. McCarthy: I think that's an excellent idea and I support it. I think it's the direction we should be going in. It's not all about the golf course. It's about the Viera East community. Jason, what do we have to do in terms of advertising for this position?

Mr. Showe: I think structurally what we are going to have to do is look at a scope. If we are talking about an independent contractor, you are really not hiring a person per se. You are approving a contract. So, we need to use this, dial it in a little more so we have a scope of work to say, "We expect you to do five hours per week, here are the tasks that we expect you to do," and then we would take that scope and try to get it out to people and have them provide us with a proposal.

Mr. McCarthy: How is the interviewing process going?

Mr. Showe: Essentially, we would bring all of the proposals to the Board and the Board would select a vendor. Similar to how we select any other vendor.

Mr. McCarthy: So, then the Chairman of the Board could pick out two or three he thought were the best and we would interview them?

Mr. Showe: You wouldn't be hiring a person per se. You are hiring a vendor. So, we would bring all of the proposals that we received to the Board. You could table it until the workshop, select maybe the best three and bring them back to the next meeting and talk to them.

It is more of selecting a vendor as opposed to hiring a person, because if it is a contracted position, you are not paying them a salary and benefits. They would give you a proposal as an example of \$1,000 per month for this level of work.

Mr. Dale: Exactly.

Mr. McCarthy: Sounds good.

Mr. Showe: So, we would just pay them a flat amount. They are not an employee of the District. They are a vendor.

Mr. McCarthy: They are an independent contractor.

Mr. Showe: Correct. It would be a total contract position. They are no different in the size and scale to what we do with ECOR, but it would be a similar set up. It would be just a contract with the scope of work, what we expect them to perform, it has a 30-day termination notice. If the Board is not happy, we will let you go.

Mr. McCarthy: It is the same thing we have with Terry.

Mr. Showe: Same sign of structural contract. I can work with Rob between now and the workshop to develop a scope that we can get out to people. I don't expect that this would be over \$300,000 so we don't have to advertise it. At that level, you can just go out and get bids. You don't have to do a formal bid process. We don't have to put an advertisement in the newspaper. It makes it a lot less restrictive for the Board. So, we will work with Rob over the next couple of days to try to come up with a scope. Concurrently if you know a vendor that might be interested in it, we might want to work with them initially to say, "What is an industry type scope." Because I don't know that I don't have any familiarity with something similar to this.

Mr. Dale: Just the top of my head, there are at least three people that I'm going to be going to that potentially would be applicable for this. What I don't want to do is wait until January before we start to get the ball rolling because there are things that we have in the pipeline. I spoke with Terry and I promised to get some marketing going for her.

Mr. Showe: Alternatively, if you have some people that you know would be interested in it, we can seek proposals from them. It doesn't need to go more in-depth than that. We can use this scope and say, "Five hours per week, this is what we want. Give us three proposals."

Mr. Dale: I want proposals from other Board Members. This isn't a Chairman thing. I want the best candidate.

Mr. Showe: Right, but this isn't a process that requires a lot of formality because of the contract.

Mr. Dale: Right, but this is a position, if all the ducks' line up right, down the road, this could wind up being a full-time position that is the Lifestyle Coordinator for Viera East. As Jason knows, quite a number of CDDs have that position.

Mr. Showe: Correct.

Mr. Dale: We just haven't had the activities.

Mr. Showe: That position typically accompanies heavily amenitized CDD Districts.

Mr. Dale: I will entertain any motions from the Board.

Mr. Showe: Unless there is any opposition, I don't know if there is even a motion to be made right now. You and I will try to get some proposals.

Mr. Dale: And start collecting names.

Mr. Showe: Yes.

Mr. Carnesale: Collecting names that we can go over during the next meeting, which is only a couple of weeks away.

Mr. Dale: Exactly. That's where I'm going with it. I would like to add those names at the next meeting.

Mr. Carnesale: We don't really need a motion for that. We will just go over it.

Mr. Colasinski: When is the next meeting?

Mr. Showe: The workshop is on January 14th. The meeting would be January 28th. So, we can use the workshop to review any proposals that we get. In the meantime, you can use the workshop to discuss the candidates and what we want to do at the meeting. Then we can take action.

Mr. Dale: That way in January we are ready to roll.

Mr. Carnesale: We can also remember if we can have the proposals submitted to Jason as opposed to coming to us individually, he can then send copies of those proposals to every Board Member.

Mr. Showe: Even if you as a Board Member get one, if you send it to me, I can distribute it. As long as they are not sent to multiple Board Members.

Mr. Carnesale: That's what I'm saying. We can't send things to each other. That is one of the biggest problems. So as a result, any time any of you out there want to get a hold of the entire

Board, you have to go through Jason or Tim. Mainly Jason. Jason becomes the center point that can distribute the information to the entire Board individually. We can't then talk about it until probably another meeting, but at least the information gets to us. If, like for instance, some people out there invited us to their HOA meeting or to a meeting that they were having that they had a group of people at, I did not get that. That might have been sent to one Board Member, but he was not allowed to speak to the other Board Members. Okay? So that kind of invitation should go through Jason so he can distribute it to everybody. Then once all of us have that information, we can determine whether or not we are willing to attend. If more than one of us attends, you will find us seated very far apart because we are not allowed to talk to each other. Okay, however, that does not stop us from going to the meeting.

Mr. Dale: I think we have some clarity on that one, Jason; so that's the way we will proceed.

C. Discussion of Employee Benefits

i. Employee Complimentary Range Balls

ii. Discounts on Merchandise

Mr. Melloh: We talked so much about employee comp rounds that there are two benefits other than benefits the employees receive, which are free range balls for the driving range and merchandise discounts in the golf shop, which is costs plus 10%.

Mr. Dale: I appreciate you clarifying that because you received my email and I was wondering about that.

Mr. Melloh: Yes, I did. Thank you so much.

Mr. Dale: I just didn't want to be sitting here four months from now going, "Why didn't you tell us about this," so I just wanted to be sure that this was in front of you so you can take action. At this time, I will entertain any motions. Actually, lets discuss it.

Mr. Carnesale: I have a couple of comments. First, I would like to apologize for the comment made by one of our Board Members at the last meeting. "Collateral damage" should never be used to describe people regardless of the reason.

Mr. Dale: Correct.

Mr. Carnesale: I have no problem using it on plants as we did before, but it should never be used regardless of the reason to describe people. These words when used are inflammatory

and basically should never be used in the future. Basically, regarding employee benefits, I would like to ask the employees of the VECDD whether in this room today for their input on how they believe the VECDD can reduce expenses and/or increase revenues, resulting in a positive increase to the VECDD overall profit and quality. So, we are looking for your input as well. As we said in our campaign over and over and over again, we are looking for a return on investment. We are looking for profitability. We are looking for those net entities. If you guys can come up with better ways than we can think of, we willing to honor it. We are willing to look at them. Okay? Just telling us what's bad without telling us some suggestions is not going to work. That's where I am on that.

Resident (Not Identified): Pete, let me follow up on that question.

Mr. Dale: You know what, we are trying to keep the business meeting going.

Mr. Carnesale: The public comment period is over.

Resident (Not Identified): You need to come to us as the employees.

Mr. Dale: We are not going to do this at this point right now. This is a business meeting between the Board. There will be additional public comments at the end.

Mr. Showe: So, I guess it's open for discussion from the Board on those items that Tim just talked about with the range balls and the discounts. Unless there is no other discussion. I think we are looking for Board direction on those.

Mr. Dale: I will entertain any motions on those two items.

Mr. Colasinski: There are primarily information, Tim, I believe on the last two items you talked about.

Mr. Melloh: Yes.

Mr. Dale: I believe you are looking for a vote.

Mr. Showe: I don't think he needs a vote.

Mr. Colasinski: I think it was just information, correct.

Mr. Melloh: I just wanted to be sure the Board was aware of that.

Mr. Carnesale: That's what I thought.

Mr. Melloh: I certainly support continuing those two benefits and that's all I'm saying at this point in time. I don't know that we need to vote on that.

Mr. Colasinski: It was clarification.

Mr. Dale: Unless somebody wants to shut it down then we don't need to vote. The main thing for me that I was concerned about that you addressed very well was originally the way it was presented, there was a 20% discount on items. My question was, if that puts us into a loss position, does that mean that we are still giving the items. He clarified that it was cost plus 10%.

Mr. Melloh: The cost of the item plus 10% whereas the CDD residents all get a 20% discount on soft goods. That includes shirts, shoes and things like that. For golf clubs or golf balls or things that don't have much of a margin, there is only a 10% discount. So that's where the confusion was. The cost plus 10% is the standard. That is the way it was when I was at Florida State University and the way it was when I got here. I didn't institute that.

Mr. Carnesale: In discussion with other General Managers, it's the same at other places.

Mr. Dale: I don't think we have any further comments on that so we are going to move on.

FOURTH ORDER OF BUSINESS

Old Business

A. Discussion of Fiscal Year 2021 Meeting Dates and Time

Mr. Showe: We discussed that at the workshop and provided you with a schedule. So, this would be an approval of that schedule as we presented that at the workshop.

Mr. Dale: The only clarification that I want to make was I know some of the dates were moved to Thursdays, from what we actually had on the CDD website.

Mr. Showe: Once this is approved, the CDD website will fully update the revised dates.

Mr. Dale: I just want to make sure that I didn't disseminate bad information.

Mr. Showe: No.

On MOTION by Mr. Carnesale seconded by Mr. Colasinski with all in favor the meeting schedule for Fiscal Year 2021 as presented was approved.
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Mr. McCarthy: Does that mean the website is incorrect?

Mr. Showe: Correct. It will be corrected.

Mr. Dale: We are off by one day on everything.

Mr. Showe: The nice thing is we have an extra week now between the next meeting because this meeting did get moved up an extra week. It will be updated as soon as I get back into the office.

B. Employee Complimentary Rounds

Mr. Dale: This is the item that is going to require the most discussion.

Mr. Showe: Tim has a proposal in his package, based on the discussion we had at the workshop.

Mr. Melloh: Yes, it is the same thing we provided at the workshop.

Mr. Colasinski: I think we also agreed that we were going to do this on a trial basis for three months.

Mr. Melloh: Right.

Mr. Colasinski: In about three months, we would actually re-evaluate it again to see whether or not the goals we were trying to accomplish with this were met. If not, then we would re-evaluate it and see what we would do again.

Mr. Melloh: Exactly. I will read the Employee Comp Round Rule:

“Each employee will receive one comp round per week, no rollover to the next week. The comp round can be only be played after 1:00 p.m. on a space available basis. All other rounds played by the employee must be paid at the full rate. Spouses and guests must pay the full rate.”

Mr. Dale: I’m going to allow the other Board Members to speak and at the end I’m going to use my Chairman’s prerogative.

Mr. Carnesale: Basically, after thinking this through over the last few weeks and speaking to at least half a dozen people that work at the golf course, in between, I’m not quite sure that we need a total of three months. I think we should reduce it to two months since it’s going to be temporary anyway. We can look at it, determine what’s there. We are awaiting some input from employees on alternate methods. If we get nothing from the employees and we see positive results...

Mr. Dale: You stated that you are going to wait for input from the employees.

Mr. Carnesale: Correct.

Mr. Dale: You stated that. The Board had not stated that. The other thing is the statistical significance is three data points. That’s why we said three months. Two months is still too short.

It is also the busiest time of the year at the golf course. It is a great time to sample and see what we can do. After three months, we can re-evaluate it.

Mr. Colasinski: Can we get clarification on what the old policy was?

Mr. Melloh: The previous golf rule was that the employees could play golf on a space available basis at any time, according to how many rounds they could play. So, if they came in at 8:30 a.m. and there was an opening because it wasn't booked or someone didn't show up, knowing that any minute someone could walk in or somebody looked online, they could be bumped off at that time and they would have to take a different time.

Mr. Colasinski: I was just curious. Thank you.

Mr. Dale: Do any other Board Members want to speak?

Mr. Bedwell: I'm very much against this. I analyzed this data that Tim produced because I ran a \$500 million plus business unit for a corporation. I know how to run a business. If you analyze the data, I don't know what your goals are. You mentioned two goals.

Mr. Colasinski: The very first one is the responsibility to improve the revenues of the golf course since right now we have no more bonds as a method of raising funds for capital improvements on the golf course.

Mr. Bedwell: Correct.

Mr. Colasinski: We don't have that. There will be capital improvements necessary in five to six years, which means that we now have to start getting that capital together now. That means we need to take steps now. Now we are looking at about \$150,000 to \$200,000 a year to get the necessary capital. We are looking at, for example, the bunkers, which cost \$1 million.

Mr. Bedwell: You think that you are going to get \$150,000 from these employees.

Mr. Colasinski: Not from the employees. You have to take incremental steps to attain the revenues that you need. You have to make changes.

Mr. Bedwell: Okay. Anyway, I analyzed this data, Sunday through Saturday. On Sunday, two employees played. On Monday five played. One played on Tuesday, three on Wednesday and seven on Thursday, which was the VEMA men's league. Two played on Friday and four on Saturday. This is not a big bunch of people. During that time, the week of 11/1/20 through 11/7, there were 219 open tee times from 7:00 a.m. until 1:00 p.m. So, this business of freeing up tee times when we restrict employees, when you run those three months, I guarantee you there will be still as much pink as there is today.

Mr. Colasinski: How can you guarantee that?

Mr. Bedwell: Because only 24 players played the entire week. It is insignificant, Steve.

Mr. Colasinski: We are talking peanuts. It's not peanuts because it all adds up. We waited long enough. We waited five years and with the Master Plan, we had nothing. As a result, we ended up having to go over the bond. With that bond, we are now paying \$1.6 million in interest and fees to get the capital money necessary because we decided not to find ways to improve our revenue from the golf course.

Mr. Bedwell: So, you are going to make significant improvement on 24 comp rounds.

Mr. Colasinski: These are incremental changes. That is not the total solution. That's part of the solution.

Mr. Bedwell: But you are destroying moral and turnover for this piddly amount of fame. That's all I focus on is revenue. If I stood up in front of my CEO talking about expenses, I would get killed. I agree with you on revenue.

Mr. Colasinski: I don't believe it piddly. I think we have to make incremental changes to make this work. We talked about this on a time and trial basis as well.

Mr. Bedwell: You've seen these people here. We were like family.

Mr. Colasinski: You know what? The thing is Sam had said something earlier about the people on the golf course didn't vote for us. Well, that's not really true. Thirty percent of the people did. Outside of the golf course 70% of the people did. Those people aren't in here tonight because they trust us to make the decision.

Mr. Bedwell: I understand.

Mr. Colasinski: That's a very large significant portion of people.

Mr. Bedwell: I'm not arguing about revenue growth. I'm talking about destroying morale and turnover, which cost money for this small incremental revenue. You and I may have a disagreement about that. Now I have a compromise, which I presented last time. Let's make the employees pay \$22. Right now, if an employee isn't in the CDD, he has to pay \$61. Who is going to do that? If he is in the CDD like I do, it's \$42. Come January 1, it's going to be much higher. You are not going to get any revenue. I'm willing to compromise to \$22 on these 24 people. That would give you \$528 per week or \$2,000 a month or \$25,000 if all of these employees actually paid and played.

Mr. Colasinski: Last year after expenses, we had \$18,000.

Mr. Bedwell: Okay.

Mr. Colasinski: This is why this is significant.

Mr. Bedwell: That's my compromise. Let them play. I talked to a lot of employees and if it's open and \$22, they are willing to accept it. I think you just went way overboard to destroy the morale and employee turnover.

Mr. Colasinski: There are still comp rounds available. We talked about making it for three months as an experiment.

Mr. Bedwell: It's too late. These guys are going to quit tonight after the meeting is over with. I'm telling you.

Mr. Colasinski: It's free will employment.

Mr. Bedwell: So, you don't want to compromise or talk about it. Right? It's your way or the highway?

Mr. Colasinski: It's either your way or the highway. I don't want to charge them anything.

Mr. Bedwell: I'm willing to go to \$22 and get some money. I think you will get this money. You are not going to get the money at the rate you are talking about. It will be zero or piddly.

Mr. Colasinski: I'm going to exert my prerogative here. Tim, how much did the golf course make last year in net income?

Mr. Melloh: \$18,000.

Mr. Colasinski: I know that there are things being said that we don't care about the employees. It was sort of like when we were campaigning. We were going to put condos on the golf course. The fact of the matter is I'm a numbers guy. The business model that we have right now is not sustainable. We have no more bonds that we can go to. Let me see a show of hands. Who is willing to write a check for a couple of thousand dollars in the way of a special assessment to maintain the golf course? I have one person.

Mr. Carnesale: Because basically...

Mr. Colasinski: Let me finish please, Pete. Here's where I'm going with this. You are all very passionate and I appreciate this. This is what happened in July of last year where you had the reverse effect from the other part of the community. The fact of the matter is three of us were elected onto a platform of change and were elected by 60% of the community. The people that are

here tonight, represent 15% of the community. I'm not saying that to be mean or to throw things in people's face, but that's the fact. The business model that we have right now, we are talking about millions of dollars that we need every 10 years. We have \$2 million alone that the engineers say we need for an irrigation system. Steve throughout the number that this golf course needs to make \$150,000 to \$200,000 per year. I think it's more like \$750,000 a year, which is what this course needs in the way of net revenue. So, the only way you get that net revenue is you have to make some changes because \$18,000 a year is not going to cut it. At the end of our four years, if we are in the same situation that we are right now, there's a whole crew of people that want to do a lot more than what we are proposing. There are people that want to turn the golf course into green space. You heard the talk about selling. We never said anything about selling. I don't like the idea of selling, but we have to get this golf course profitable. Dave, I really appreciate your alternative proposal. I think that's very reasonable. It's well thought out. At this point in time, I'm inclined to agree with Steve that we need to try the three month course and here's why. I threw the numbers out. People say, "It's like four people a day." Let's say you are talking about five people a day at \$40 per day. That's \$200 in one day, \$1,400 a week or over \$75,000 in a year. Now I get that it's not going to work out exactly like that, but we are talking about \$10,000 of dollars potentially with the employee compensation rounds. You can argue with it, but I haven't heard any other substantive ideas. We are looking at having to compile savings at the point of expense cuts. There is a whole slew of things in the budget that we are going to have to look at, ranging anywhere from \$4,000 that we spent last year on Christmas items. I love the employees. I love Christmas parties. Hell, I'll donate my salary for a month for a Christmas party, but I look at my wife in the audience. You don't get a Christmas party from the Brevard School System. So, is it just \$3,000? Yes, but all of those little things add up. This is what we have to do. We have to be going through that budget with a fine-tooth comb. We have to be reducing expenses and at the same time, we need to be increasing revenues as best we can through our marketing efforts, which I think we need to be increasing. It's not because Steve wants to be mean and cut employee benefits because he's some sort of scrooge. We are in a dire situation where this golf course is not sustainable with the existing business model.

Resident (Phil Blanchard, Aberdeen): It's not going to work. It's going to cost you more people.

Mr. Dale: I'm not doing this with you, sir. You had your chance to speak on Election Day.

Resident (Phil Blanchard, Aberdeen): You are a bigger jerk than I am. You guys are ruining it for us.

Mr. Dale: I'm going to allow the ladies to speak.

Resident (Not Identified): I have a quick comment. I'm speaking as a non-golfer. I listened to everyone's comments on what your proposals are. If you think for a second that these employees are going to go out there and pay \$42 or \$62 or whatever that rate is to play golf to increase that revenue that you think you are going to get out of them, I think you are sadly mistaken.

Mr. Dale: Actually, they are probably not. The numbers that we are looking at, less than 20% utilize the golf course. Therefore, that's the whole point of it. Opening up those slots for other paying members.

Resident (Not Identified): But they are not using those times. That is what doesn't make any sense to me. They are using times that aren't already filled. Don't you want people to see the golfers down Murrell Road?

Mr. Dale: It is not as if we arbitrarily just came up with this overnight.

Resident (Not Identified): According to the golfers, you did.

Mr. Dale: Everyone forgets that we ran a campaign and listed to an entire community for a year.

Resident (Not Identified): You came in here like gangbusters and threw this down their throat, so now they are all angry. They all want their benefits. You can't just go in there.

Mr. Dale: That is what the election was about.

Mr. Colasinski: People in the community are angry as well.

Mr. Dale: Everybody south of Viera Boulevard is angrier.

Resident (Not Identified): Give them a chance to talk back to you guys.

Mr. Dale: This is my point. We have a campaign. It went on for a year. We had these discussions.

Resident (Not Identified): Did you talk to the employees?

Mr. Dale: No.

Mr. Colasinski: They have been here how many years and where has that information gone? We can't wait any longer.

Resident (Not Identified): It would be a part of your solution.

Mr. Dale: I have one more comment.

Resident (Not Identified): First of all, I'm a member of the LPGA. I'm also a resident of Stratford Place, the noisy area. I show up with three guests every Sunday morning at an open tee time. They pay, buy three rounds of drinks, golf balls, gloves, shoes, etc. These are my guests who I am bringing as an employee. I know every Sunday morning my guys alone, give this golf course \$200 to \$250. Now I can't come with them until 1:00 p.m. they are not going to play at 1:00 p.m. I went to Habitat on Saturday. I walked in and was charged the winter rate for LPGA. It was \$18. I brought a whole group there and plan to bring more there. So, my 200 to 300 players every Sunday morning will go out the door. So now me being an employee and not allowing guests who are District Managers of Home Depot and all over the place that love this golf course and join me, will not play here.

Mr. Dale: I am going to have to cut you off. I get the gist of what you are saying. I heard you. The proposal on the table is to try this for three months. It may be that it doesn't work out.

Resident (Not Identified): Why not 11:00 a.m.

Resident (Dennis Lamb, Auburn Lakes): You continually say that you will bring more revenue by limiting our comp rounds, but if we are playing on unused tee times, how does that increase your revenue?

Mr. Dale: The premise is two-fold. That's a good question and you deserve an answer. Number one, it is based on a perception that I've seen time and time again on social media that Viera East is very hard to get into, you can't get tee times. It's members only. It's exclusive. Those kind of things. That is the first part of your answer that I am basing my opinion on. The second part of it revolves around comments that we heard from multiple people, not just one person. I appreciate Frank's comments. I don't like rats either. We're not dealing with rats. We are dealing with people that have opinions and want the best for their community also.

Resident (Dennis Lamb, Auburn Lakes): They told us to take the information.

Mr. Dale: I don't know who specifically we are talking about. I talked to multiple people. That's kind of what I do. The gist of it is that there were some manipulation going on with the comp rounds. That people were showing up and were saying, "I get that employees can't use the

early morning,” but they would get their buddy that was able to make a tee time and the buddy would make it for four golf rounds.

Resident (Dennis Lamb, Auburn Lakes): We looked at that more deeply and found that happened within the last 12 months.

Mr. Dale: That may be the case, Dennis and I appreciate that.

Resident (Dennis Lamb, Auburn Lakes): We did have an issue. Pete, I want to thank you for commenting about collateral damage because my wife told me that I couldn't use the statement. It just doesn't register in my mind. You aren't losing money if we play in an unused tee time.

Mr. Dale: I understand where you are at. Here's where I'm at. Right now, we are in an unsustainable business model. I haven't heard anything better recommended. I do see this as a way that it's not going to fix everything, but it's one way that potentially we can start bringing in tens of thousands of dollars more, coupled with other cuts. That's the way I'm looking at it.

Resident (Not Identified): I work for companies and I'm an employee and I get my benefits cut. The question as you put it for a temporary part-time, you have just been in office for a month and you talked about having a social media that will add to offering times and opening that door. If a lot of people know that they can't get in, they don't know that you changed this. So, if you are making these changes, the only way that the community is going to know that you made these changes and there are going to be more billable hours is by social media. As an employer of a large corporation, I just received a pay raise and then they raised the cost of our insurance. So, it didn't do anything for me. Actually, I'm going to be a couple of dollars behind now. I think what's missing here is if everybody including employees want this community to be great and you guys are offering for three months to try this and get it out and see if would increase revenue, I don't understand why the employees wouldn't be willing to do that for three months, if this is the wonderful place to live and work. I went without a pay raise for eight years in the public school system because they didn't have the money. We did it because we liked our job and we wanted to see it successful. I don't understand why those are working can't give three months and see if they can help support it instead of saying, “Well I'm going to take my money elsewhere to another golf course,” because they are just going to cause the deterioration of it. That's just my question.

Resident (Not Identified): I'm a developer and I play Viera East, but I'm not an employee there. At \$9.00 or \$9.35, if that's what they were paying without that comp you are not going to play. To you point Steve, you are trying to save money. You are going to have to pay \$12 to \$13 an hour.

Mr. Colasinski: That is part of the issue because now the State has mandated a \$15 an hour wage.

Resident (Not Identified): Right, in 2026.

Mr. Colasinski: I understand. It's a phased in approach.

Resident (Not Identified): I'm an employee who has been here for three years. I moved on the golf course two years ago. I don't want to lose my investment. I love Viera East. Did you listen to what everybody talked about? It is about customer service. They love the people and everything. Did you hear all of that?

Mr. Colasinski: The room tonight is very unrepresentative of the community as a whole.

Resident (Not Identified): I get that.

Mr. Colasinski: That's the point that I'm trying to get across. This is 15% of the community. I have 60% of the community that wants to sell the golf course.

Resident (Not Identified): We are all nervous about that. It's a double whammy.

Mr. Colasinski: I'm in a rock and a hard place. We need to get some profitability.

Resident (Not Identified): Pete is asking for some input. Cover your employees.

Mr. Dale: How long do we wait though? People have been working here for over 10 years. Where is all of that information over the last 10 years?

Mr. Carnesale: Has anybody asked for it during the last 10 years?

Resident (Not Identified): Why did he have to be asked?

Mr. Dale: You guys should've come to us. There was a campaign for a year and we did our best to listen to all of the voices in the community and developed our opinions from that. That is where we are at now.

Resident (Not Identified): If you came to the employees and said, "You know what guys, the golf course is only making \$18,000 a year. We are going to have to find a way to make more money or we are going to cut costs," Most of us have ran businesses. That's the only way you can do it. We are not working for the wage. I only get \$8.56 an hour. We are working for the

comp time. If you came to us and I applaud you for saying something, that's an option. We could've worked together.

Mr. Carnesale: What do you believe is a wage without any comp rounds that the people working at the golf course should receive?

Resident (Not Identified): I have no idea. I would like to talk about that.

Mr. Carnesale: In talking with other General Managers at other golf courses, that rate is comparable to what is currently offered with one comp round per week. They are not allowed to make tee times as well.

Resident (Not Identified): We aren't either.

Mr. Carnesale: I hear what you are saying, but I'm providing information that I have from other sources. So, what we are offering right now is free range balls. You get the wage. You get comp round per week. I discussed it with other General Managers at other golf courses and they say that's actually more than what they give away.

Mr. Bedwell: I still don't understand. If there are 219 open tee times for a week, there are available tee times. They are not being used. So how are you going to get more people to come here and play? We need other revenue programs and marketing program to get people to come here.

Mr. Carnesale: That is what we are trying to do, but if we do the marketing at times that are not available, you can't realize the revenue.

Mr. Dale: It's my belief that it's a perception issue right now, David.

Mr. Bedwell: It is. It used to be difficult. It was when we had 250 annual memberships. They took every tee time from 7:00 a.m. to 11:00 a.m. As a businessman, I just see this being fair. I joined this Board because the revenue was so low that I thought for us to reinvest in the golf course, we were going to have to get the revenue to \$2.1 million. We are at \$1.8 million. We came a long way from \$1.2.

Mr. Dale: Right.

Mr. Bedwell: I think we need to get to \$2.1 million to make enough money to put \$150,000 to \$200,000 in the bank.

Mr. Dale: I think every year, we need to put a couple of hundred aside.

Mr. Bedwell: How did we get to \$2.1 million? I just think the price to pay for employee morale and discount with our turnover, is too big a price for this incremental revenue. That's my

only point. So, I tried to come up with a compromise. I think you will get some revenue. \$25,000 per year is not chicken money if they would all pay \$22 and they were willing to agree with that. I think the other way you will get no revenue. I can't believe that you are going to get more rounds from people, but that's my opinion. The other thing is you have taken on a tough task. Tim has been in the business for 40 years. Tim, how many public golf courses make enough money to cover the operating cost plus put money in reserve to replace greens? 10%?

Mr. Melloh: I really can't answer that question. I don't have all of the facts. The golf industry back in the early 1990s when golf was in its heyday, that is possible for certain golf courses. I worked at Duran Golf Resort for nine years. The last year I was there, we did 117,000 rounds of golf on 27 holes and we made over \$3 million. Some of that money went to capital improvements. That was a profit for the owner though. I'm sorry. I just can't answer the question.

Mr. Bedwell: I'm just telling you it is going to be hard to get to \$2.1 million. A lot of people don't know how to cut expenses. I had managers that knew how to cut expenses. When a CEO comes out and announces, "Hey, I cut costs," I just sell the stock immediately if that's all he talks about. If you don't talk about revenue growth, I am not owning the stock.

Mr. Dale: I understand.

Mr. Melloh: Can I just interject something there? I mentioned this before. Yes, we made \$18,000 this past year, but that was a monumental task to do that because of our biggest months. In the last half of the year in summertime, we received a bump because people weren't able to do anything else, but our money-making months, COVID hit us on March 10th. I think if this was a non-COVID year, the \$18,000 would've been \$100,000.

Mr. Carnesale: That's fabulous.

Mr. Melloh: I'm thinking that we're heading in the right direction and we continue to see growth. I think there's a bump there. As we go forward, the \$200,000 to \$250,000 mark will be achievable down the road as we continue to grow and that area continues to grow. We are one of the top golf courses in the State.

Mr. Colasinski: The last two months have been very good. We also have to work on changing the perception and do the marketing and advertising for the tee times being available on the weekends and other days as well. So, we can get people to start booking tee times. Everywhere I have gone in other states, they are overbooked for golf courses. Even Baytree, the

day after Thanksgiving, you couldn't get a parking spot over there. So, there is high demand right now and we need to leverage that.

Mr. McCarthy: When Dave and I got on the Board, the revenue was about \$1.2 million. We got it to about \$1.8 million. I agree with Tim. If things are done correctly in the next year or two, we are going to be able to get the extra \$200,000 that you are talking about as attainable. The story of not getting tee times, you would have to go back to 2008. We ran about 65,000 rounds through here as opposed to 53,000 last year, if I'm not mistaken. So, there are 12,000 more rounds. You can pick up the phone and get a tee time to play golf on a Saturday or Sunday. There are a lot of tee times that are available.

Mr. Dale: I don't want to bicker with you on that, Paul, because I appreciate the fact that you increased revenue over that time and I'm not trying to take away from that.

Mr. McCarthy: With the previous Board and Tim Melloh.

Mr. Colasinski: I do appreciate that. I'm a former Intelligence Officer and I believe in triple sourcing things. I heard those comments from multiple people and seen it in multiple venues about not being able to get on. Other than being a taxpayer, twice, in this District as a business owner and as a homeowner, I don't have a dog in the fight. I'm not a golfer. I go out once every couple of years and whack the ball around, but I am a business owner and I know how to look at a spreadsheet. What keeps hitting me in the face is the \$18,000. I know we have COVID, but \$18,000 isn't even close to where we need to be.

Mr. Dale: Did you look at prior years. The previous year we actually lost money and the year before that we made \$19,000. So, we lost \$15,000 the previous year and made \$19,000. That's the only data I have.

Mr. McCarthy: Steve, I have \$18,890 for this last fiscal year. The year before, we had a profit of \$25,583. In 2018, we had a profit of \$55,111. In 2017, we had a profit of \$33,774.

Mr. Melloh: I think the difference between the two Steve is the financial statements you were looking at, they were counting a transfer into the Reserve Fund, which is profit, as an expense.

Mr. Colasinski: Right.

Mr. Melloh: So, it looked like there was a loss, when in actuality there was a profit.

Mr. Colasinski: So that's the \$31,000 or so every year.

Mr. Showe: It shows as an expense to the golf course, but it's actually a transfer from the golf course from reserves.

Mr. McCarthy: Jason, am I correct then in saying in those last four years we made money?

Mr. Showe: I'm not looking at what you are, but I think we furnished those.

Mr. Colasinski: I'm not disputing the not making money issue. My point is that we need to be setting aside \$250,000 per year and we are not anywhere near \$250,000. I know it's a 20-year thing, but an irrigation system is \$2 million, bunkers are \$1 million, replacing the greens is hundreds of thousands of dollars and re-seeding every seven years. Those are just golf course expenses. We haven't even talked about the fact that on some of the other issues where we have lakes that need oxygenation like what Mary Ann was talking about. We are going to come to that topic, but the prioritization in terms of the responsibility of this Board, our number one most important issue in this District is our homes. After the homes, it's the preserves in terms of priorities of things that we need to be taking care of. Then after the preserves, it is the waterways. We are spending all of this time talking about this golf course and having to come up with \$250,000. This is why we can't take out future bonds. If we were to have something catastrophic happen, this is why I threw out the issue of who is willing to cut a check. Because at this point, that is our only other option if something catastrophic happens. Believe me, that's when the villagers will have the pitchforks out.

Mr. Bedwell: We have to get to \$2.1 million to \$2.2 million. So, we have to talk about how we are going to do that.

Mr. Colasinski: Right.

Mr. Carnesale: That is one of the reasons why I was looking for input from everybody we can get it from. We have gotten input from outside of the employees. We have not, to a great extent, mostly online. We have not gotten the input during that period of time because it was never asked for. You can go back 10 years if you want to, but nobody previously asked for that. Nobody said, "*Hey we are not making enough so how can we,*" and asked them for their opinions. That's the reason why I made that statement. I'm also looking at other potential areas to have caused the problem with the employee position in terms of free golf and the timelines, basically no shows, partial no shows and people that booked for people that should not have been able to book times. Because you have a member booking for four people, when it should be a

member booking only for members. Alright, so if those three items were to be changed automatically the employee benefit would have been reduced. It would not have reduced the numbers of items that they can do; however, it would free up a whole bunch of times. Because there are a lot of those that are booked that are not filled that are making tee times. That is what Steve is complaining about in terms of people not being able to make tee times. Okay? So, I'm looking at those three items as some of the cause, instead of looking at the actual item. Let's go back to the cause. Okay? My thing would be to try to create a way to fix the cause first and see if that does anything, which I think it will and it would have some results. It is like the doctor hitting medication for the symptom rather than the cause. Okay? At least at this point in time and that does not mean that I will believe it three, four, five or six months from now because depending on what happens as we begin to do other things, that may change. At this point, I would rather see input coming from the people that are out here that are basically the people that will take the biggest hit. Okay? Secondly, ways of preventing those three items. Now I believe that if Tim were to create a fine-tuned tracking mechanism of who the no shows are by name, date and time, who the partial no shows are by name and time and a report on who is trying to make tee times for employees as opposed to regular people as far as members or non-members that are paying rates by name, we will free up a whole slew of times that will be available to the public.

Mr. McCarthy: That is a good idea, Pete. A very good idea.

Mr. Colasinski: I always felt if a person called that wanted a tee time for 4:00 p.m., we ask for their credit card. If they don't show up, they are paying for those tee times.

Mr. Carnesale: If I book a tee time and you don't show within 24 hours, you lose your tee time.

Mr. Colasinski: The people who aren't getting tee times waiting for the day they want the tee time, they have 10 days to book and they don't. They wait until the day they want to play because the wife said, "Well I'm going shopping" or whatever and then they want to play. They are always filled up by then.

Mr. Carnesale: We can shorten the time frame for the extra time given as opposed to those. That is another action that could be taken over time, but that's not what I'm getting at, at this point. That might be another one of those suggestions we get in. As a matter of fact, not only would I like to have the people giving us comments, but I would like to make it into a contest,

where the person who makes the suggestion, not always being considered, but those that are not already on the table. If it's implemented and has the greatest net profit, over that first fiscal year, they should either receive a bonus or some kind of prize, which would be determined by the Board. I'm not going to even try to indicate what that would be, but I think we could get some motion into place in some other ways. That would limit tee times for the employees as well, but not with a strict number.

Mr. Dale: Alright. Where we are at is, we have a proposal on the table currently based on a motion from a previous meeting.

Mr. Showe: Correct.

Mr. Dale: I think we are at the point where we are beating a dead horse in terms of discussion. We either vote for or vote against.

Mr. Colasinski: It's an easy revenue driving thing.

Mr. Dale: I think we need to get on with our meeting.

Mr. Colasinski: Right now, we are allowing one per cart, golf courses are charging extra money because if you are going to be in your own cart, when you drive together as a foursome, it's ridiculous.

Mr. Dale: We had that discussion with Tim. I agree with you.

Mr. Carnesale: We have already discussed that. Yes, that's a way to go for two reasons. One because it increases the income because of the cart fee. The other is the shortage of carts on key times.

Mr. Colasinski: As well as wear and tear on the carts.

Mr. Carnesale: And wear and tear on the golf course. Basically, the more carts you put out there, the more wear and tear you are putting out on the field. Okay? So, it's from all of those angles. He only has room for so many carts and I think he filled that space.

Mr. Dale: Pete, we are at 10:15 p.m. and need to move on. We have an existing proposal that was drafted. Do we have any motions to proceed? I think Mr. Bedwell's proposal of \$22 for employee was a reasonable compromise.

Mr. Showe: Tim, do you understand that instruction?

Mr. Melloh: Does that limit the time?

Mr. Bedwell: My proposal was space available and pay a current cart fee of \$22.

Mr. Melloh: Space available no matter what time of day with no limit on the number of times?

Mr. Bedwell: Space available and a cart fee of \$22. It could change next year.

On MOTION by Mr. Dale seconded by Mr. Colasinski to approve charging employees a \$22 cart fee per round based on space available by roll call vote:
Supervisor Bedwell: Aye
Supervisor Colasinski: Nay
Supervisor Dale: Aye
Supervisor Carnesale: Aye
Supervisor McCarthy: Aye
Motion Passed 4-1.

Mr. Carnesale: That is a good compromise.

C. Update on Stormwater Pond Grant Proposal

Mr. Showe: We can discuss the next steps.

Mr. Dale: What is the update other than what Carlos had to say?

Mr. Showe: Is there's a Board Member that you want to delegate as the point person on that project, they can work with the residents.

Mr. Dale: Is it solely on that issue? I had a great meeting with Tim where we had a lot of talk about oxygenation. I don't have a problem with that component of it.

Mr. Carnesale: Basically, what I would be looking at is for the Board to approve membership in a committee, not necessarily of the VECDD, made of several entities, the VECDD being one, VECA being another, residents, Carlos and any others as needed. One of us, and I would volunteer to be that one, would be our representative on that committee.

Mr. Showe: I would caution it making it less formal. Essentially, I would have the Board, if amenable, make a motion to appoint Mr. Carnesale as liaison to an advisory group for purposes of looking at the stormwater grant. That gives the Board flexibility.

On MOTION by Mr. Colasinski seconded by Mr. McCarthy with all in favor appointing Mr. Carnesale as liaison to an advisory group for purposes of looking at the stormwater grant was approved.

D. Fish Kills - ADDED

Mr. Dale: I had a very nice talk with Tim before going on vacation. I'm very familiar with the lake that you are talking about, Mary Ann. I think the conclusion that Tim and I came to after looking at the map is that which is on top of some of the things we talked about at the previous meeting where the observation was that certain lakes did not have problems. If you look at the lake in front of Six Mile Creek, which has a nice big fountain, lakes inside of IRCC and one other that I can't recall. The bottom line is, we believe that the bulk of the problems from fish kills are from midges, but if it were an oxygenation issue, it stems from just seven or maybe eight lakes inside of the District. Then when we looked at the map, we were seeing which ones were surrounded by a lot of homes, which were probably getting a lot of grass clippings, getting a lot of fertilizer in it because of the concentration of homes on the lake and the issue Carlos is talking about, which is the 10-to-15-foot swath in front of the lake that is the most important part of lake maintenance because that's what filtering all of crud that's going into the lake. What I foresee moving forward, as Tim and I look into this and meet with homeowners and associations, is potentially wanting to do some sort of oxygenation program for a few of the lakes inside of the District. We understand that there is a cost associated with something like that. We don't have anything ironed out or anything like that in terms of numbers, but I can foresee wanting in Bay Hill, potentially Fawn Ridge and Auburn Lakes, several of the lakes to get some attention. You have the fountains, which are decorative.

Mr. Melloh: The fountains throw water up in the air, oxygenate it and rise to the surface. The bubblers actually have a compressor to them. They are all connected by a weighted tube and they actually force oxygen down to the bottom so it circulates back up. So, they are much more efficient to dissolve the oxygen problem that you have at the bottom of the lake, whereas the fountains are just more decorative. They help some.

Mr. Showe: To Tim's point, the fountains are decorative. There is a side effect that they stir the water up slightly, but the aerators and bubblers are really what oxygenates the water.

Mr. Melloh: If anyone is familiar with Turtle Creek and you go past the twisted birch and there is a subdivision there called Augusta. If you drive through there, there are a lot of homes on the white hand side, but then you are going to get to the point where there are some canals and lakes on the left-hand side. They have bubblers in them. So, if you want to see what they look like, I will say if you are by that area, just drive back in there and you may be able to see that. I

always describe it as when you are a kid and you have your chocolate milk and you have a straw that you use to blow bubbles. That is what it kind of does. It throws water or oxygen down to the bottom. Some residents think that we would be putting in the decorative type,

Mr. Dale: We did talk about one decorative by Woodside Park.

Mr. Melloh: I think that going forward with this, Rob, it would probably behoove us. ECOR will do this for us. They will do a few of them for free, but I'm sure there is an expense to this. I will find out from Mr. Mike Rouse, for example, on Lake 19, where we have an oxygen study to know that dissolved oxygen, which has to be over five parts per million. One you get down to within 3 to 4 feet of the bottom of the lake, the oxygen level drops to 3 and 2 feet and there's not enough oxygen there to support the fish that would eat the larvae of the aquatic midges. Also, whenever there is a flipping of the lake from a temperature inversion, there is more oxygen depleted water coming to the top where the fish are, which causes the fish kill. For us to put \$7,000 worth of aerators in a lake, I think we probably would want to know if this is going to do us any good or is there plenty of oxygen in that lake already. I will come back with a proposal from ECOR as to getting some more oxygen levels with some of these lakes that we are talking about. We know Lake 19 in Wood Hall by the golf course, but we also talked about Lake 43, which is in Bayhill, which is 100% surrounded by homes.

Mr. Dale: Right. Then the one that Mary Ann is talking about.

Mr. Melloh: It is apparently a big lake. You are talking about a finger that comes off of the lake.

Resident (Mary Ann Ferraro, Fawn Ridge): I'm very surprised with Viera. When you are coming up, you actually see right off of Spyglass. You actually see that lake.

Mr. Melloh: It's a giant lake.

Resident (Mary Ann Ferraro, Fawn Ridge): Yes. We are so proud of the fact that we are in Viera, but there's nothing there.

Mr. Dale: You are right that is. I forgot that was part of that.

Resident (Mary Ann Ferraro, Fawn Ridge): It's a beautiful place. I'm surprised that we put fountains.

Mr. Melloh: We can put the fountains in.

Resident (Mary Ann Ferraro, Fawn Ridge): Then you look on the other side and see that beautiful park there.

Mr. Melloh: That's where we were talking about putting a fountain in the Hammock Trace subdivision. Again, I don't know the actual level of that lake. A fountain aerifier may be all that would be needed there. Most of our looks good. There were some algae, but most of our lakes look really good, but that doesn't tell the whole story, so we need to get the data to say, "There's no oxygen in the last 4 feet of this lake. Then we need the bubblers."

Mr. Dale: I think if we were to start with those first four or five, we will look into those.

Mr. Melloh: We will figure out the lake number and we can include them in there.

Mr. Dale: I was hoping Bayhill was going to be here tonight because they said they were coming. I was going to get specific about that one lake. Yes, we will come up with the four or five numbers and then we will look into the oxygenation.

Mr. McCarthy: Is there any advantage to see how effective they are in Turtle Creek?

Mr. Melloh: It's really not Turtle Creek. It would be their HOA, but I can find those out.

Mr. McCarthy: It would be interesting to see if they were satisfied with it.

Resident (Not Identified): I was going to bring up the testing of the water so decisions could be made. Are you saying that the maintenance company will do some testing, but after that they have a cost associated with that?

Mr. Melloh: Yes. They have to get out there in a boat because you can't do the water testing from the shore, so you have to get out in the middle. They would take a canoe out there. That is ECOR. They probably do the lake maintenance for our side as well as Viera Central and Viera West.

Resident (Not Identified): Do you think there would be any entities that would have grants or something to do more active monitoring like a university or the Water Management District?

Mr. Dale: Yes, I do. It's in the game plan. We have been on the Board for a month and we are trying to eat the elephant all at once.

Mr. Carnesale: That was basically the University of Florida IFAS section of it, which we would try and coordinate with. Have we been in contact with them? Have we gotten anywhere so far with them? No. Again, we have only been in office a month.

Resident (Not Identified): I was just bringing up that point.

Mr. Carnesale: There are people working on the issue.

Mr. Dale: The other part of the fish kill issue that I'm going to re-emphasize with Tim in our discussion is that in the event we experience something again, I believe there needs to be more money allocated at that time towards the clean-up. We can't just tell people that ECOR is handling it. We have to get the guys out there in Hazmat suits or whatever it requires and clean it up. I don't know how the rest of the Board feels about it, which is why I'm bringing it up.

Mr. Melloh: We are looking into how that looks because the issue is some of the fish kills from a temperature inversion go away in two or three days. Obviously, there was the big fish kill we had from the bacteria. We did find one company that would go around and collect the dead fish. We don't have the staff to do that. The issue you have there is you can clean up the fish along the shoreline, but then there are still dead fish floating. Then you have to come back a couple of days later and clean those up. I have to find out more about this, but this past year, the landfill shut people down for bringing fish to the landfill. So, I don't know where the people dumped the fish. There is a lot to that and we are trying to find companies that will so we have a call list whenever we have a fish kill where they will give us a price. I would have to imagine out of the 85 lakes that we have, we probably have 40 of them that have fish kills if not more. So, to get that many people out, based on the number of calls we get in the office, that's why we did the one in Canterbury because we were getting so many calls. They have way more fish kills in that lake than any other lake that I witnessed. As I said before, Tilapia are an evasive species. It is a good thing that it died off because maybe we won't have a fish kill like that for several years. The Tilapia were the only ones affected by that bacteria. There were no bass or brim or anything like that. We are definitely digging into it, as well as our District maintenance guy. I'm looking into that so when Spring comes, we will probably have a bit of a small temperature inversion or a fish kill, especially when we have a heavy rain. That will include the smaller fish like the brim.

Mr. Dale: Thanks Tim.

E. Survey Monkey/Community Email List - ADDED

Mr. Colasinski: I obtained a proposal for the cost would be for sending out postcards with the text that we talked about at the workshop and adding the additional text that Jason sent to me regarding the email. The cost is approximately \$1,500 for mailing postcards to 4,100 homes in the District.

Mr. Showe: I suggest the Board approve a not-to-exceed amount of \$1,600.

Mr. Colasinski: The cost was \$1,353 plus tax.

Mr. Showe: If they send us an invoice, we can give them a tax-exempt form so you won't have to pay tax.

Mr. Colasinski MOVED to continue utilizing Survey Monkey to collect further input from the community and spending an amount not-to-exceed \$1,500 to mail postcards to 4,100 homes in the District and Mr. McCarthy seconded the motion.

Mr. Dale: We have a mail house, Savings Safari and you are not going to beat the prices with mailings, postcards, whatever.

Mr. Colasinski: The only thing that's going to help now is the tax-exempt status through the same mail house.

Mr. Showe: We can give them our information, give you our tax exempt and they will put the invoice in terms of the Viera East CDD and we will get the check cut.

Mr. Dale: Do we do our legal advertising through Florida Today?

Mr. Showe: I think we changed it to a different method.

Mr. Dale: We can do it through Savings Safari. It will be a lot less expensive.

Mr. Colasinski: I saw a check for The Viera Voice.

Mr. Showe: I think we changed from Florida Today to The Viera Voice.

Mr. Dale: Either of the two will save us money.

Mr. Showe: We experienced some increases with Florida Today.

On VOICE VOTE with all in favor continuing to utilize Survey Monkey to collect further input from the community and spending an amount not-to-exceed \$1,500 to mail postcards to 4,100 homes in the District was approved.

F. Farmers Market/Craft Fairs at Woodside Park - ADDED

Mr. Dale: It will be the second Friday of the month. Prince of Peace Church agreed to let us utilize their parking lot for the Farmers Market/craft fair that will be held at Woodside Park on the second Friday of the month. We will have to discuss the hours, but it will somewhere around 4:00 p.m. to 8:00 p.m. or 9:00 p.m. If it's like the one on the west side, there will be roughly 50 to 60 vendors plus food trucks. Anybody that is a Viera East resident can set up a tent. They charge

a flat fee of \$25 to sell your wares. I didn't negotiate any incidental costs, but suggested \$5 per tent. So, if we have 60 tents that roughly \$300 per event. We can utilize that money for cleanup, so we have no out of pocket expense. Parking will be at the church. I anticipate more foot traffic than people driving.

Mr. Melloh: I think when we do our first one, we will know more about this, but we need to figure out some way to prevent people from going down Crane Creek Boulevard and parking in front of houses. I don't know how you would that, because legally they can park there.

Mr. Dale: We can put that information.

Mr. Melloh: Don't park there because I'm sure some of the residents won't like it.

Mr. Dale: When we get the word out, we will pass that on to people.

Mr. Showe: We may be able to get some temporary signage.

Resident (Mary Ann Ferraro, Fawn Ridge): What is the lighting situation right now over by Wood Park? Is it going to be dark over there?

Mr. Melloh: It's not great right now. It is something that we are going to have to address longer term.

Mr. Dale: I looked at the signage that was at the park in Melbourne that he was talking about. It is dawn to dusk. So basically, if someone goes in and unlocks the gate in the morning, someone goes in and locks the gate at night. There is no time when it is dark that they are using the park.

Resident (Mary Ann Ferraro, Fawn Ridge): Yes, but we are talking about 4:00 p.m. to 8:00 p.m. for vendors over at the park.

Mr. Dale: With all of the tents and the vendors and the generators, there will be enough light, but I understand where you are going longer-term.

Mr. Melloh: I think we have two lights on the restrooms. That's about it.

Mr. Dale: There does need to be more lighting over there.

Resident (Not Identified): When they do this on the west side, they are bringing a portable light.

Mr. Dale: That is true. They do that. That is a question I will ask him. It's all kind of turnkey. Everybody follows him. He sets up 50 tents and all of the food trucks come with them.

Mr. Showe: I think long-term you have some money that you could use for bonds for that park. I think once you get the dog park and the playground where you want it and maybe some bollard lights along that little trail.

Mr. Dale: That's mostly what I'm thinking. I think that's brilliant.

Mr. Colasinski: I am impressed with the performance of some of these solar lights that exist now.

Mr. Showe: The LEDs are so much better.

Mr. Colasinski: With their low power consumption, they will stay on all night.

Mr. Dale: At a future meeting, we will discuss this, but security for each HOA they have the solar powered cameras. We had a problem at Mission Bay where someone was murdered. Had there been a camera at the entrance to Osprey and Mission Bay, they would've been able to get the vehicles. That is something that we can do to improve security for the District and wouldn't cost an arm and a leg.

Mr. Showe: We will keep working on that. Rob and I reached out to the church to see if there was anything formal that they needed. Once the vendor nails it down, we will start working on an agreement with the vendor that the Board can approve at your January meeting. That way it's all formalized going forward.

Mr. Dale: Exactly.

G. Fire Management Budget/Fire Breaks - ADDED

Mr. Dale: Tim, I think you shared with me that we are on a two-year schedule now.

Mr. Melloh: Definitely. We will start our next fire break in February during the dry season. We are going to do half of the District and the other half of the District the next year. To Kevin Erwin Group, our Ecologist, they are putting together that map for us. I think I gave you a copy of it showing you where it is. When I get to my General Manager's Report, I have a picture to show you because we just cut a new fire line that didn't previously exist.

Mr. Dale: Was that the one at The Greens?

Mr. Melloh: Yes.

Mr. Dale: I saw the email exchange. Are we done with that issue?

Mr. Melloh: It's all done. The whole area is cut. That's why one lady was talking about whether we were going to leave it that way. Yes. In the preserves, that is what the Ecologist

wants to do, to allow it to break down naturally because the animals borrow in it. It is natural, but if you look at the picture, you can see that new piece of equipment we purchased, did a good job. They are really mulching that stuff pretty good. We are excited about starting a fire line. When we come back in two years to do that, then the stuff is going to be a lot more tender. We had Pepper Trees that the machine mulched up. So next time we come in to do that fire line in two years, which isn't that big, maybe 300 to 400 feet, it is going to be a lot earlier. The machine will just chop it up. That was a really good investment because we use that in the scrub jay habitat. We rented it from Caterpillar in Palm Bay for \$4,000 for a week. So now we have that same machine that we can use at our disposal to cut fire lines.

Mr. Dale: We talked a little about it, but it has been three years for Osprey if I'm not mistaken.

Mr. Melloh: We need to look at Osprey. Like I was saying before, sometimes you get some areas where they can't in there with that machine.

Mr. Dale: I understand.

Mr. Melloh: It's either wet or mounded up or what have you, but the best time we have for that is going to be in February, March, April timeframe. Do you have Pepper Trees?

Mr. Dale: No. Everything else, but. Do we take one day a week to do that or a couple of days a week when we start that process?

Mr. Melloh: One guy or two guys will work on that full-time, but they also take breaks.

Mr. Dale: There are other activities.

Mr. Melloh: They will go down there to blow off the trails. So, there won't be any derelict in their duties as far as other things that they do in the District. They keep it running good because it's 52,928 linear feet of fire line that we have to cut.

Mr. Dale: It's 10 miles or so.

Mr. Melloh: If we are going to do 26,000 linear feet of fire line in a year, they will keep it running well. Again, that is a much better machine and I think we are going to get more completed.

Mr. Carnesale: We are going from a three-year turnaround to a two-year turnaround. We can't argue with that.

Mr. Melloh: We still will be able to do the other things because a lot of the things that they do, which is why I was asking if you had Pepper Trees, is they go out into the District into the preserves and kill the Melaleucas and the Pepper Trees.

Mr. Dale: I have a Pepper Tree, but it's not in the break. It's huge. You can see the berries.

Mr. Melloh: The berries are the worst because birds eat the berries. Right now, that is what provides the break that they were talking about off of I-95. If you go down the road, there are all Pepper Trees.

Mr. Dale: Is that why they took everything out?

Mr. Showe: That's probably why.

Mr. Melloh: They got rid of some of the Pepper Trees. I noticed that north of the Vista Boulevard exit, they are putting in bamboo. I don't know if that is a trial.

Mr. Dale: Bamboo is fast growing and can provide the break that he is looking for.

Mr. Melloh: What those guys experienced in that subdivision where the culvert goes under the bridge, there is a big gap. The problem with it is when you are planting or removing, DOT will fine you and that is the problem. I will make a note to get with DOT to find out what they are doing with that bamboo, because it looks like it is much taller and it is actually nicer looking.

Mr. Dale: I will get with our representatives and see if we can't get something going there. Under fire management, did you intend to talk about control burns as well?

Mr. Melloh: Yes. We are still waiting on the Ecologist and contractor. We had some issues getting the proper insurance from them because they have to have the right insurance.

Mr. Dale: Is it one area or multiple areas?

Mr. Melloh: It is just about a 45-acre area behind Herons Landing and Harbor Lakes. Scrub Jays must have low plants. They can't have anything tall. If you get big trees, then the predatory birds like Hawks will eat the Scrub Jays. In the middle of the Scrub Jay Habitat, we have a large Eagle's nest with two Eagles, but they don't seem to harm the Scrub Jays. We just received a report.

Mr. Carnesale: It wouldn't make any difference anyway because you are not allowed to touch them.

Mr. Melloh: We can't burn around them. There is a buffer zone, but we can get in there with the machine and take it down a little. However, it is such a confined area. In the five and a half years that I have been here, we have tried the control burn one time. They did about a half-acre and they had to shut it down because the wind changed and it was going right towards the houses in Herons Landing. You have some places where they are burning 1,500 acres of a control burn. That is a lot easier to do than our 50 or 60 acres because it is all surrounded by homes.

Mr. Dale: I just want to make sure that we are pursuing that.

Mr. Melloh: Without question.

Mr. Dale: Every year it gets worse.

Mr. Melloh: That's where the mulcher comes in. That's why we rented it last year. Now the fire breaks in there will be a lot better. This time around the contractor that the Ecologist selected is getting a grant from the State and the Feds to come in there with the Department of Forestry and it shouldn't cost us anything. Typically, in the past, it cost us about \$10,000 or \$12,000. That's why we always budget \$15,000 every year for the control burn. They have to do it this year before March 1st because then it is Scrub Jay nesting season. Then they can't do it until after June 30th.

Mr. Dale: People in the community are asking.

H. Action Items List

Mr. Showe: The only item that we have left to discuss is with the dog park, which is what the Board wants to do with the playground.

Mr. Dale: That's right. We said that we were going to move that to Old Business. If we have not started laying mulch, I think it makes more sense and it would be much nicer and I don't think it is going to cost us anything more to move the playground over into the northeast corner of that field.

Mr. Carnesale: So, there is the south portion.

Mr. Melloh: How that in reference to the restrooms?

Mr. Dale: It is going to be on the east side of the restroom, near the lake that runs parallel to Murrell Road.

Mr. Melloh: I know where you are talking about. I guess what I will have to do in the morning is call Claymore to see if we can kill this project. We already have the delivery of the swing set, mulch and all of the equipment.

Mr. Dale: We are committed to that.

Mr. Melloh: What our park involves is a playset with a slide and climbing wall. That is not being replaced because it still has many years left on it. We also had some benches. So that's the extent of the playground.

Mr. Dale: Here's the other part that comes into play. I am friends with Keith Winston from the Brevard Zoo. He had thrown out the idea of some sort of natural playground like they have at the zoo.

Mr. Melloh: My son has played on that and it is a really nice playground. There are all sorts of things that you can do.

Mr. Dale: Maybe we can bring the zoo into the fold somehow with this. Maybe we can get some type of grant. It would be a combination of our existing equipment. Worst case, we are going to move our existing equipment over there and then we are going to put in the shade, which will make it nice, decorative and attractive from the road. Maybe we can build into that somehow, some kind of natural playground by talking to the zoo.

Mr. Melloh: In the morning, I will contact Claymore and stop the project. Like Jason pointed out, because the mulch and borders are gone, we will have to keep the playground closed down until we are able to figure out a new site for it. Is that right?

Mr. Dale: Yes. That's pretty much it. I think it makes more sense having the small dog park under the trees because as it was explained about the playgrounds, there is wear and tear on them. That's why the School Board puts playgrounds in the middle of a field so you don't have as much debris and falling sticks.

Mr. Melloh: The only pushback that I would expect is there are some people that are going to be mad. It is nice for the kids because there is shade there. Sometimes, that's the reason why they go to our park instead of Suseda Park because there is no shade at Suseda Park.

Mr. Dale: They are going to be incorporating shade with it. There are other things that we are going to be able to do with that park that I heard ideas of such as memorial benches. You see it at the zoo and other places. That is another way that we are going to be able to raise funds for

that park. With some of those funds, maybe we can start a butterfly garden and incorporate the milkweed. There is no landscaping around the ponds. It is horrible.

Mr. Melloh: There are so many Oaks that provide shade.

Mr. Dale: You are going to need a plant consultant.

Mr. Melloh: We would love to landscape the restrooms, but I don't even know what you would put there. The good news is that we are trying to restore the irrigation system out there. Ed who has been there 15 years didn't even realize that it was extensive as it is.

Mr. Dale: There is an irrigation system out there?

Mr. Melloh: We have an irrigation system for an entire park. We had a few repairs to it totaling about \$600 or \$700. There are sprinklers for the field.

Mr. Dale: No kidding.

Mr. Melloh: None of us even knew it was there, but it comes off of reclaimed water.

Mr. Dale: I never knew that.

Mr. Carnesale: That is the reclaimed water that has to be pumped through. All of the piping has been there for 20 years.

Mr. Melloh: That is good news, but as we go through there, we will just have to see. Going forward, we may be able to take Woodside Park and overseed the field, which makes it bright green and very nice in the wintertime. We don't have too many frosts out here so it always looks fairly decent. The only time it looks bad down there is when we have a drought situation like in May or April, but now we found out we have an irrigation system.

Mr. Dale: I'm reluctant to bring this issue up because we have gone through so much, but I did get a text yesterday from a client from the old Red Eye Rugby League in Brevard who is in charge of the youth rugby league. They are looking for a place to play. He texted me inquiring about Woodside Park. Jason, you have more experience with this.

Mr. Showe: There are two ways to go about it. On the one hand, it is public space. You could just say, "It is open for anyone to do anything," but when people see an organized sport out there playing, you are going to likely see other folks showing up. So, you can approach it in that direction. See what happens or you can approach it in the direction of doing a License and Maintenance Agreements with them that says, "You are able to come out and use it." Maybe there is a fee involved, even if it's minimal.

Mr. Dale: That's kind of where I was going with it. It's a way that we can make a little money off of it.

Mr. Carnesale: Are you looking to put goal posts up?

Mr. Dale: No.

Mr. Showe: In some circumstances, some of our Districts say, "It's a public space and if you want to put temporary goals up and play a couple of games..."

Mr. Melloh: In the years I have been here, we've never had anyone inquire as to what we are using the field for. You go down there and see people throwing a frisbee.

Mr. Carnesale: The only way that I can see that being an issue for them is if every Tuesday at 6:00 p.m., they want to use it.

Mr. Showe: You can see how it goes. If it becomes an issue, if Tim starts to get complaints, you can discuss it.

Mr. Melloh: I don't think that's an issue, but like Jason said, if someone's football team wants to practice there and you have lacrosse teams wanting to play.

Mr. Dale: Does the Board have any problem with me at this point saying, "Hey, if you guys want to start showing up," then the liability is on them.

Mr. Showe: If it becomes a problem, we might have to look at some other arrangement in terms of an agreement.

Mr. Carnesale: Encourage the guy that if there is any trash or soda or water bottles, they pick it up.

Mr. Dale: I do have an ulterior thought with it. Those rugby guys work their butts off. So, when we are building the dog park or anything else that we need, we have some leverage. There is a lot of heavy lifting.

Mr. Carnesale: We are going to need some manpower.

Mr. Dale: Okay. We will present it that way.

Mr. Showe: Perfect.

Mr. McCarthy: Good.

Mr. Showe: I think we have direction.

FIFTH ORDER OF BUSINESS

Staff Reports

A. General Manager's Report

Mr. Melloh: We have our normal day-to-day operations going on for the CDD maintenance. As I said, the Woodside Park playground project has begun and the fire line for the Greens condo complex. The bulkhead project is moving along well. Weather permitting, the entire project should be completed by the middle of January. So, we are getting close. The structures were actually built and we are in the process of dredging and backfilling the gap between the old wall and new wall. Then they will be able to grade and sod it and the project will be completed. Does anyone have any questions?

Mr. Colasinski: I don't know if this question is for Tim or Jason. On the cashflow analysis, there is one term that I would like to get a better understanding of. When we do cashflows, we have something called, "Starting Funds Carry Forward." Where are those funds coming from? I'm trying to understand.

Mr. Showe: Essentially that's cash left in the account at the end of the fiscal year.

Mr. Bedwell: The one on Balance Sheet.

Mr. Showe: It's on the Cashflow Analysis, the one that goes month-to-month.

Mr. Bedwell: I know, but on the Balance Sheet there's a cash account that we pay all of the bills out of. Isn't that the one?

Mr. Showe: There should be another spot where it shows total funds. Essentially it is just cash in the fund because we always have to keep cash in that fund to pay the current bills.

Mr. Colasinski: So that's considered an asset.

Mr. Showe: Correct.

Mr. Colasinski: I'm just trying to understand.

Mr. Showe: No worries. We are here to help.

Mr. Colasinski: Tim, I would like to spend some time with you next week going through the Check Register. I appreciate that. I want to learn how we are spending our money, in case someone asks me.

B. District Manager’s Report

Mr. Showe: We don’t have any other District Manager Report.

i. Consideration of Requisitions #15 - 18

Mr. Showe: We have Requisitions from the Bond Funds, Requisitions #15 through #18. These are all associated with the bulkhead project. The large one is the second pay after the bulkhead, which the District Engineer approved. The other three are to our District Engineer pursuant to their contract of just the support work and site work to ensure that the work is being done properly.

Mr. Colasinski: Can I ask the District Engineer for a detailed understanding of why we miss their estimates and the actuals for implementation? It is such a huge margin. I would like to understand from them.

Mr. Showe: Sure. I think he actually prepared something about why the bid was so different.

Mr. Melloh: You may want more detail on it.

Mr. Colasinski: I would.

On MOTION by Mr. Colasinski seconded by Mr. McCarthy with all in favor Requisitions #15 – #18 were approved.
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SIXTH ORDER OF BUSINESS

Treasurer’s Report – Consideration of Financial Statements

A. Approval of Check Register

Mr. Showe: Steve, do you want me to run through it?

Mr. Colasinski: You can run through it. The reason why is I don’t want to talk about something I don’t know the substance behind it. I can do that at the next meeting.

Mr. Showe: You are in good company. This is the most complicated District we have in terms of funds, accounts and debt service and the way it flows all together. It’s definitely an education for all of us. I learn something almost every month when I go through it. In your General Fund, we have Checks #4066 through #4088 in the amount of \$35,535.31. In your Golf Course Fund, we have Checks #28197 through #28270 in the amount of \$70,316.58. The total Check Register is \$105,951.89. Tim and I can answer any questions on those invoices.

Mr. Bedwell: Can you explain the \$800,000 and why you have to do it that way?

Mr. Showe: That sounds huge. As we get these checks, we get one check from the Tax Collector. So, we have to cut that check out to the different funds. We get money in the right hand and have to pass it to the left.

Mr. Colasinski: It is fairly large for some of the bonds like the 2006 bonds.

Mr. Dale: The \$40,000 check for shoreline erosion repair is what we were doing by Canterbury.

Mr. Showe: Right.

Mr. Melloh: That is the second payment. We spent about \$59,000 on the total project. That is budgeted.

Mr. Colasinski: Have we found anything more on the geotubes?

Mr. Melloh: I was working on that today. I can't find anyone local to give us a price. Ed said if we don't use the geotubes, what is to prevent it from all washing back into the grass? Once you get grass on it, it takes a while to get that established. These are questions that we would ask the company. I would like to see that put into place.

Mr. Dale: How far did \$40,000 get us?

Mr. Melloh: 2,000 linear feet. It is \$30 per linear foot. It is not very much when you have 32 miles of shoreline. Half of that is the homeowner's side. Everyone wants to know when you are going to do theirs. We go off of the chart we have five or six years ago on the most eroded ones. At one meeting, I gave you the ones we have accomplished. They started 10 years ago. I think they spent \$430,000.

Mr. Showe: We started at \$30,000 and I think we increased it to \$60,000.

Mr. Dale: I hate to say it, but we talked a lot about the attractive indigenous plants. I'm wondering if there is a cost comparable.

Mr. Melloh: That's what we were trying to get from Jose and Terry on the amount per linear foot to plant those littoral shelves. That is what Terry Mott and Jose are working on.

Mr. Carnesale: Jose is working on the educational piece and Terry Mott is working on the gardening piece and cost factors.

Mr. Melloh: We need somebody to say, "This is how much pickerel weed you need and how much arrowhead you need for when you aquascape." Let's say it comes out to \$15 per linear foot to plant that, next year we can do 4,000 linear feet of plants instead of geotubes. I don't know. I'm just guessing.

Mr. Dale: I understand, but this is the last check that we are going to be writing for a while.

Mr. Melloh: Yes, they are done.

Mr. Showe: That was the 2021 amount.

Mr. Dale: Before we approve anything further, I would like to see a cost analysis.

Mr. Melloh: They are done with the project.

Mr. Showe: We need a motion to approve the Check Register.

On MOTION by Mr. Colasinski seconded by Mr. McCarthy with all in favor Checks #4066 through #4088 from the General Fund in the amount of \$35,535.31 and Checks #28197 through #28270 from the Golf Course Fund in the amount of \$70,316.58 were approved.

B. Balance Sheet and Income Statement

Mr. Showe: Tim and I can help with any questions.

Mr. Carnesale: On Page 20, I think there is a typo where it says 5/1/1938.

Mr. Showe: That is probably a typo. It should be 2038. Good catch. That is all we have.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Dale: I received a text during the meeting. A resident inquired why we don't do the pledge of allegiance before the meeting.

Mr. Showe: I'm pretty sure I know the resident. I asked him to email me, but I never received it. It is certainly something we can do.

There was consensus from the Board to have the pledge of allegiance.

Mr. Colasinski: I had a couple of requests for the workshop discussion. The first one is there is a trail that goes from Herons Landing to Auburn Lakes. It consists of quite a few curbs. I've had a suggestion from residents about putting some observation mirrors in there because people on bikes go much faster than people walking. I had that experience today when I walked down there. The other is I think it's Old Business, but I would like to revisit it because residents are still asking about putting some posts on the trail to prevent golf carts from going through there. They said that they were almost hit a few times recently. If we can put posts on the Viera

interchange on that bridge, I would like to understand more depth and detail why we can't do it. We will discuss that at the workshop.

Mr. Melloh: I can tell you where we have been with that.

Mr. Carnesale: I am just going to repeat what I indicated earlier. I would like a detailed list of the partial no shows and who they were, people that set up tee times and did not show up, tee times made before for four people and only showed up with two people or tee times that were set up for them and the other people involved on their reserved tee time were employees. That should solve the issue in general of employees on early tee times that didn't get in at the last minute. We will wind up building a history on that and we will find the people that are doing it over and over again.

Mr. Melloh: There are a number of circumstances of why people do not show. Like today was a bad day.

Mr. Carnesale: If someone shows up once and then six months later it happened again, that's fine, but when you have the same person every two weeks or every week, then we have a problem.

Mr. Melloh: I understand.

Mr. Bedwell: Tim, does this current lottery system, similar to the previous lottery system where you used to get penalized the more you played or you didn't show, you got points awarded against you? Therefore, when you requested 7:05 a.m. but you got 8:30 a.m. because you were a bad boy.

Mr. Melloh: We have 20 people that use the lottery system. It is almost like we don't even need it. To answer your question, no we don't do that right now.

Mr. Bedwell: I know you don't. I didn't know if it was in the system.

Mr. Melloh: The system is not capable like a club profit system. It is capable to a certain degree. That is why we haven't used it. As an example, let's say that you booked a tee time and it rained that day. Then you are still getting the points.

Mr. Bedwell: I know. Did you say that only 20 people are using the lottery?

Mr. Melloh: Yes, only like 20 to 24 people. It's not that great. Chris and I look at it all the time, but it is important to the 20 to 24 people that do it. I'm not trying to discount it. Everybody gets what they want. Again, your lottery tee times on being placed on a tee sheet 10 days in advance and there is nobody else there. In today's world in the golf industry, it used to be five

days out, your tee sheet was completely booked. I have a report telling me how many days people book in advance. More than half of our rounds are booked the same day, which is ridiculous. So, you sit there and look at a tee sheet and say, “Wow, we have a lot of openings” and then all of a sudden people start filling in. So, you don’t have a lot of advanced tee times anymore. Just like I was trying to tell somebody at one of the meetings who couldn’t get a tee time. I said, “CDD residents get 10 days in advance to get a tee time, which is two days ahead of what the general public gets at eight days. If you book in advance, you could probably get any tee time that you want.”

Mr. McCarthy: Tim, are they waiting for a lower price? Is that the reason for the delayed booking?

Mr. Melloh: No, I don’t think so. Some of the GolfNow people will, but enough people know if they wait, they are not going to get a good tee time. Instead of getting a 9:00 a.m. tee time, they might have to go out at 10:30 a.m. That varies during different times of the year.

Mr. McCarthy: Okay.

Mr. Carnesale: Your GolfNow numbers for last month were amazing.

Mr. Melloh: Yes. We have the reporting issue on that down now. Prior to that, some of those GolfNow rounds were being put into a public round. GolfNow and EZLinks were two separate companies and now GolfNow has acquired EZLinks. So now we have it all situated and that’s the true number. We do a lot of business through them.

Mr. Carnesale: I will talk to you after the meeting. There are some things that I want to understand.

Mr. Melloh: Absolutely.

Mr. Bedwell: Earlier, Rob looked at the operations of the golf course. When you are taking money away, are you talking about looking at the operating account or cutting back these projects?

Mr. Dale: It’s not all just a waste thing. I’m going to pick on one small thing. Do we really need to spend \$10,000 per year on GPS for the vehicles?

Mr. Bedwell: I just think we need to have a discussion at a workshop on what we are going to do.

Mr. Dale: Exactly. I don’t want to piecemeal this.

Mr. Carnesale: That's the same reason I asked for the input from the people that are out there. Because they are the people that are seeing it day-to-day.

Mr. Bedwell: Okay. I just wanted to make sure.

Mr. Dale: There are some items throughout the budget that we need to have a discussion on which items to trim.

Mr. Bedwell: I want to make sure that we don't wait until the workshop before the budget.

Mr. Dale: No. We figured we should discuss the bigger issues first.

Mr. Bedwell: Thank you.

Mr. Showe: We will be starting the budget in a few months. Are there any other Board Member comments?

EIGHTH ORDER OF BUSINESS

Public Comment Period

Resident (Not Identified): Real quick. I want to applaud David and Pete because as an observer, I think it looked good that you brought up data. We had some educators in the room. Then you brought up the idea of having people's input. To me, I personally think it looked good that you used that and came up with another decision. Because those people that are sitting in the room including Tim that worked there are going to need to be your friends over the next couple of years. So, I just want to give you kudos. When I hear about all of these empty tee times, that is where we need to focus on. From June to September, I never had a problem getting a tee time. I can request one the day of or ten days of and never had an issue. The only thing I would ask. I understand the people that don't show up, but Tim, correct me if I'm wrong but there were at least three times this summer when I wasn't notified that the pro shop was closed. Luckily, I live across the street. I can call my buddy that lives in Port St. John to not come down. If you are going to hammer these people for not showing up, you need to have something in place so the ones that do show up know that it's closed. You had a foursome in the parking lot that came all the way from Cocoa Beach. I understand how the weather is. They were frantically trying to find a place to go. There was one time when we were standing there at 4:15 p.m. and they were deciding whether or close or not. Again, I think if you are going to come up with a system like that, even if it's as simple as a voicemail...there's nothing to let us know that it's closed until we get there. I think to be fair, it needs to work both ways. So, if I'm wrong, let me know.

Mr. Melloh: We try to keep people in the pro shop. If we close the golf course at 2:00 p.m., we try to keep people someone in the pro shop until 4:00 p.m. so they can take the phone calls. When you look at tee times, we really don't have your phone number or email address. GolfNow may have that if you book through GolfNow. Technically, we don't have all of that. I will look more into that to see if we can't send out a general email.

Mr. Dale: As a suggestion, LPGA uses a QR Code that you scan, providing the status of the golf course. They have that available every day. So, if something changes, you can modify it.

Mr. Melloh: We put it on our tee sheet and have a call center.

Mr. Dale: It will save you from sending emails.

Mr. Melloh: It would be better if we had more of an outbound type of thing.

Resident (No Identified): It was just a suggestion.

Mr. Melloh: We appreciate that.

Resident (Mary Ann Ferraro, Fawn Ridge): Dave, if this is your first implementation of doing what you are doing to try to clean things up, in all fairness to the employees of the golf course, if you haven't talked to them before you take all of these stringent measures against them, I think it's unfair. What you did was to turn around and say, "If you want to play golf, it's \$22." Going from when they could play at any time it was open to now saying, "You can't play golf until after 1:00 p.m. and then we are going to charge you \$22 for it."

Mr. Dale: No. That one was cancelled. The timeline was voted down.

Mr. Melloh: It is going to be \$22 on a space available basis.

Resident (Mary Ann Ferraro, Fawn Ridge): I think making it go into effect could've waited another month until you got what Pete was looking for, which was some feedback from the employees. I don't think they were happy.

Mr. Bedwell: I talked to them before I made my comment.

Mr. Dale: I'm going to be honest with you Mary Ann. Dave's motion was the compromise. It was actually the one that I voted on that was much more stringent.

Mr. Carnesale: My disappointment is that we had a workshop session at the beginning of the month. No one on the Board said anything about giving employee input.

Resident (Mary Ann Ferraro, Fawn Ridge): So, I applaud you. There was so much going back and forth.

Mr. Showe: Are there any other audience comments? Hearing none,

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Dale seconded by Mr. Carnesale with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION A



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FIELOCH DOG PARK VIERA EAST, FL



DOG PARKS & RECREATION



FIELD DOG PARK
VIERA EAST, FL





FIE LOCH DOG PARK
VIERA EAST, FL



LARGE
DOGS

SMALL
DOGS



FIELOCH DOG PARK
VIERA EAST, FL



PIELOCH DOG PARK
VIERA EAST, FL



**RIELOCH DOG PARK
VIERA EAST, FL**



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PIELOCH DOG PARK
VIERA EAST, FL





PIELOCH DOG PARK
VIERA EAST, FL





PIELOCH DOG PARK
VIERA EAST, FL





SECTION 1

DONATION AGREEMENT

Viera East Pieloch Dog Park

This donation agreement is made this day _____, by Mark & Tetiana Pieloch (the Donors), whose business address is located at;

Recital:

Whereas, the Donor desires the construction of a dog park which is located at Woodside Park in the Viera Community Development District of Brevard County, Florida and has offered to construct the dog park and to donate a list of materials and services for the construction of the dog park; and

Whereas, the CDD agrees to allow the construction of the dog park and to accept the donations and services; and

Now, therefore, in consideration of the mutual promises and covenants contained herein, the parties agree to as follows:

1. **Purpose; Intent:** The purpose of this Donation Agreement is to outline the details of the donation and the commitments and responsibilities of each of the parties from conceptual planning through final completion of the Dog Park and acceptance of donated items. It is the intent of the parties to efficiently, effectively and economically cause the successful construction of the Dog Park for the benefit of the public. It is further the intent of the parties that the Donor shall permit design, engineering, construction, equipment and otherwise complete the Dog Park as mutually agreed upon by the parties.

2. **Funding:** The cost of the Dog Park is estimated to be approximately \$35,000 but no more than \$70,000. The Donor agrees to provide the materials and services necessary to complete the construction of the Dog Park in accordance with this Agreement.

3. **Project Plan/Design:** The Donor will construct the Dog Park in accordance with a project plan that is agreed upon by both parties, attached hereto as Exhibit "A" (Viera East Pieloch Dog Park). Elements of the Dog Park shall include the following, but are not limited to or demanded upon the exact design shown:
 - A. Separate sections for small dogs and large dogs
 - B. Waste pickup stations
 - C. Benches, Tables and Adirondack Chairs
 - D. Signage posting the rules and name of the dog park
 - E. Fencing along the perimeter of the dog park including gates
 - F. Water features (to be determined)
 - G. Agility features and play areas
 - H. Dog wash stations in both dog areas
 - I. Umbrella/Cantilever and or Sunshade systems

In addition to the necessary permitting of the construction, all elements of the Dog Park are subject to the review and approval of the Brevard County department/division that over views the parks and recreation areas throughout the county. The plan/design (and elements) may be amended from time to time by mutual consent of the CDD and the Donor.

4. **Compliance:** The Dog Park and all materials and services that are provided in pursuant to this Donation Agreement shall comply with the Brevard County Codes and Florida law. Construction must satisfy all governmental building code, wind load/bearing requirements,

electrical code requirements and other relevant laws, as determined by Brevard County's building official or their designee.

5. **Ownership & Operation:** Both parties understand and agree that the CDD is the owner of the real property and or is governed under the county of Brevard constituting Woodside Park, including the area of proposed Dog Park. Upon completion of the Dog Park, the CDD shall be responsible for the Dog Park. Upon submittal of a release of liability, the CDD will provide the Donor with a letter acknowledging the donation. While the CDD will confirm acceptance of the donation, the CDD makes no representation as to the deductibility of the donation, the suitability of the donation for an income tax deduction, or the need of an appraisal to secure the deduction. The CDD will also not use this park as a revenue source by charging for the use of entry for the Dog Park. The Donor is advised to consult with the Donor's accountant or attorney for tax advice.

6. **Park Naming:** Upon completion of the Dog Park in accordance with this Agreement and based upon the significant contribution of the Donor, the CDD and its members agree to prepare a resolution or written acknowledgement to name the Dog Park area Pieloch Dog Park Viera East pursuant to specific codes designated by the county of Brevard Fl.

7. **Relationship of the parties:** Neither the Donor, or any agent, employee, representative or subcontractor of the Donor shall be the employee, agent, representative or subcontractor of the CDD or County of Brevard. None of the benefits provided by the CDD/County of Brevard to its members or employees, including, but not limited to, compensation, insurance and unemployment insurance, are

available from the CDD/County of Brevard to the Donor or any of the Donor's respective employees, agents, representatives and or subcontractors. The Donor will be solely and entirely responsible for its acts and for the acts of the Donor's agents, employees, representatives and subcontractors during the performance of this Agreement. Further, it is specifically understood and agreed to by and between the parties hereto that in pursuit and performance of this Agreement, that the CDD and the Donor are all acting as independent contractors, not working as agent of one another, and that the CDD and the Donor are not in any type of joint venture, partnership, or contractor relationship. Nothing contained herein shall be construed to be inconsistent with this relationship or status.

8. **Entire Agreement:** The written provisions and terms of this Agreement, together with all documents attached hereto, shall supersede all prior verbal statements of any officer or other representative of the CDD, and such statements shall not be effective or be construed as entering into or forming a part of, or altering in any manner whatsoever, this Agreement.

9. **Drafting; Modification; Waiver:** This Agreement was jointly drafted and negotiated by all parties to this Agreement. Consequently, no provision shall be more harshly interpreted against any party hereto as the drafter of this Agreement. No waiver, alteration or modification of any of the provisions of this Agreement shall be binding unless in writing and signed by the parties. The failure of the CDD to insist upon strict performance of any of the covenants and agreements contained herein, or to exercise any option herein conferred in one or more instances shall not be construed to be a

waiver or relinquishment of said covenants, agreements or options, and the same shall be and remain in full force and effect.

10. **Notice:** All notices, demands, requests, instructions, approval, and claims shall be in writing. All notices shall be given by U.S. Mail or by email or by hand delivery, to the individual authorized to receive the notice as set forth below;

TO THE CDD:

Phone: _____

Email: _____

TO THE DONOR:

Mark & Tetiana Pieloch

Phone: _____

Email: _____

Notice shall be deemed to have been given and received on the date the notice is physically received if given by hand delivery, upon depositing in the U.S. Mail or upon emailing.

11. **Assignment:** Neither party may assign its rights or obligations granted by this Agreement without the written consent of the other parties.

12. **Severability:** Invalidation of any one of these provisions or parts, clauses or words hereof, or the application thereof in specific circumstances, all by Judgement, court order, or administrative hearing or order shall not affect any other provisions or applications in other circumstances, all of which shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed.

Sign in the presence of:

DONOR By: _____

Name: _____

Title: _____

Signature of Witness #1

Signature of Witness #2

Print Name:

Print Name:

Print Address:

Print Address:

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ 2021, by _____, as _____ a _____ corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

Notary Public at Large

State of _____

My commission expires: _____

VIERA EAST CDD _____

Rob Dale / Chairman

Signature of Witness #1

Print Name

Signature of Witness #2

Print Name

Notary Public at Large

My commission expires: _____

SECTION 2

ACTIVITY: _____ **TEAM NAME:** _____

NAME: _____
 First **Middle** **Last**

ADDRESS: _____

CITY / STATE / ZIP: _____

EMAIL ADDRESS: _____

PHONE NUMBER: _____

ASSUMPTION OF RISK, WAIVER OF CLAIMS, INDEMNIFICATION

In consideration of the Community Development District, Donor & including all parties involved allowing me to participate in the Activity listed above and use of any equipment and facilities related to the Activity, I understand and voluntarily consent and agree to the following:

- I am over the age of 18 years.
- I am not participating in the Activity as an employee and instead I am participating in the Activity as an unpaid volunteer or participant.
- I, on my own behalf, hereby ASSUME FULL RESPONSIBILITY for and risk of bodily injury or property damage due to the negligence of the CDD, Donor & All Parties and its officers, employees and volunteers (the "Released Parties") or otherwise while in or upon the facilities related to the Activity and/or while completing, practicing, officiating, observing, volunteering or for any purposes participating in the Activity.
- I, on my own behalf, hereby RELEASE, WAIVE, DISCHARGE AND COVENANT NOT TO SUE the Released Parties from all liability to me for any and all loss or damage and any claims or demands on account of injury to person or property of me, whether caused by the negligence of the Released Parties or otherwise while I am in or upon the facilities related to the Activity and/or competing, practicing, observing, volunteering, or for any purpose participating in the Activity.
- I, on my own behalf, hereby agree to INDEMNIFY AND HOLD HARMLESS the Released Parties from any loss, liability, damage, cost they may incur due to the presence of me in or upon the facilities related to the Activity or in any way competing, practicing, officiating, observing, volunteering, or for any purposes participating in the Activity and whether caused by the negligence of the Released Parties or otherwise.
- This agreement shall be binding on my heirs, successors and assigns.

I have read and fully understand and agree to my status as an unpaid volunteer/participant and my assumption of risk, release of all claims and indemnification for damages.

Signature: _____

Date: _____

Viera East CDD

Release & Indemnification Waiver for Child Volunteers

CHILD'S NAME: _____ **First** _____ **Last** _____ **Birthday:** _____

ADDRESS: _____

CITY / STATE / ZIP: _____

EMAIL ADDRESS: _____

PHONE NUMBER: _____ **ACTIVITY:** _____

AUTHORIZATIONS, ASSUMPTION OF RISK, WAIVER OF CLAIMS, INDEMNIFICATION

In consideration of the Community Development District, Donor & All Parties allowing the above-named Child to participate in the Activity listed above and use of Any equipment and facilities related to the Activity, I understand and voluntarily consent and agree to the following:

- I am over the age of 18 years.
- I am the parent/legal guardian of the Child named above and I am authorized to sign below on my own behalf and on behalf of the Child.
- I hereby authorize the participation of the Child in the non-commercial, community oriented Activity.
- I hereby represent that the Child is in good health, capable of safe participation in the Activity. In the event of illness or injury, I authorize emergency medical treatment for the Child. I also authorize the CDD, and its officers, employees, and volunteers to call a physician and/or to arrange for transportation to a hospital, although I understand and agree that the CDD, and its officers, employees, and volunteers shall not be required to do so.
- I, on my own behalf and on behalf of the Child, hereby ASSUME FULL RESPONSIBILITY for and risk of bodily injury or property damage due to the negligence of the CDD and its officers, employees and volunteers (the "Released Parties") or otherwise while in or upon the facilities related to the Activity and/or while completing, practicing, officiating, observing, volunteering or for any purposes participating in the Activity.
- I, on my own behalf and on behalf of the Child, hereby RELEASE, WAIVE, DISCHARGE AND COVENANT NOT TO SUE the Released Parties from all liability to me or the Child for any and all loss or damage and any claims or demands on account of injury to person or property of me or the Child, whether caused by the negligence of the Released Parties or otherwise while I and/or the Child is in or upon the facilities related to the Activity and/or competing, practicing, observing, volunteering, or for any purpose participating in the Activity.
- I on my own behalf and on behalf of the Child, hereby agree to INDEMNIFY AND HOLD HARMLESS the Released Parties from any loss, liability, damage, cost they may incur due to the presence of me or the Child in or upon the facilities related to the Activity or in any way competing, practicing, officiating, observing, volunteering, or for any purposes participating in the Activity and whether caused by the negligence of the Released Parties or otherwise.
- This agreement shall be binding on my heirs, successors and assigns and those of the Child.

I have read and fully understand and agree to the authorization for medical treatment, authorization to participate, assumption of risk, release of all claims, indemnification for damages, and, as indicated, authorization to use photographs/video.

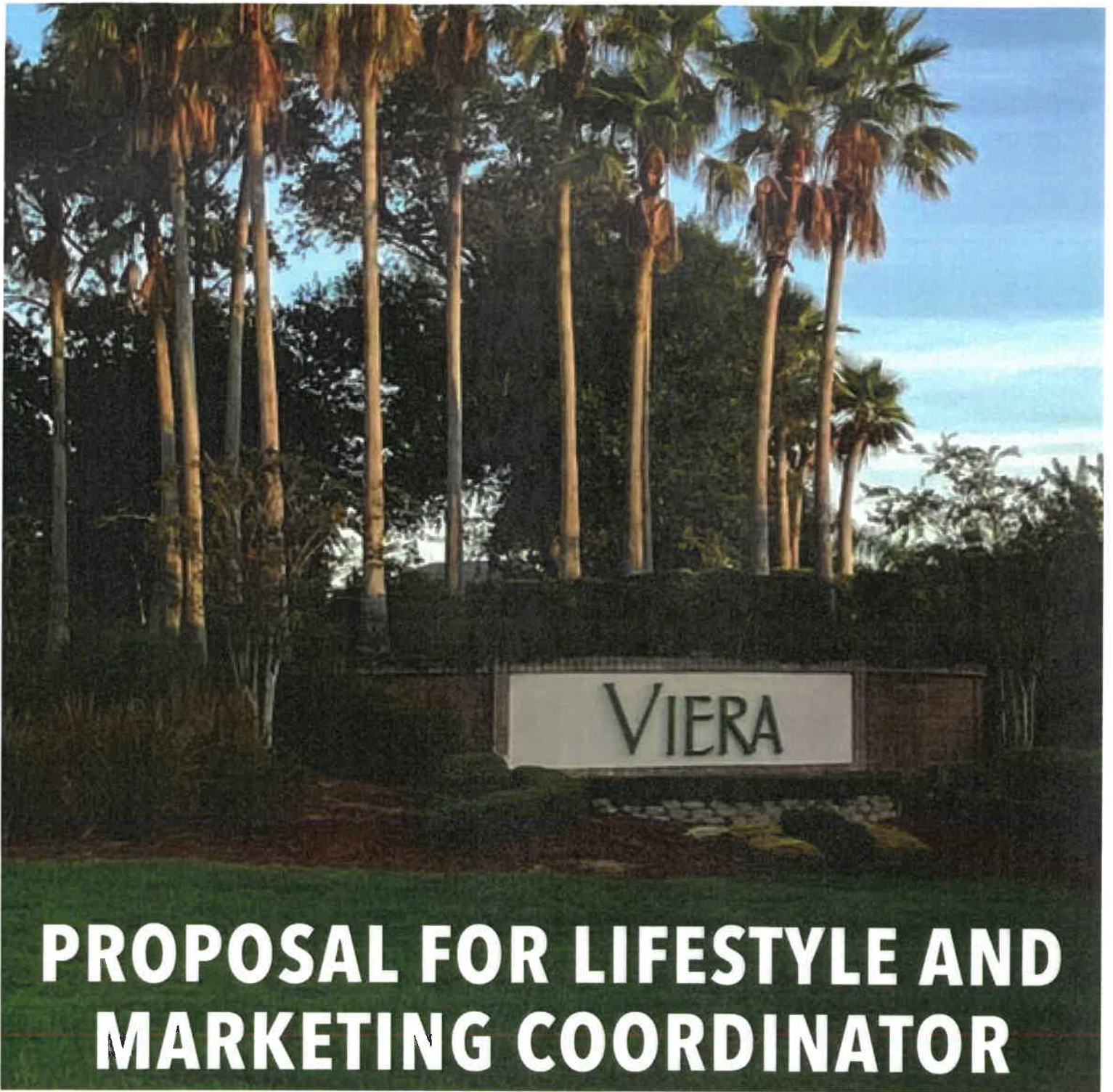
Parent / Guardian Signature: _____ Date: _____

Printed Name: _____ Phone #: _____

Emergency Contact: _____ Phone #: _____

SECTION B

SECTION 1



PROPOSAL FOR LIFESTYLE AND MARKETING COORDINATOR

PREPARED FOR:
VIERA EAST CDD
JANUARY 14, 2021



ABOUT

C.A.L.M.

Community Association and Lifestyle Management, LLC



Community Association and Lifestyle Management, LLC ("C.A.L.M.") was established as a sub-company of Governmental Management Services in order to provide the most efficient, effective, and comprehensive association management services as well as lifestyle event coordination for communities in the State of Florida. Our greatest strength is our ability to respond to individual client needs quickly, efficiently, and professionally.

The staff providing services is generally determined by geography of the community and required services. However, everyone at C.A.L.M. works together to provide the most efficient, effective and comprehensive association management and lifestyle services possible.

C.A.L.M. is prepared to provide all services directly and does not contemplate the need to subcontract services. If awarded this contract, C.A.L.M. is prepared to commence work immediately.

TABLE OF CONTENTS

2 - Company Information

3 - Contact Information

4 - Approach

4 - Scope of Services

6 - Billable Services

7 - Client List



CONTACT AND ORGANIZATION INFORMATION

Community Association and Lifestyle Management, LLC (C.A.L.M.)

**Contact: Ariel Lovera
6200 Lee Vista Blvd., Suite 300
Orlando, Florida 32822
(407) 841-5524**

**Events Coordinator:
Larissa Diaz**

**Amenity Staff Members:
Marina Azevedo, Chris Horter, Luisa Moore, Edith Vega**

**Licensed Community Association Managers:
Marcia Calleja , Jason Greenwood, Alexandra Penagos, Maria Ruiz**

**Field Managers:
Alan Scheerer, William Viasalyers**

**IT Administrator:
Cesar Yamante**

**Community Association Accountants:
Katie Costa , Iliana Ruiz, Savannah Szozda**

**Maintenance Personnel:
Julio Colon, Abner De Jesús, Angel Guzman**

APPROACH

This section describes the categories of services that C.A.L.M. proposes to provide. C.A.L.M. is structured to take a regional approach to serving its clients but this structure does not preclude us from assigning the most talented and qualified individuals, regardless of their location, to appropriate roles.

LIFESTYLE AND MARKETING

The following Lifestyle and Marketing services are provided with the tenacity of achieving the highest level of customer service to the community and board members.

- Maintain communication with the board members to determine event preferences and needs
- Plan events in accordance with the allotted space or location
- Plan and coordinate both indoor or outdoor events
- Maintain relationship with vendors
- Coordinate schedule of event(s)
- Coordinate capacity per event(s)
- Advertise and/or manage community events on available platforms such as community website(s), facebook, instagram, snap chat, next door, etc.
- Utilize available mass emailing systems for communication as needed
- Create and distribute community newsletters and flyers
- Negotiate events within available budget
- Maintain RSVP for capacity and price purposes
- Coordinate CALM event staff in accordance with event
- Purchase and/or rent necessary supplies for events such as food, drinks, sound systems, tents, chairs, entertainers, decorations, etc.
- Attend and supervise events to ensure expected levels of service and safety are met
- Obtain necessary documents such as W9, licenses and insurance from qualifying vendors
- Coordinate payments for any vendors
- Close out and clean up after event ensuring facilities used are returned to original condition

C.A.L.M. prides itself on the timely delivery of quality services to its clients.



ASSOCIATION MANAGEMENT, ADMINISTRATIVE AND ACCOUNTING SERVICES

C.A.L.M. also specializes in the following Association Management Services. These services are provided to operate in accordance with all applicable statutes, laws, rules, and regulations:

- Attend, record, and conduct all Board of Directors Meetings including annual membership meeting, town halls and workshops.
- Ensure the association is in compliance with administrative and financial reporting for associations.
- Correspond and communicate with Board of Directors and staff to respond to the various needs of the association and community.
- Review and approve agendas for circulation to the Board of Supervisors.
- Review and approve annual budget, annual audit, and monthly disbursements.
- Accounting needs of the association including accounts payable, assessment billing, collections, etc.
- Review annual insurance policy to ensure association maintains proper insurance coverage.
- Maintain a current roster of all owners within the association.
- Maintain filing system for association records.
- Ensure vendors are fulfilling their contractual duties.
- Conduct weekly inspections of the community.
- Perform covenant enforcement.
- ARC/ARB Coordination.

C.A.L.M. prides itself on the timely delivery of quality services to its clients.

BILLABLE SERVICES



- Event Coordination
- Newsletter Creation
 - (per newsletter)
- Website Administration (annually)
- Estoppel Letter (per lot)
- Onsite Maintenance Requests



CLIENT LIST

Community Association and Lifestyle Management, LLC (C.A.L.M.)

- Anclote Reserve Homeowners Association
- Grovewoods Preserve Community Association
- Nob Hill Business Center Condo Association
- Randal Park Residential Property Owners Associations, Inc.
- Randal Park Townhome Owners Association, Inc.
- Ridgewood Estates Community Association
- The Residences at Tapestry Neighborhood Homeowners Association, Inc.
- The Townhomes at Homestead Park Community Association
- The Townhomes at Tapestry Homeowners Association, Inc.
- The Townhomes at Tohoqua Community Association, Inc.
- Tohoqua Master Association, Inc.
- Villages of Bloomingdale CDD
- Ziani at LaVina Homeowners Association, Inc.

SECTION 2

Unique Webb Consulting
Uniquewebbconsulting@gmail.com
#321-412-4196

Social Media Strategist and Lifestyle Coordinator

Let me help you:

Provide one-on-one consultation to integrate your business direction into multichannel social media platforms and enhance advertisement on the largest social marketing networks!

Plan, schedule, manage, promote, create social media, publications, and promotions for, but not limited to Facebook, Twitter, Snapchat, Next Door, Instagram, TikTok, You Tube, Yelp, Google+ and LinkedIn.

Update your graphics and graphic design capabilities to enhance marketing.

Promote positive testimonials across all social media platforms/channels. Monitor discussions, posts, comments and message across multiple social media platforms. Resolve negative responses in a quick and professional manner.

Google Analytics Certified – *I provide monthly reports measuring traffic sources and interactions with your content. I create custom website goals that matter to your business.*

Want more than just social media services?

Apple-certified videographer Let me make more for your business with short, business-oriented videos or podcasts. Perfect for small events, golf pro tips, fund-raisers, contests, sweepstakes, or any advertisement you want to promote your business on your social media channels. Re-engage audiences with better, more personalized ads! Monthly fee includes one ad/business video for publication per month.

Lifestyle Coordinator I provide your organization a multi-faceted position developing content, programs, and events for your organization. Over five years' experience as Primary Coordinator for marketing events such as the Tim Wakefield Golf Tournament benefitting Space Coast Early Intervention Center. Social Coordinator for Candlelighters of Brevard developing and creating social activities for families and volunteers. Created a Thrift Shop for Candlelighters of Brevard. 15+ year marketing/sales experiences for State Farm Insurance Company.

Not only do I organize it - I market it - on all channels of social media!

Training Bachelor's in Business Administration; Facebook Ads and Facebook Marketing Mastery, SEO training, Google Analytics Certified, Social Media Marketing Mastery

All the above - \$1200 per month, which includes:

- 8+ hours weekly social media publications and platform management
- 1 video/podcast to enhance and re-engage audience in services per month
- One-on-one consultation and strategy planning
- Graphic Design on all flyers and publications
- Website SEO (search engine optimization)
- Up to 5 monthly hours Event planning, coordination, attendance, and marketing (additional fees may apply for large event planning such as golf tournaments)
- Public Relations within social media
- Blogging
- Analytics monitoring with reports
- Photography
- Videography

SECTION F

Memorial Bench and Tree Program

Memorial Program

POLICY STATEMENT: The Viera East Community Development District (VECDD) recognizes the need for community members to have an opportunity for individuals, families and organizations to memorialize an outstanding achievement or the memory of a loved one through the planting of trees or the placement of memorial benches for the entire community to use and enjoy.

POLICY/PROCEDURE: This policy was developed to provide a coordinated and consistent approach for accepting and processing memorial requests. Anyone submitting an application for a memorial item acknowledges and recognizes that the VECDD Board of Supervisors may approve or disapprove any request at its sole discretion. This policy is limited to only those common area properties owned and managed by VECDD.

General Policy Guidelines

- The purchase and dedication of any and all memorials will be funded by private individuals or groups.
- Memorials representing or depicting a commercial advertisement will not be permitted.
- Engraving on all memorial items are limited to a maximum of 4 lines and 15 characters per line.
- VECDD will have final approval of the wording for the engraving on the memorial.
- All payments for the purchase of a memorial must be made to VECDD prior to ordering and installation of the memorial.
- All memorials will be installed by a qualified contractor selected by VECDD.
- VECDD will not be responsible for the repair or replacement of any memorial. The purchaser of the memorial releases VECDD of all responsibility for repairs and/or replacement of memorial.
- The purchaser of the memorial assumes full responsibility for the cost of any and all repairs or replacement, if necessary.
- VECDD has final approval of requested memorial and location of the memorial. When determining the approval of a memorial, VECDD will consider proximity to homes, lines of sight, distance to other memorials, safety, maintenance and existing landscaping.
- VECDD, at its own discretion, may limit the total number of any type of memorial on VECDD property.

Memorial Tree Donation (\$350)

- VECDD will work with purchaser to select an appropriate tree from the recommended tree list. Recommended trees may vary from location to location. The tree must be a 30-gallon size with a minimum height of 6 feet.
- The location of the tree must be approved by VECDD. Ideal locations for memorial trees include parks, trails and other areas where the tree can be seen and enjoyed by the entire community. Memorial trees will not be planted on private residential property or any location that may violate federal, state or local laws/rules regarding tree installation. See Exhibit "B" for recommended locations.
- The date/time of planting must be coordinated with VECDD to ensure the optimal planting season for the selected tree.
- Invasive or exotic species will not be considered. Please refer to Exhibit "A" for recommended tree list. Trees on the recommended list may not be appropriate for every location. Tree selection must be coordinated with and approved by VECDD.

Memorial Tree Donation with Marker (\$500)

- See policy above regarding tree/location selection.
- Marker shall be granite (10"x8"x4") and set into the ground next to the memorial tree.

Adopt a Tree with Marker (\$200)

- Purchaser to coordinate with VECDD to select an existing VECDD tree to designate as a memorial tree.
- Marker shall be granite (10"x8"x4") and set into the ground next to the memorial tree.

Memorial Bench with Plaque (w/slab \$1,500 or w/o slab \$800)

- A bench of VECDD's choosing (style and color) may be purchased with a bronze plaque (4"x6"). Depending upon the style/location of bench, plaque may be set into a concrete footing or may be attached to the bench.
- The determination of the need for a concrete footing/slab shall be determined by VECDD in its sole discretion.
- A memorial bench will only be considered in locations where benches are scheduled to be replaced or where new benches are contemplated by VECDD.

Exhibit "A"

Recommended Tree List

Canopy Trees

Elms (no Chinese)
Laurel Oak (*Quercus Laurifolia*)
Live Oak (*Quercus virginiana*)
Longleaf Pine (*Pinus taeda*)
Red Maple (*Acer rubrum*)
Slash Pine (*Pinus elliottii*)
Southern Magnolia (*Magnolia grandiflora*)
Sweetgum (*Liquidambar styraciflua*)
Sycamore (*Plantanus occidentalis*)

Accent Trees

Crape-Myrtle (*Lagerstroemia indica*)
Hollywood Juniper (*Juniperus torulosa*)
Jacaranda (*Jacaranda mimosifolia*)
Ligustrum (*Ligustrum japonicum*)
Loquat (*Eriobotrya japonica*)
Peltophorum (*Peltophorum pterocarpum*)
Savannah Holly (*Ilex opaca*, "Savannah")
Tabebuia Varieties
Nellie Stevens

Exhibit "B"

Recommended Areas for Memorials

Memorial Tree Donation

VECDD Parks, Trails and VECDD Common Areas

Adopt a Tree

All areas with existing VECDD trees



“For Fishr. He’s a good boy”



DOG PARK RULES

No Park Personnel on duty in the Dog Park.

Users of this Facility do so at their own risk. Owners agree to assume the full responsibility of any injuries, damages, or loss connected with or associated with their use of the park. Please be reminded that failure to comply with park rules or to maintain the facility in a clean or orderly fashion could result in the closing of this facility.

Daily hours of operation are from 7 am to 7 pm Monday through Saturday, 8 am to 5 pm on Sundays

Climbing on or over the fence is prohibited.

The off-leash dog park is for dogs, their handlers, and those accompanying them. No other animals or use is allowed.

All dogs must have current rabies vaccine, animal license tag and wear a collar with visible identification at all times.

A handler must be physically capable of controlling their dog. All handlers are required to remain inside the gates and be in view or voice contact with their dog at all times. Limit two dogs per handler per visit.

Dogs in heat are prohibited. It is recommended that all dogs using the park be spayed or neutered.

Handlers must carry a leash at all times. the leash must be of sufficient strength to control the dog and not exceed six foot in length. Dogs must be leashed prior to entering and upon leaving the gated areas.

Handlers must clean up after their pets. (Brevard County Animal Enforcement Code Section (14-59).

Food, alcohol and bicycles are not allowed inside the park.

Children under the age 18 years old must be accompanied and supervised by a parent or guardian at all times. It is recommended that small children not be brought into the off leash area. Children are not permitted to run with or chase after dogs.

Aggressive dogs are prohibited from this park. Dogs exhibiting rough, aggressive or dangerous behavior must be removed immediately.

Brevard County Sheriff's Office Personnel have the right to close this park for maintenance, weather related problems and special events.

An infraction of any of these rules can result in temporary or permanent loss of park privileges.

Brevard County Sheriff's Office Animal Services Unit 921.633.2024

SECTION VI

SECTION E

Viera East CDD Action Items
1/28/2021

Item #	Action Item	Assigned To:	Status	Date Added	Estimated Start	Estimated Completion	Comments/Estimated Completion
1	Dog Park	Showe/Dale	Ongoing	12/17/20	First Quarter 2021		Agreements and Plan to be Presented at 1/28/21 Meeting
2	Farmers Market/Food Truck	Showe/Dale	Ongoing	12/17/20	First Quarter 2021		On Hold Until May 2021 - Pending Planning from Lifestyle/Marketing
3	Scope for Social Media	All Board	Ongoing	12/17/20	First Quarter 2021		Presentations to be made at 1/28/21 Meeting
4	CDD Fish Kills	Melloh/Dale	Ongoing	12/17/20			Awaiting input from Board
5	Survey Monkey	Colasinski/Melloh	Ongoing	12/17/20	First Quarter 2021	Jan 2021	Awaiting Input from Mailing
6	Fire Breaks	Melloh/Dale	Ongoing	12/17/20			Ongoing Planning for 2021 - Upgrading to do 1/2 every year
7	Golf Consultant	Dale	Ongoing	12/17/20			Placed on Hold at Dec Meeting
8	Mirrors on Cart Path	Colasinski/Melloh	Ongoing	1/14/21			To be Discussed at 1/28/21 Meeting
9	Bids for Insurance and Payroll	Showe/Melloh	Ongoing	1/14/21			Staff obtaining bids, expected to be available for 2/11/21 Workshop

SECTION VII

SECTION B

SECTION 1

Project Fund	Estimated Original Costs	Changes	Projected Revised Costs	Approved Costs	Remaining	Spent	Status/Estimation
Irrigation System	\$2,080,000		\$2,080,000	\$74,200	\$2,005,800	\$6,735	Authorization 2021-1 Engineer Approved, Req 2
Bunker Renovation & Liners	\$1,090,000		\$1,090,000	\$0	\$1,090,000	\$0	
Bulkheads	\$375,000	\$341,922	\$716,922	\$716,922	\$0	\$597,342	Req #5, 16-18 for Engineering, Req #11 for \$98,595.16, Req #15 for \$308,358, Req #19, Req 22-23
Tee Box Renovation	\$150,000		\$150,000		\$150,000	\$0	
Cart Path Extensions	\$175,000		\$175,000		\$175,000	\$0	
Regrass Fairways and Slopes	\$125,000		\$125,000	\$7,862	\$117,138	\$7,862	Hole #2 Approved - \$7,862.40 - Req 6
Maintenance Building Repairs	\$40,000		\$40,000		\$40,000	\$0	
Driving Range Tee	\$20,000		\$20,000		\$20,000	\$0	
Golf Course Lake - Banks	\$150,000		\$150,000		\$150,000	\$0	
#7 Green	\$65,000		\$65,000		\$65,000	\$0	
Pump Station Filter	\$35,000		\$35,000		\$35,000	\$0	
Culvert Repair #7 - Butterfly Valve	\$37,500		\$37,500		\$37,500	\$0	
Clubhouse	\$580,000	-\$341,922	\$238,078		\$238,078	\$0	
Woodside Park Restrooms	\$25,000		\$25,000		\$25,000	\$0	
Dog Park	\$55,000		\$55,000		\$55,000	\$0	
Woodside Park Playground	\$45,000		\$45,000	\$33,518	\$11,483	\$14,918	Req 14
Sidewalk Repair	\$75,000		\$75,000	\$9,000	\$66,000	\$9,000	Req 13
Pavillion	\$95,000		\$95,000	\$85,000	\$10,000	\$0	Approved Initial Plan
Maintenance Equipment	\$337,000		\$337,000	\$236,187	\$100,813	\$236,187	Req 4, 7-10, 12
Lost Revenue	\$287,395		\$287,395		\$287,395	\$0	
Contingency	\$180,690		\$180,690		\$180,690	\$0	
	\$6,022,585	\$0	\$6,022,585	\$1,162,689	\$4,859,896	\$872,044	

Viera East CDD

Series 2020 Acquisition and Construction
Requisition Summary

Date	Req #	Payee	Description	Amount
1/21/21	19	Landirr	Stormwater Pond Bulkhead APP 3	\$ 171,148.73
1/21/21	20	Dewberry Engineering	Engineering Services Inv 1896103	\$ 300.00
1/21/21	21	Dewberry Engineering	Engineering Services Inv 1906413	\$ 1,445.00
1/21/21	22	Dewberry Engineering	Engineering Services Inv 1906287	\$ 375.00
1/21/21	23	Dewberry Engineering	Engineering Services Inv 1916452	\$ 300.00
1/21/21	24	Dewberry Engineering	Engineering Services Inv 1916576	\$ 4,990.00

TOTAL REQUISITIONS TO BE PAID

\$ 178,558.73

REQUISITION NO. 19

\$7,685,000

**Viera East Community Development District
(Brevard County, Florida)
Special Revenue Assessment Bonds, Series 2020**

The undersigned, an Authorized Officer of Viera East Community Development District (the "District") hereby submits the following requisition for disbursement, under and pursuant to the terms of the Amended and Restated General Special Revenue Assessment Bond Resolution of the District adopted by the District on January 25, 2012, as amended and supplemented from time to time, and particularly as supplemented by the Second Supplemental Resolution (collectively, the "Resolution") adopted by the District's Board of Supervisors on November 21, 2019 (all capitalized terms used herein shall have the meaning ascribed to such term in the Resolution):

- (A) Requisition Number: 19
- (B) Name of Payee: Landirr, Inc
- (C) Address of Payee: 202 North Laurel Avenue, Sanford, FL 32771
- (D) Amount Payable: \$171,148.73

The Undersigned hereby certifies that this requisition is for engineering fees payable from the Construction and Acquisition Fund that have not previously been paid.

Attached hereto are originals of the invoice(s) from the vendor of the services rendered with respect to which disbursement is hereby requested.

**VIERA EAST COMMUNITY
DEVELOPMENT
DISTRICT**

By: _____
Authorized Officer

REQUISITION NO. 19

\$7,685,000

**Viera East Community Development District
(Brevard County, Florida)
Special Revenue Assessment Bonds, Series
2020**

CONSULTING ENGINEER'S APPROVAL OF 2020 PROJECT COSTS

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2020 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2020 Project with respect to which such disbursement is being made; and, (ii) the report of the Consulting Engineer for the 2020 Project, as such report shall have been amended or modified on the date hereof. The undersigned further certifies that (a) the 2020 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore; (b) the 2020 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards; (c) the purchase price to be paid by the District for the 2020 Project improvements is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; (d) the plans and specifications for such portion of the 2020 Project improvements have been approved by all regulatory bodies required to approve them; (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2020 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (f) for that portion of the 2020 Project being acquired, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2020 Project for which disbursement is made hereby.

[CONSULTING ENGINEER]

Title: _____

APPLICATION AND CERTIFICATE OF PAYMENT

TO (OWNER) **MIERA EAST COMMUNITY DEVELOPMENT**
2300 CLUBHOUSE DRIVE
ROCKLEDGE, FL 32855

PROJECT: **Viera East Stormwater Pond Bulkhead**

APPLICATION # **3**

PERIOD ENDING: **12/24/2020**

Project # **55120**

VA (architect)

FROM (CONTRACTOR): **Landir, Incorporated**
202 North Laurel Avenue
Sanford, FL 32771

COMMENCEMENT DATE: **10/01/2020**
 ORIGINAL CONTRACT PERIOD: **124**
 EXTENDED CONTRACT PERIOD: **0**
 CONTRACT COMPLETION DATE:
 EXPIRED FROM COMMENCEMENT: **124**

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner			
TOTAL Thru CO#			
Approved this Month			
No.	Date Approved		
TOTALS			
Net change by Change Orders			

Application is made for Payment, as shown below, in connection with the Contract.
 Continuation Sheets are attached.

1. ORIGINAL CONTRACT SUM \$ 695,922.00
2. Net change by Change Orders \$ 0.00
3. CONTRACT SUM TO DATE \$ 695,922.00 (1 + 2)
4. TOTAL COMPLETED & STORED TO DATE \$ 642,355.55 (5a+5b)
5. TOTAL RETAINAGE \$ 64,233.56
 - a. 10% of Completed Work \$ 64,233.56
 - b. 10% of Stored Material \$ 0.00
6. TOTAL EARNED LESS RETAINAGE \$ 578,101.99 (4 - 5)
7. LESS PREVIOUS CERT. FOR PAYMENT \$ 406,953.26
8. CURRENT PAYMENT DUE \$ 171,148.73 (6 - 7)
9. BALANCE TO FINISH (INCLUDING RETAINAGE) \$ 117,820.01 (3 - 7 - 4)

Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

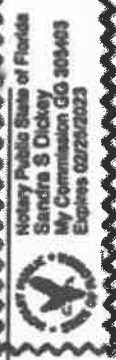
CONTRACTOR: **Landir, Incorporated**
 By: *[Signature]* Date: **12-21-20**

ARCHITECT'S CERTIFICATION FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

ARCHITECT: *[Signature]* Date: **12-30-2020**

MONETARY PROGRESS: **92%** TIME PROGRESS: **100%**
 State of Florida County of **Sanford**
 The foregoing instrument was acknowledged before me this **21st** day of **Dec.**, 20**20**, by **James M. Roberts** of **Landir, Inc** of Florida
 I, _____, Notary Public for the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my files and records.



By: *[Signature]* My Commission Expires: **02/25/20**
 AMOUNT CERTIFIED: \$ **171,148.73**
 OWNER: _____ Date: _____



APPLICATION FOR PAYMENT - CONTINUATION SHEET

FROM (CONTRACTOR):
Landir, Incorporated
202 North Laurel Avenue
Sanford, FL 32771

TO (OWNER):
VIERA EAST COMMUNITY DEVELOPEME
2300 CLUBHOUSE DRIVE
ROCKLEDGE, FL 32955

PROJECT:
Viera East Stormwater Pond Bulkhead

APPLICATION # 3

PERIOD ENDING: 12/24/2020

A	B	C	D	E	F	G	H	I
Item #	Description of Work	Scheduled Value	From Previous Application (D+E)	This Period	Materials Presently Stored (Not in D or E)	Total Completed And Stored To Date (D+E+F)	Balance To Finish (C-G)	Retainage
						% (G / C)		
0001	STE #1 Hole 7, Bulkhead Const.	103,238.00	103,238.00	0.00	0.00	100%	0.00	10,323.80
0001.1	Stainless Steel Fittings	1,125.00	1,125.00	0.00	0.00	100%	0.00	112.50
0002	STE #2 Hole 9, Bulkhead Constr	120,444.00	120,444.00	0.00	0.00	100%	0.00	12,044.40
0002.1	Stainless Steel Fittings	1,343.00	1,343.00	0.00	0.00	100%	0.00	134.30
0003	STE #3 Hole 12, Bulkhead Constr	117,002.00	35,100.60	64,351.60	0.00	85%	17,549.80	9,945.22
0003.1	Stainless Steel Fittings	1,304.00	391.20	717.20	0.00	85%	195.60	110.84
0004	STE #4 Hole 14, Bulkhead Constr	227,123.00	170,342.25	45,424.60	0.00	95%	11,356.15	21,576.69
0004.1	Stainless Steel Fittings	2,558.00	1,918.50	511.60	0.00	95%	127.90	243.01
0005	STE #5 Hole 18, Bulkhead Constr	120,443.00	18,086.45	78,287.95	0.00	80%	24,088.60	9,635.44
0005.1	Stainless Steel Fittings	1,342.00	201.30	872.30	0.00	80%	268.40	107.36
Phase 01:		695,922.00	452,170.30	190,165.25	0.00	642,335.55	53,586.45	84,233.56

Page Total	695,922.00	452,170.30	190,165.25	0.00	642,335.55	53,586.45	84,233.56
Contract Total	695,922.00	452,170.30	190,165.25	0.00	642,335.55	53,586.45	84,233.56

11-AUG-20 VIERA EAST STORMWATER POND BULKHEAD IMPROVEMENTS, Brevard County, Florida
 23-Dec-20 *No turbidity barrier or silt fence is figured in our proposal.
 If needed, silt fence is \$1.00/LF & Floating Turbidity Barrier is \$7.85/LF

LANDIR, INC. 202 N. LAUREL AVENUE, SANFORD, FL 32771
 PAY APPLICATION #3

EXHIBIT "C"

ITEM #	SCHEDULE OF VALUES DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		STORED MATERIALS (not in Work Completed)	TOTAL COMPLETED STORED TO DATE	% COMPLETE	BALANCE TO FINISH	RETAINAGE
			PREVIOUS APPLICATION	THIS PERIOD					
1 ALT	STE #1 HOLE 7 STAINLESS STEEL FITTINGS	103,238.00 1,125.00	103,238.00 1,125.00	0.00 0.00			100% 100%		
2 ALT	STE #2 HOLE 9 STAINLESS STEEL FITTINGS	120,444.00 1,343.00	120,444.00 1,343.00	0.00 0.00			100% 100%		
3 ALT	STE #3 HOLE 12 STAINLESS STEEL FITTINGS	117,002.00 1,304.00	35,100.60 391.20	64,351.10 717.20			85% 85%		
4 ALT	STE #4 HOLE 14 STAINLESS STEEL FITTINGS	227,123.00 2,558.00	170,342.25 1,918.50	45,424.60 511.60			95% 95%		
5 ALT	STE #5 HOLE 18 STAINLESS STEEL FITTINGS	120,443.00 1,342.00	18,066.45 201.30	78,287.95 872.30			80% 80%		
TOTAL CONTRACT AMOUNT		695,922.00	452,170.30	190,164.75					
*Total CONTRACT AMOUNT includes alt. using stainless steel fittings			65%	-19,016.48					
				171,148.28					net billing amount

REQUISITION NO. 20

\$7,685,000

**Viera East Community Development District
(Brevard County, Florida)
Special Revenue Assessment Bonds, Series 2020**

The undersigned, an Authorized Officer of Viera East Community Development District (the "District") hereby submits the following requisition for disbursement, under and pursuant to the terms of the Amended and Restated General Special Revenue Assessment Bond Resolution of the District adopted by the District on January 25, 2012, as amended and supplemented from time to time, and particularly as supplemented by the Second Supplemental Resolution (collectively, the "Resolution") adopted by the District's Board of Supervisors on November 21, 2019 (all capitalized terms used herein shall have the meaning ascribed to such term in the Resolution):

- (A) Requisition Number: 20
- (B) Name of Payee: Dewberry Engineers Inc
- (C) Address of Payee: P.O Box 821824, Philadelphia, PA 19182
- (D) Amount Payable: \$300

The Undersigned hereby certifies that this requisition is for engineering fees payable from the Construction and Acquisition Fund that have not previously been paid.

Attached hereto are originals of the invoice(s) from the vendor of the services rendered with respect to which disbursement is hereby requested.

**VIERA EAST COMMUNITY
DEVELOPMENT
DISTRICT**

By: _____
Authorized Officer

REQUISITION NO. 20

\$7,685,000

**Viera East Community Development District
(Brevard County, Florida)
Special Revenue Assessment Bonds, Series
2020**

CONSULTING ENGINEER'S APPROVAL OF 2020 PROJECT COSTS

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2020 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2020 Project with respect to which such disbursement is being made; and, (ii) the report of the Consulting Engineer for the 2020 Project, as such report shall have been amended or modified on the date hereof. The undersigned further certifies that (a) the 2020 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore; (b) the 2020 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards; (c) the purchase price to be paid by the District for the 2020 Project improvements is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; (d) the plans and specifications for such portion of the 2020 Project improvements have been approved by all regulatory bodies required to approve them; (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2020 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (f) for that portion of the 2020 Project being acquired, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2020 Project for which disbursement is made hereby.

[CONSULTING ENGINEER]

Title: _____

INVOICE



Please remit to: DEWBERRY ENGINEERS INC.
P.O. Box 821824
Philadelphia, PA 19182-1824
(703)849-0100 TIN: 13-0746510

Bill To: VIERA EAST CDD
C/O GOVERNMENTAL MANAGEMENT SERVICES
135 WEST CENTRAL BOULEVARD, STE 320
ORLANDO FL 32801

Invoice #: 1896103
Invoice Date: 11/18/2020
Due Date: 12/18/2020
Client #: 628087
Contract #: 50132456
Batch #: 2999221

Work Performed Thru Period Ending 10/30/2020

Job: 50132456 Viera East CDD Golf Renovation

LUMP SUM BILLING

Task ID	Task Description	Contract Amount	Pct Comp	Amount Earned	Previously Billed	Current Amount
L003	PERMIT PREPARATION	2,500.00	.00	.00	.00	.00

TIME & MATERIAL BILLING

Task ID	Task Description	CURRENT PERIOD BILLING			
	Description	Prev Amount Billed	Hours	Rate	Amount
T001	DATA COLLETION	\$.00	2.00	150.000	\$ 300.00
	ENGINEER IV		2.00		\$ 300.00
	TOTAL HOURLY LABOR		2.00		\$ 300.00
	TOTAL FOR		T001		\$ 300.00

TOTAL FOR JOB: 50132456 \$ 300.00

TOTAL INVOICE AMOUNT DUE \$ 300.00
BY 12/18/2020

Please Reference Invoice Number with Payment

NOTE: Dewberry will not ask our clients to update any banking information via email. Please call Richard Goldstein directly at 703.849.0219 to request or verify our banking information or account number.

This invoice is due and payable within 30 days of the invoice date. Any questions pertaining to the above should be brought to the attention of Dewberry immediately. Thank you.

This invoice accurately reflects the terms and conditions of our agreement and the amount hereon is correct.
PETER NASSIF ARMANS

Dewberry complies with Section 202 of Executive Order 11246 as amended by Executive Order 11375.



50132456
Viera East CDD Golf Renovation

start_date	end_date	emp_id	fullname	job_bu	description	SAT	SUN	MON	TUE	WED	THU	FRI	TOTAL
10/17/2020	10/23/2020	957610	ARMANS, PETER N	50132456	Data Collection	0	0	0	0.5	1.5	0	0	2

REQUISITION NO. 21

\$7,685,000

**Viera East Community Development District
(Brevard County, Florida)
Special Revenue Assessment Bonds, Series 2020**

The undersigned, an Authorized Officer of Viera East Community Development District (the "District") hereby submits the following requisition for disbursement, under and pursuant to the terms of the Amended and Restated General Special Revenue Assessment Bond Resolution of the District adopted by the District on January 25, 2012, as amended and supplemented from time to time, and particularly as supplemented by the Second Supplemental Resolution (collectively, the "Resolution") adopted by the District's Board of Supervisors on November 21, 2019 (all capitalized terms used herein shall have the meaning ascribed to such term in the Resolution):

- (A) Requisition Number: 21
- (B) Name of Payee: Dewberry Engineers Inc
- (C) Address of Payee: P.O Box 821824, Philadelphia, PA 19182
- (D) Amount Payable: \$1,445

The Undersigned hereby certifies that this requisition is for engineering fees payable from the Construction and Acquisition Fund that have not previously been paid.

Attached hereto are originals of the invoice(s) from the vendor of the services rendered with respect to which disbursement is hereby requested.

**VIERA EAST COMMUNITY
DEVELOPMENT
DISTRICT**

By: _____
Authorized Officer

REQUISITION NO. 21

\$7,685,000

**Viera East Community Development District
(Brevard County, Florida)
Special Revenue Assessment Bonds, Series
2020**

CONSULTING ENGINEER'S APPROVAL OF 2020 PROJECT COSTS

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2020 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2020 Project with respect to which such disbursement is being made; and, (ii) the report of the Consulting Engineer for the 2020 Project, as such report shall have been amended or modified on the date hereof. The undersigned further certifies that (a) the 2020 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore; (b) the 2020 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards; (c) the purchase price to be paid by the District for the 2020 Project improvements is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; (d) the plans and specifications for such portion of the 2020 Project improvements have been approved by all regulatory bodies required to approve them; (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2020 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (f) for that portion of the 2020 Project being acquired, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2020 Project for which disbursement is made hereby.

[CONSULTING ENGINEER]

Title: _____

INVOICE



Dewberry

Please remit to: DEWBERRY ENGINEERS INC.
P.O. Box 821824
Philadelphia, PA 19182-1824
(703)849-0100 TIN: 13-0746510

Invoice #: 1906413
Invoice Date: 12/15/2020
Due Date: 1/14/2021
Client #: 628087
Contract #: 50132456
Batch #: 3006128

Bill To: VIERA EAST CDD
C/O GOVERNMENTAL MANAGEMENT SERVICES
135 WEST CENTRAL BOULEVARD, STE 320
ORLANDO FL 32801

Work Performed Thru Period Ending 11/27/2020

Job: 50132456 Viera East CDD Golf Renovation

LUMP SUM BILLING

Task ID	Task Description	Contract Amount	Pct Comp	Amount Earned	Previously Billed	Current Amount
L003	PERMIT PREPARATION	2,500.00	.00	.00	.00	.00

TIME & MATERIAL BILLING

Task ID	Task Description	CURRENT PERIOD BILLING				
	Description	Prev Amount Billed	\$	Hours	Rate	Amount
T001	DATA COLLETION					
	ENGINEER I			7.00	110.000	\$ 770.00
	ENGINEER IV			4.50	150.000	\$ 675.00
	TOTAL HOURLY LABOR			11.50		\$ 1,445.00
	TOTAL FOR			T001		\$ 1,445.00

TOTAL FOR JOB: 50132456 \$ 1,445.00

TOTAL INVOICE AMOUNT DUE \$ 1,445.00
BY 1/14/2021

Please Reference Invoice Number with Payment

NOTE: Dewberry will not ask our clients to update any banking information via email. Please call Richard Goldstein directly at 703.849.0219 to request or verify our banking information or account number.

This invoice is due and payable within 30 days of the invoice date. Any questions pertaining to the above should be brought to the attention of Dewberry immediately. Thank you.

This invoice accurately reflects the terms and conditions of our agreement and the amount hereon is correct.
PETER NASSIF ARMANS

Dewberry complies with Section 202 of Executive Order 11246 as amended by Executive Order 11375.



50132456
Viera East CDD Golf Renovation

start_date	end_date	emp_id	fullname	cost_code	description	SAT	SUN	MON	TUE	WED	THU	FRI	TOTAL
10/31/2020	11/6/2020	11957610	ARMANS, PETER N.	T0010000	Data Collection	0	0	0	0	0.5	0	0	0.5
11/14/2020	11/20/2020	11957610	ARMANS, PETER N.	T0010000	Data Collection	0	0	1	0	1	1.5	0.5	4
11/14/2020	11/20/2020	1668458	BANFIELD, MOLLY J.	T0010000	Data Collection - reviewing existing documentation, bid documents, , meeting coordination/kickoff	0	0	3	1.5	1	1.5	0	7

REQUISITION NO. 22

\$7,685,000

**Viera East Community Development District
(Brevard County, Florida)
Special Revenue Assessment Bonds, Series 2020**

The undersigned, an Authorized Officer of Viera East Community Development District (the "District") hereby submits the following requisition for disbursement, under and pursuant to the terms of the Amended and Restated General Special Revenue Assessment Bond Resolution of the District adopted by the District on January 25, 2012, as amended and supplemented from time to time, and particularly as supplemented by the Second Supplemental Resolution (collectively, the "Resolution") adopted by the District's Board of Supervisors on November 21, 2019 (all capitalized terms used herein shall have the meaning ascribed to such term in the Resolution):

- (A) Requisition Number: 22
- (B) Name of Payee: Dewberry Engineers Inc
- (C) Address of Payee: P.O Box 821824, Philadelphia, PA 19182
- (D) Amount Payable: \$375

The Undersigned hereby certifies that this requisition is for engineering fees payable from the Construction and Acquisition Fund that have not previously been paid.

Attached hereto are originals of the invoice(s) from the vendor of the services rendered with respect to which disbursement is hereby requested.

**VIERA EAST COMMUNITY
DEVELOPMENT
DISTRICT**

By: _____
Authorized Officer

REQUISITION NO. 22

\$7,685,000

**Viera East Community Development District
(Brevard County, Florida)
Special Revenue Assessment Bonds, Series
2020**

CONSULTING ENGINEER'S APPROVAL OF 2020 PROJECT COSTS

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2020 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2020 Project with respect to which such disbursement is being made; and, (ii) the report of the Consulting Engineer for the 2020 Project, as such report shall have been amended or modified on the date hereof. The undersigned further certifies that (a) the 2020 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore; (b) the 2020 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards; (c) the purchase price to be paid by the District for the 2020 Project improvements is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; (d) the plans and specifications for such portion of the 2020 Project improvements have been approved by all regulatory bodies required to approve them; (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2020 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (f) for that portion of the 2020 Project being acquired, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2020 Project for which disbursement is made hereby.

[CONSULTING ENGINEER]

Title: _____

INVOICE



Please remit to: DEWBERRY ENGINEERS INC.
P.O. Box 821824
Philadelphia, PA 19182-1824
(703)849-0100 TIN: 13-0746510

Bill To: VIERA EAST CDD
C/O GOVERNMENTAL MANAGEMENT SERVICES
135 WEST CENTRAL BOULEVARD, STE 320
ORLANDO FL 32801

Invoice #: 1906287
Invoice Date: 12/15/2020
Due Date: 1/14/2021
Client #: 628087
Contract #: 50125131
Batch #: 3006128

Work Performed Thru Period Ending 11/27/2020

Job: 50125131 Viera East CDD SW Pond Bulkhea

TIME & MATERIAL BILLING

Task ID Task Description

T004 CONSTRUCTION ADMIN

Description
ENGINEER IV

Prev Amount Billed \$ 4,350.00

CURRENT PERIOD BILLING

Hours	Rate	Amount
2.50	150.000	\$ 375.00

TOTAL HOURLY LABOR 2.50 \$ 375.00

TOTAL FOR T004 \$ 375.00

TOTAL FOR JOB: 50125131 \$ 375.00

TOTAL INVOICE AMOUNT DUE \$ 375.00
BY 1/14/2021

Please Reference Invoice Number with Payment

NOTE: Dewberry will not ask our clients to update any banking information via email. Please call Richard Goldstein directly at 703.849.0219 to request or verify our banking information or account number.

This invoice is due and payable within 30 days of the invoice date. Any questions pertaining to the above should be brought to the attention of Dewberry immediately. Thank you.

This invoice accurately reflects the terms and conditions of our agreement and the amount hereon is correct.
REINARDO MALAVE DAVILA

Dewberry complies with Section 202 of Executive Order 11246 as amended by Executive Order 11375.



50125131
Viera East CDD SW Pond Bulkhea

start_date	end_date	emp_id	fullname	cost_code	description	SAT	SUN	MON	TUE	WED	THU	FRI	TOTAL
10/31/2020	11/6/2020	1	957610	ARMANS, PETER NT0040000	Construction Admin: Documentation, notes, comm. with Landirr	0	0	0	0	0	0.5	0	0.5
11/7/2020	11/13/2020		957610	ARMANS, PETER NT0040000	Construction Admin: comm. with Landirr, Tax IDs, Precon-Videos	0	0	0	0	0.5	0	0	0.5
11/14/2020	11/20/2020		957610	ARMANS, PETER NT0040000	Construction Admin: comm. with Landirr, Qs about completed work	0	0	0.5	0	0	0.5	0.5	1.5

REQUISITION NO. 23

\$7,685,000

**Viera East Community Development District
(Brevard County, Florida)
Special Revenue Assessment Bonds, Series 2020**

The undersigned, an Authorized Officer of Viera East Community Development District (the "District") hereby submits the following requisition for disbursement, under and pursuant to the terms of the Amended and Restated General Special Revenue Assessment Bond Resolution of the District adopted by the District on January 25, 2012, as amended and supplemented from time to time, and particularly as supplemented by the Second Supplemental Resolution (collectively, the "Resolution") adopted by the District's Board of Supervisors on November 21, 2019 (all capitalized terms used herein shall have the meaning ascribed to such term in the Resolution):

- (A) Requisition Number: 23
- (B) Name of Payee: Dewberry Engineers Inc
- (C) Address of Payee: P.O Box 821824, Philadelphia, PA 19182
- (D) Amount Payable: \$300

The Undersigned hereby certifies that this requisition is for engineering fees payable from the Construction and Acquisition Fund that have not previously been paid.

Attached hereto are originals of the invoice(s) from the vendor of the services rendered with respect to which disbursement is hereby requested.

**VIERA EAST COMMUNITY
DEVELOPMENT
DISTRICT**

By: _____
Authorized Officer

REQUISITION NO. 23

\$7,685,000

**Viera East Community Development District
(Brevard County, Florida)
Special Revenue Assessment Bonds, Series
2020**

CONSULTING ENGINEER'S APPROVAL OF 2020 PROJECT COSTS

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2020 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2020 Project with respect to which such disbursement is being made; and, (ii) the report of the Consulting Engineer for the 2020 Project, as such report shall have been amended or modified on the date hereof. The undersigned further certifies that (a) the 2020 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore; (b) the 2020 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards; (c) the purchase price to be paid by the District for the 2020 Project improvements is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; (d) the plans and specifications for such portion of the 2020 Project improvements have been approved by all regulatory bodies required to approve them; (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2020 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (f) for that portion of the 2020 Project being acquired, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2020 Project for which disbursement is made hereby.

[CONSULTING ENGINEER]

Title: _____

INVOICE



Please remit to: DEWBERRY ENGINEERS INC.
P.O. Box 821824
Philadelphia, PA 19182-1824
(703)849-0100 TIN: 13-0746510

Bill To: VIERA EAST CDD
C/O GOVERNMENTAL MANAGEMENT SERVICES
135 WEST CENTRAL BOULEVARD, STE 320
ORLANDO FL 32801

Invoice #: 1916452
Invoice Date: 1/12/2021
Due Date: 2/11/2021
Client #: 628087
Contract #: 50125131
Batch #: 3013638

Work Performed Thru Period Ending 12/25/2020

Job: 50125131 Viera East CDD SW Pond Bulkhea

TIME & MATERIAL BILLING

<u>Task ID</u>	<u>Task Description</u>	<u>CURRENT PERIOD BILLING</u>			
T004	CONSTRUCTION ADMIN	<u>Prev Amount Billed</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
	<u>Description</u>	\$ 4,725.00	2.00	150.000	\$ 300.00
	ENGINEER IV				
		TOTAL HOURLY LABOR	2.00		\$ 300.00
		TOTAL FOR	T004		\$ 300.00

TOTAL FOR JOB: 50125131 \$ 300.00

TOTAL INVOICE AMOUNT DUE \$ 300.00
BY 2/11/2021

Please Reference Invoice Number with Payment

NOTE: Dewberry will not ask our clients to update any banking information via email. Please call Richard Goldstein directly at 703.849.0219 to request or verify our banking information or account number.

This invoice is due and payable within 30 days of the invoice date. Any questions pertaining to the above should be brought to the attention of Dewberry immediately. Thank you.

This invoice accurately reflects the terms and conditions of our agreement and the amount hereon is correct.
REINARDO MALAVE DAVILA

Dewberry complies with Section 202 of Executive Order 11246 as amended by Executive Order 11375.



50125131
Viera East CDD SW Pond Bulkhea

start_date	end_date	emp_id	fullname	cost_code	description	SAT	SUN	MON	TUE	WED	THU	FRI	TOTAL
11/28/2020	12/4/2020	1	957610 ARMANS, PETER N	T0040000	Construction Admin: comm. with Landirr, site visit, pay app#2	0	0	0	0	0	1	0.5	1.5
12/19/2020	12/25/2020	1	957610 ARMANS, PETER N	T0040000	Construction Admin: comm. with Landirr, pay app#2	0	0	0	0	0.5	0	0	0.5

REQUISITION NO. 24

\$7,685,000

**Viera East Community Development District
(Brevard County, Florida)
Special Revenue Assessment Bonds, Series 2020**

The undersigned, an Authorized Officer of Viera East Community Development District (the "District") hereby submits the following requisition for disbursement, under and pursuant to the terms of the Amended and Restated General Special Revenue Assessment Bond Resolution of the District adopted by the District on January 25, 2012, as amended and supplemented from time to time, and particularly as supplemented by the Second Supplemental Resolution (collectively, the "Resolution") adopted by the District's Board of Supervisors on November 21, 2019 (all capitalized terms used herein shall have the meaning ascribed to such term in the Resolution):

- (A) Requisition Number: 24
- (B) Name of Payee: Dewberry Engineers Inc
- (C) Address of Payee: P.O Box 821824, Philadelphia, PA 19182
- (D) Amount Payable: \$4,990

The Undersigned hereby certifies that this requisition is for engineering fees payable from the Construction and Acquisition Fund that have not previously been paid.

Attached hereto are originals of the invoice(s) from the vendor of the services rendered with respect to which disbursement is hereby requested.

**VIERA EAST COMMUNITY
DEVELOPMENT
DISTRICT**

By: _____
Authorized Officer

REQUISITION NO. 24

\$7,685,000

**Viera East Community Development District
(Brevard County, Florida)
Special Revenue Assessment Bonds, Series
2020**

CONSULTING ENGINEER'S APPROVAL OF 2020 PROJECT COSTS

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2020 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2020 Project with respect to which such disbursement is being made; and, (ii) the report of the Consulting Engineer for the 2020 Project, as such report shall have been amended or modified on the date hereof. The undersigned further certifies that (a) the 2020 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore; (b) the 2020 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards; (c) the purchase price to be paid by the District for the 2020 Project improvements is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; (d) the plans and specifications for such portion of the 2020 Project improvements have been approved by all regulatory bodies required to approve them; (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2020 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (f) for that portion of the 2020 Project being acquired, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2020 Project for which disbursement is made hereby.

[CONSULTING ENGINEER]

Title: _____

INVOICE



Please remit to: DEWBERRY ENGINEERS INC.
P.O. Box 821824
Philadelphia, PA 19182-1824
(703)849-0100 TIN: 13-0746510

Bill To: VIERA EAST CDD
C/O GOVERNMENTAL MANAGEMENT SERVICES
135 WEST CENTRAL BOULEVARD, STE 320
ORLANDO FL 32801

Invoice #: 1916576
Invoice Date: 1/12/2021
Due Date: 2/11/2021
Client #: 628087
Contract #: 50132456
Batch #: 3013638

Work Performed Thru Period Ending 12/25/2020

Job: 50132456 Viera East CDD Golf Renovation

LUMP SUM BILLING

Task ID	Task Description	Contract Amount	Pct Comp	Amount Earned	Previously Billed	Current Amount
L003	PERMIT PREPARATION	2,500.00	.00	.00	.00	.00

TIME & MATERIAL BILLING

Task ID	Task Description	CURRENT PERIOD BILLING				
	Description	Prev Amount Billed	\$	Hours	Rate	Amount
T001	DATA COLLETION	1,745.00				
	ENGINEER I			14.00	110.000	\$ 1,540.00
	ENGINEER IV			8.50	150.000	\$ 1,275.00
	TOTAL HOURLY LABOR			22.50		\$ 2,815.00
	TOTAL FOR			T001		\$ 2,815.00

Task ID	Task Description	CURRENT PERIOD BILLING				
	Description	Prev Amount Billed	\$	Hours	Rate	Amount
T002	DESIGN DOCUMENTS	.00				
	ENGINEER I			10.00	110.000	\$ 1,100.00
	ENGINEER IV			3.50	150.000	\$ 525.00
	TOTAL HOURLY LABOR			13.50		\$ 1,625.00
	TOTAL FOR			T002		\$ 1,625.00

This invoice is due and payable within 30 days of the invoice date. Any questions pertaining to the above should be brought to the attention of Dewberry immediately. Thank you.

This invoice accurately reflects the terms and conditions of our agreement and the amount hereon is correct.
PETER NASSIF ARMANS

Dewberry complies with Section 202 of Executive Order 11246 as amended by Executive Order 11375.

INVOICE



Dewberry

Please remit to: DEWBERRY ENGINEERS INC.
P.O. Box 821824
Philadelphia, PA 19182-1824
(703)849-0100 TIN: 13-0746510

Bill To: VIERA EAST CDD
C/O GOVERNMENTAL MANAGEMENT SERVICES
135 WEST CENTRAL BOULEVARD, STE 320
ORLANDO FL 32801

Invoice #: 1916576
Invoice Date: 1/12/2021
Due Date: 2/11/2021
Client #: 628087
Contract #: 50132456
Batch #: 3013638

Work Performed Thru Period Ending 12/25/2020

T007	CONSULT COORD/PROJ MEET	CURRENT PERIOD BILLING		
		Description	Prev Amount Billed	Amount
	ENGINEER I	\$.00	5.00	\$ 550.00
			5.00	\$ 550.00
			TOTAL FOR T007	\$ 550.00

TOTAL FOR JOB: 50132456 \$ 4,990.00
TOTAL INVOICE AMOUNT DUE \$ **4,990.00**
BY 2/11/2021

Please Reference Invoice Number with Payment

NOTE: Dewberry will not ask our clients to update any banking information via email. Please call Richard Goldstein directly at 703.849.0219 to request or verify our banking information or account number.

This invoice is due and payable within 30 days of the invoice date. Any questions pertaining to the above should be brought to the attention of Dewberry immediately. Thank you.

This invoice accurately reflects the terms and conditions of our agreement and the amount hereon is correct.
PETER NASSIF ARMANS

Dewberry complies with Section 202 of Executive Order 11246 as amended by Executive Order 11375.



50132456
Viera East CDD Golf Renovation

start_date	end_date	emp_id	fullname	cost_code	description	SAT	SUN	MON	TUE	WED	THU	FRI	TOTAL
11/28/2020	12/4/2020	1	957610 ARMANS, PETER N.	T0010000	Data Collection	0	0	0	0	0.5	5	1	6.5
11/28/2020	12/4/2020	1	668458 BANFIELD, MOLLY J.	T0010000	Data Collection - reviewing existing documentation, bid documents, meeting coordination/kickoff	0	0	3.5	3	0	1.5	2	10
11/28/2020	12/4/2020	1	668458 BANFIELD, MOLLY J.	T0070000	Consult coord/Proj Meet- Site visit and meeting	0	0	0	0	0	5	0	5
12/5/2020	12/11/2020		957610 ARMANS, PETER N.	T0010000	Data Collection	0	0	1.5	0	0.5	0	0	2
12/5/2020	12/11/2020		957610 ARMANS, PETER N.	T0020000	Design Documents	0	0	1.5	0	0	1	0	2.5
12/5/2020	12/11/2020		668458 BANFIELD, MOLLY J.	T0010000	Data Collection - reviewing existing documentation, bid documents, meeting coordination/kickoff	0	0	3.5	0	0	0	0.5	4
12/5/2020	12/11/2020		668458 BANFIELD, MOLLY J.	T0020000	Design Documents - Bunker Aerial exhibits	0	0	0	1	1	0	0	2
12/12/2020	12/18/2020		957610 ARMANS, PETER N.	T0020000	Design Documents	0	0	0.5	0	0	0	0	0.5
12/12/2020	12/18/2020		668458 BANFIELD, MOLLY J.	T0020000	Design Documents - Bunker Aerial exhibits, bid doc review	0	0	2	3	1	2	0	8
12/19/2020	12/25/2020		957610 ARMANS, PETER N.	T0020000	Design Documents	0	0	0.5	0	0	0	0	0.5

SECTION VIII

SECTION A

Viera East
Community Development District
Check Register Summary
December 11, 2020 through January 20, 2021

Fund	Date	Check #'s	Amount
<i>General Fund</i>			
	12/17/20	4089-4092	\$ 957.87
	12/23/20	4093-4095	\$ 3,153.67
	1/7/21	4096-4104	\$ 1,905,197.40
	1/14/21	4105-4109	\$ 3,779.47
		Sub-Total	\$ 1,913,088.41
<i>Capital Reserve</i>			
		Sub-Total	\$ -
<i>Golf Course</i>			
	12/17/20	28271-28287	\$ 11,213.18
	12/23/20	28288-28303	\$ 36,782.48
	1/7/21	28304-28328	\$ 20,459.61
	1/8/21	28329	\$ 238.00
	1/14/21	28330-28343	\$ 8,800.08
		Sub-Total	\$ 77,493.35
Total			\$ 1,990,581.76

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
12/17/20	00159	12/10/20	1906177	202012	310-51300-31100		GENERAL ENGINEERING SVC	*	225.00	
12/12/20	1895878	202012	310-51300-31100				GENERAL ENGINEERING SVC	*	250.00	
12/17/20	00195	11/30/20	3541	202012	320-53800-34100		DEWBERRY ENGINEERS, INC.	*	13.12	475.00 004089
12/17/20	3535819	202012	320-53800-34100				SERVICE	*	341.20	
12/17/20	00220	11/24/20	62587228	202012	320-53800-34100		ECOLAB PEST ELIMINATION DIV	*	47.31	354.32 004090
12/17/20	00111	12/09/20	814174-0	202012	340-53800-46000		ECOLAB	*	81.24	47.31 004091
12/23/20	00034	12/09/20	112086 D	202012	340-53800-47300		FORESTRY SUPPLIERS, INC.	*	145.39	81.24 004092
12/23/20	00209	11/16/20	117	202012	340-53800-47300		CITY OF COCOA	*	480.00	145.39 004093
12/23/20	00212	12/15/20	7781036	202012	340-53800-47400		LELAND'S TREE SERVICE	*	2,528.28	480.00 004094
1/07/21	00221	12/30/20	00577126	202012	340-53800-22000		TIAA COMMERCIAL FINANCE, INC.	*	47.48	2,528.28 004095
1/07/21	00182	12/30/20	24656	202012	340-53800-46000		COMBINED INSURANCE COMPANY	*	240.00	47.48 004096
1/07/21	00040	12/28/20	387710	202101	330-53800-47200		DANNY'S RECYCLING & HAULING, INC	*	13,107.20	240.00 004097
12/28/20	387710	202101	300-20200-10100				NOV AQUATIC WEED CONTROL	*	8,087.20	
							ECOR INDUSTRIES, INC.			21,194.40 004098

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
1/07/21	00126	1/01/21	392		202101	310-51300-34000		MANAGEMENT FEES JAN 2021	*	8,370.00	
1/01/21	392	202101	310-51300-35100		202101	310-51300-35100		INFORMATION TECH JAN 2021	*	283.33	
1/01/21	392	202101	310-51300-31700		202101	310-51300-31700		DISSEMINATION AGENT JAN21	*	83.33	
1/01/21	392	202101	310-51300-51000		202101	310-51300-51000		OFFICE SUPPLIES	*	20.00	
1/01/21	392	202101	310-51300-42500		202101	310-51300-42500		COPIES	*	49.95	
GOVERNMENTAL MANAGEMENT SERVICES											
1/07/21	00177	12/20/20	122020	202012	310-51300-49200			MILEAGE REIMBURSEMENT	*	17.66	8,806.61 004099
1/07/21	00199	1/04/21	72028	202012	340-53800-46000			INES CAMPOS	*	16.95	17.66 004100
XLARGE-LATEX GLOVES											
1/07/21	00188	12/01/20	924	0013	202012	340-53800-54100		UNIFORMS 12/1/20	*	49.03	16.95 004101
12/08/20	924	0014	202012	340-53800-54100				UNIFORMS 12/8/20	*	49.03	
12/15/20	924	0015	202012	340-53800-54100				UNIFORMS 12/15/20	*	49.03	
12/22/20	924	0015	202012	340-53800-54100				UNIFORMS 12/22/20	*	49.03	
12/29/20	924	0016	202012	340-53800-54100				UNIFORMS 12/29/20	*	49.03	
UNIFIRST CORPORATION											
1/07/21	00017	1/07/21	01072021	202101	300-20700-10000			DUE TO GOLF COURSE	*	360,140.09	245.15 004102
1/07/21	12232020	202101	300-20700-10000					DUE TO GOLF	*	35,118.11	
VIERA EAST CDD - GOLF COURSE											
1/07/21	00134	1/07/21	01072021	202101	300-20700-10100			DUE TO DEBT SERVICE	*	1,479,370.95	395,258.20 004103
VIERA EAST CDD - SERIES 2006											
1/14/21	00076	1/07/21	01072021	202101	340-53800-46000			FORD TRACTOR 5030 REPAIRS	*	1,479,370.95	1,479,370.95 004104
BOULEVARD TIRE CENTER											
											1,448.29
VIER --VIERA EAST-- HSMITH											

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
1/14/21	00210	1/09/21	75454	JA	202101	340-53800-47300		FPL REMOVED PINE TREE	*	21.99	21.99
1/14/21	00209	1/07/21	2		202101	330-53800-49400		LELAND'S TREE SERVICE	*	800.00	800.00
1/14/21	00176	12/28/20	10559849		202101	340-53800-47500		HERBICIDE 2.5 GAL	*	759.19	759.19
1/14/21	00244	1/13/21	01132021		202101	310-51300-45000		SITEONE LANDSCAPE SUPPLY, LLC FULL SERVICE FEE	*	750.00	750.00
								WORTH APPRAISING, INC			750.00
TOTAL FOR BANK A										1,913,088.41	
TOTAL FOR REGISTER										1,913,088.41	

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
12/17/20	01484	12/12/20	8596-202	202012	320-57200-48000	1/4 STANDARD		*	368.60	368.60 028271
12/17/20	01340	12/14/20	0152933-	202012	350-57200-51300	DECIDED EXCELLENCE CATHOLIC MEDIA		*	190.55	
		12/14/20	GOLF SUPPLIES DEC					*	381.08	
		12/14/20	0152933-	202012	300-15500-10000	GOLF SUPPLIES JAN-FEB		*		
						EASY PICKER GOLF PRODUCTS, INC.		*	277.87	571.63 028272
12/17/20	00947	12/17/20	3535823	202012	390-57200-46500	SERVICES		*		
12/17/20	01394	12/02/20	62588200	202012	330-57200-54600	DISH MACHINE RENTAL		*	99.66	277.87 028273
						ECOLAB PEST ELIMINATION		*		
12/17/20	01196	12/03/20	92374827	202012	350-57200-46300	OPERATING SUPPLIES DE		*	268.96	99.66 028274
		12/03/20	92374827	202012	300-15500-10000	OPERATING SUPP JAN-APR		*	1,075.84	
		12/10/20	92384049	202012	350-57200-46300	SERVICED VEHICLE		*	21.25	
12/17/20	00076	12/08/20	1433758	202012	300-13100-10500	1433758		*	159.44	1,366.05 028275
						E-Z-GO A TEXTRON COMPANY		*		
12/17/20	00035	12/09/20	33189 DE	202012	330-57200-43000	33189 DEC		*	562.50	159.44 028276
		12/09/20	33189 DE	202012	340-57200-43000	33189 DEC		*	562.49	
		12/09/20	42334 DE	202012	320-57200-43000	42334 DEC		*	60.99	
		12/09/20	42334 DE	202012	300-13100-10000	42334 DEC		*	34.91	
		12/09/20	45156 DE	202012	390-57200-43000	45156 DEC		*	1,328.77	
		12/09/20	45156 DE	202012	300-13100-10000	45156 DEC		*	332.19	
		12/09/20	52104 DE	202012	350-57200-43000	52104 DEC		*	622.51	
		12/09/20	57086 DE	202012	320-57200-43000	57086 DEC		*	43.43	

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SURCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
12/09/20	01372	75454	202012	300-13100-10000				*	21.51	3,569.30
12/02/20	01372	28301005	202012	320-57200-34100		FPL		*	120.32	
12/02/20	01372	28301005	202012	300-13100-10000				*	120.31	
12/17/20	01444	437886	202012	320-57200-48000			GREAT AMERICA FINANCIAL SVCS	*	789.00	240.63
12/17/20	01358	08381836	202012	390-57200-46000		LPI		*	29.62	789.00
12/17/20	01440	12/03/20	12	202012	320-57200-22400		NEXAIR, LLC	*	48.64	29.62
12/17/20	01468	12/01/20	1250	202012	390-57200-47500		STEWART ROCKLEDGE HOSPITAL INC	*	230.00	48.64
12/17/20	01366	6799561	202012	390-57200-46000			TBT TURF SERVICES, LLC	*	839.28	230.00
12/08/20	01366	6799561	202012	310-57200-49300				*	128.60	839.28
12/08/20	01366	6799561	202012	390-57200-54600				*	861.26	128.60
12/08/20	01366	6799561	202012	310-57200-49300				*	141.41	861.26
11/30/20	01421	1120-TR7	202012	300-13100-10000			TCF NATIONAL BANK	*	8.33	141.41
11/30/20	01421	1120-TR7	202012	300-13100-10000				*	33.33	8.33
11/30/20	01421	1120-TR7	202012	390-57200-22000				*	58.34	33.33
11/25/20	00117	40990498	202012	390-57200-46000			WAGEWORKS, INC.	*	123.96	58.34
										100.00

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
12/08/20	40991953	202012	390-57200-46000					*	662.01	
			ROLLER							
12/17/20	01397	12/03/20	725847	202012	350-57200-46100		WESCOTURF INC.	*	143.40	785.97 028285
			1 YTIAR GOLF CAR							
12/03/20	725848	202012	350-57200-46100				YAMAHA MOTOR FINANCE CORP, USA	*	253.07	
			1 YULAS GOLF CAR							
12/17/20	01333	12/17/20	12172020	202012	300-34700-00714			*	369.19	396.47 028286
			GC SOLD 12/01-12/15							
12/17/20		12/172020	202012	300-13100-10500			FL CITY GAS	*	159.44	
12/23/20	00782	12/21/20	55375	202012	340-57200-51100		DIVOTS GRILLE	*	25.50	209.75 028287
			MATS							
12/21/20	55375	202012	320-57200-51100					*	74.59	
			MATS							
12/23/20	01485	12/14/20	91002634	202012	300-14200-10000		A LINEN CONNECTION	*	280.65	100.09 028288
			GOLF BALLS							
12/15/20	91003826	202012	300-14200-10000					*	232.55	
			GOLF BALLS							
12/18/20	91006375	202012	300-14200-10000					*	232.55	
			GOLF BALLS							
12/09/20	01445	12/09/20	2004728	202012	390-57200-43000		ACUSHNET COMPANY	*	201.80	745.75 028289
			LED LIGHTING							
12/09/20	2004728	202012	300-13100-10000					*	201.80	
			LED LIGHTING							
12/09/20	2004728	202012	320-57200-43000					*	201.80	
			LED LIGHTING							
12/09/20	2004728	202012	340-57200-43000					*	201.79	
			LED LIGHTING							
12/23/20	00024	12/10/20	112664 D	202012	320-57200-43000		BANLEACO	*	130.24	807.19 028290
			112664 DEC							
12/10/20	112664 D	202012	330-57200-43000					*	130.24	
			112664 DEC							
12/10/20	112664 D	202012	350-57200-43000					*	130.23	
			112664 DEC							

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
12/10/20		70192 DE	202012		390-57200-43000				*	354.32	
12/11/20		70192 DEC									
12/11/20		141774 D	202012		320-57200-43000				*	71.90	
		141774 DEC									
12/23/20	01335	20720817	202012		390-57200-54600			CITY OF COCOA UTILITIES	*	5,167.72	816.93 028291
		INSTALLMENT DUE									
12/11/20		20720817	202012		310-57200-49300				*	1,941.71	
		PROPERTY TAX									
12/23/20	01326	00040495	202012		390-57200-47100			DLL FINANCE LLC	*	370.70	7,109.43 028292
		RB RPK KIT SEYMOUR KEY									
12/23/20	00587	622046	202012		390-57200-46100			FIS OUTDOOR	*	457.50	370.70 028293
		GC ULTRA LOW SULFUR DIESE									
12/16/20		622046	202012		300-13100-10000				*	225.33	
		GF ULTRA LOW SULFUR DIESE									
12/16/20		622047	202012		390-57200-46100				*	548.64	
		GC NON ETHANOL									
12/16/20		622047	202012		300-13100-10000				*	270.22	
		GF NON ETHANOL									
12/23/20	01355	13750	202012		350-57200-46300			GLOVER OIL COMPANY INC	*	392.00	1,501.69 028294
		IPAR NON-TRACKING									
12/18/20		13940	202012		350-57200-46300				*	342.00	
		IPAR7 NON-TRACKING									
12/23/20	01127	00100016	202012		300-13100-10000			GPS TECHNOLOGIES, INC.	*	2,261.31	734.00 028295
		GF ADMIN									
12/18/20		00100016	202012		300-13100-10000				*	1,389.05	
		GF MAINT									
12/18/20		00100016	202012		390-57200-22000				*	3,811.67	
		GC MAINT									
12/23/20	01363	50822	202012		390-57200-47100			HEALTHFIRST HEALTH PLAN	*	348.00	7,462.03 028296
		IRRIGATION COMPUTER									
12/23/20	01324	8999 DEC	202012		320-57200-41000			RAIN BIRD INTERNATIONAL, INC.	*	106.00	348.00 028297
		CRICKET WIRELESS									

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
12/16/20	8999	DEC 202012	320	-	57200	-	34100	REGIONS BANK	*	12.99	
12/16/20	8999	DEC 202012	300	-	13100	-	10000	REGIONS BANK	*	34.94	
12/16/20	8999	DEC 202012	320	-	57200	-	48000	REGIONS BANK	*	630.00	
12/16/20	8999	DEC 202012	300	-	15500	-	10000	REGIONS BANK	*	630.00	
12/16/20	8999	DEC 202012	320	-	57200	-	51100	REGIONS BANK	*	65.97	
12/16/20	8999	DEC 202012	300	-	13100	-	10000	REGIONS BANK	*	1,052.55	
12/16/20	8999	DEC 202012	320	-	57200	-	51100	REGIONS BANK	*	142.14	
12/16/20	8999	DEC 202012	320	-	57200	-	51100	REGIONS BANK	*	99.99	
12/16/20	8999	DEC 202012	320	-	57200	-	51100	REGIONS BANK	*	31.72	
12/23/20	01334	12/21/20	10554471	202012	390-57200	-	47100	REGIONS BANK	*	10.29	2,806.30 028298
					SCH 40 PVC TEE 2-1/2 IN						
12/23/20	00130	12/22/20	32250525	202012	340-57200	-	51100	SITEONE LANDSCAPE SUPPLY, LLC	*	638.46	10.29 028299
					LID PLAS STRAW						
12/23/20	01468	12/21/20	1262	202012	390-57200	-	47500	SYSCO	*	230.00	638.46 028300
					MICRONUTRIENTS FEEDING						
12/23/20	01366	12/14/20	6807689	202012	390-57200	-	54600	TBT TURF SERVICES, LLC	*	248.00	230.00 028301
					2019 CUSHMAN HAULER						
12/14/20	6807689	202012	350-57200	-	46100				*	6,552.90	
12/14/20	6807689	202012	350-57200	-	46100				*	355.00	
12/14/20	6807689	202012	310-57200	-	49300				*	5,071.19	
					2021 CUSHMAN REFRESHER						
12/23/20	01165	12/10/20	63417595	202012	300-13100	-	10000	TCF NATIONAL BANK	*	161.55	12,227.09 028302
					GF ADMIN PREMIUM						
12/10/20	63417595	202012	300-13100	-	10000				*	200.64	
					GF MAINT PREMIUM						

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	INVOICE DATE	YRMO	DFT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
12/10/20	63417595	202012	340	57200	22000				*	33.25	
12/10/20	63417595	202012	390	57200	22000				*	479.09	
1/07/21	00782	1/04/21	56332	202012	340	57200	51100	UNITED HEALTHCARE INSURANCE COMPANY	*	25.50	874.53 028303
		1/04/21	56332	202012	320	57200	51100	MATS	*	74.59	
								MATS			
1/07/21	01485	12/23/20	91009701	202012	300	14200	10000	A LINEN CONNECTION	*	232.55	100.09 028304
								GOLF BALLS			
1/07/21	01472	1/05/21	21010524	202012	390	57200	54400	ACUSHNET COMPANY	*	45.00	232.55 028305
								1ST REINSPECTION FEE			
1/07/21	01132	12/21/20	3682663	202012	300	13100	10000	BREVARD COUNTY FIRE RESCUE	*	173.16	45.00 028306
								GF ADMIN			
12/21/20	3682663	202012	300	13100	10000			GF MAINT	*	151.13	
12/21/20	3682663	202012	390	57200	22000			GC MAINT	*	202.30	
1/07/21	01484	12/12/20	8596-202	202012	300	15500	10000	COLONIAL LIFE	*	368.60	526.59 028307
								FEB 2021 1/4 STANDARD			
1/07/21	01388	12/22/20	AR581331	202112	390	57200	54600	DECIDED EXCELLENCE CATHOLIC MEDIA	*	124.12	368.60 028308
								COPIER LEASE			
1/07/21	01333	12/16/20	12162020	202012	300	34700	00714	DEX IMAGING	*	336.65	124.12 028309
								GIFT CARDS DEC16-31			
1/07/21	00107	12/21/20	12212020	202012	320	57200	54000	DIVOTS GRILLE	*	292.50	336.65 028310
								ADULT HANDICAPS AS 12/14			
1/07/21	00587	12/16/20	622047C	202012	390	57200	46110	FLORIDA STATE GOLF ASSOCIATION	*	32.32	292.50 028311
								UPDATED NON ETHANOL			

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
12/16/20	00097	622047C	202012	300-13100-10000	UPDATED NON ETHANOL			GLOVER OIL COMPANY INC	*	15.91	48.23 028312
12/23/20	00097	279704	202012	340-57200-42600	SCORECARD			GOLF ASSOCIATES SCORECARD COMPANY	*	1,200.33	1,200.33 028313
12/03/20	01417	INV00029	202012	320-57200-48000	ADS			GOLFNOW	*	350.00	350.00 028314
1/01/21	01111	393	202012	310-57200-31700	DISSEMINATION AGENT			GMS-CENTRAL FLORIDA, LLC	*	83.33	83.33 028315
1/04/21	00159	72029	202012	390-57200-46000	OIL770-261 OILBAR & CHAIN			ISLANDER GOLF SUPPLY, INC.	*	51.79	51.79 028316
12/25/20	00483	27098	202012	390-57200-47400	MAINTENANCE SUPPLIES			LOWE'S	*	41.08	41.08 028317
12/25/20	00483	27098	202012	390-57200-51100	MAINTENANCE SUPPLIES			LOWE'S	*	95.02	95.02 028318
12/25/20	00483	27098	202012	390-57200-51100	MAINTENANCE SUPPLIES			LOWE'S	*	49.44	49.44 028319
12/29/20	01350	18660796	202012	350-57200-46100	GOLF BALL DISPENSING			MARLIN BUSINESS BANK	*	235.79	235.79 028320
12/29/20	01350	18660796	202012	300-13100-10000	FIRE AND BURGLARY ALARMS			MARLIN BUSINESS BANK	*	511.74	511.74 028321
12/30/20	00603	138879	202012	390-57200-46000	CHAIN SPROCKET 1/4			ROCKLEDGE MOWER & SERVICE	*	12.95	12.95 028322
1/04/21	00176	3055865	202012	390-57200-46000	BATTERY			ROYAL BATTERY DISTRIBUTORS	*	190.00	190.00 028323
12/29/20	00492	112213	202012	320-57200-42000	SURVEY POSTCARDS			SAVINGS SAFARI, INC.	*	1,494.77	1,494.77 028324

VIER --VIERA EAST-- HSMITH

VIERA EAST- GOLF COURSE
 BANK B VIERA EAST-GOLF

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
1/07/21	01210	12/26/20	80607779	202012	320-57200-51000		OFFICE SUPPLIES	*	86.26	86.26
1/07/21	01476	12/15/20	INVP5003	202112	300-15500-10000		FUNGICIDE JAN-MARCH	*	906.50	906.50
1/07/21	01366	12/19/20	6817591	202012	390-57200-54600		TORO TURF PACKAGE	*	5,115.96	5,115.96
12/19/20	6817591	202012	310-57200-49300				FL ORANGE COUNTY 2020	*	3,464.96	3,464.96
12/20/20	6817592	202012	390-57200-54600				KUBOTA LELY BROADCAST	*	372.48	372.48
12/24/20	6821287	202012	390-57200-54600				TORO WORKMAN HDX PRO SWEET	*	652.34	652.34
12/29/20	6829568	202012	390-57200-54600				TORO REELMASTER 5010-H	*	1,065.98	1,065.98
12/29/20	6829568	202012	310-57200-49300				FL BREVARD COUNTY 2020	*	514.83	514.83
1/07/21	01281	1/01/21	01012021	202101	390-57200-34100		GC CONSULTING SVC JAN2021	*	500.00	500.00
1/01/21	01012021	202101	390-57200-34100				GC CONSULTING SVC JAN2021	V	500.00	500.00
1/07/21	01492	12/26/20	122620	202012	390-57200-47100		TERMINAL 1-24	*	410.00	410.00
1/07/21	00807	12/01/20	924 0013	202012	390-57200-54100		UNIFORMS 12/1/20	*	155.46	155.46
12/08/20	924 0014	202012	390-57200-54100				UNIFORMS 12/8	*	155.46	155.46
12/15/20	924 0015	202012	390-57200-54100				UNIFORMS 12/15	*	155.46	155.46
12/22/20	924 0015	202012	390-57200-54100				UNIFORMS 12/22	*	155.46	155.46
12/29/20	924 0016	202012	390-57200-54100				UNIFORMS 12/29	*	155.46	155.46
1/07/21	00068	12/23/20	9133088-	202101	320-57200-34100		6 YARD DUMPSTER 3XWEEK	*	501.64	501.64
1/07/21	00068	12/23/20	9133088-	202101	320-57200-34100		6 YARD DUMPSTER 3XWEEK	*	501.64	501.64

VIER --VIERA EAST-- HSMITH

11,186.55 028324
 11,186.55 028324
 410.00 028326
 410.00 028326
 777.30 028327
 777.30 028327

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
1/14/21	01355	1/01/21	13690		202101	350-57200-46100		IPAR7 PRO LEASE	*	702.00	702.00 028336
1/14/21	01420	1/08/21	3		202101	390-57200-47400		GPS TECHNOLOGIES, INC.	*	1,200.00	1,200.00 028337
1/14/21	01494	1/02/21	07133100		202101	320-57200-34100		REMOVED OAK AND 12 STUMPS LELAND'S TREE SERVICE	*	187.33	187.33 028338
1/14/21	01440	1/03/21	13		202101	320-57200-22400		13310-01 JAN SPECTRUM BUSINESS	*	48.64	48.64 028339
1/14/21	01421	12/31/20	1220-TR7		202101	300-13100-10000		DRUG TESTING STEWART ROCKLEDGE HOSPITAL INC	*	8.33	8.33 028340
12/31/20			GF ADMIN PREMIUM								
12/31/20			GF MAINT PREMIUM								
12/31/20			GC MAINT PREMIUM								
1/14/21	01397	12/31/20	728319		202101	350-57200-46100		WAGEWORKS, INC.	*	97.00	97.00 028341
12/31/20			GOLF CART LEASE								
12/31/20			PROPERTY TAX								
12/31/20			GOLF CART LEASE								
12/31/20			GOLF CART LEASE								
12/31/20			GOLF CART LEASE								
12/31/20			PROPERTY TAX								
12/31/20			GOLF CART LEASE								
1/14/21	00035	1/09/21	33189JAN		202101	330-57200-43000		YAMAHA MOTOR FINANCE CORP, USA	*	577.60	577.60 028342
1/09/21			33189 JAN								
1/09/21			33189JAN		202101	340-57200-43000			*	577.60	577.60 028343
1/09/21			33189 JAN								
1/09/21			52104JAN		202101	350-57200-43000			*	726.04	726.04 028344
1/09/21			52104 JAN								

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/21/21 PAGE 11
 *** CHECK DATES 12/11/2020 - 01/20/2021 *** VIERA EAST- GOLF COURSE
 BANK B VIERA EAST-GOLF

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
1/14/21	01372	1/01/21	28488819	202101	320-57200-34100			COPIER LEASE GC SPLIT	*	120.32	
		1/01/21	28488819	202101	300-13100-10000			COPIER LEASE GF SPLIT	*	120.31	
GREAT AMERICA FINANCIAL SVCS										240.63	028343
TOTAL FOR BANK B										77,493.35	
TOTAL FOR REGISTER										77,493.35	

VIER --VIERA EAST-- HSMITH

SECTION B



**Viera East
Community Development
District**

Unaudited Financial Reporting

December 31, 2020



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Viera East
Community Development District
 Combined Balance Sheet
 December 31, 2020

Governmental Fund Types

	<u>General</u>	<u>Capital Reserve</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Golf Course/Recreation</u>	<u>Totals (memorandum only)</u>
Assets						
Operating Account	\$2,523,327	\$217,282	---	---	\$391,553	\$3,132,163
Accounts Receivable	---	---	---	---	\$1,303	\$1,303
Rent Receivable	---	---	---	---	\$1,476	\$1,476
Due From Golf Course	\$19,761	---	---	---	---	\$19,761
Due From General Fund	---	---	\$1,479,371	---	\$396,110	\$1,875,481
Due from Debt Service	\$11,030	---	---	---	\$22,922	\$33,953
Due from Other	---	---	---	---	\$2,678	\$2,678
Due from Capital Projects	---	---	---	---	\$750	\$750
Inventory - Pro Shop	---	---	---	---	\$54,968	\$54,968
Investments:						
State Board	---	\$81,740	---	---	---	\$81,740
Benefit Assessment- Series 2012	---	---	---	---	\$4,108	\$4,108
Reserve - Series 2012	---	---	---	---	\$280,130	\$280,130
Bond Service- Series 2006	---	---	\$961,201	---	---	\$961,201
Reserve- Series 2020	---	---	\$234,596	---	---	\$234,596
Temporary Interest Series 2020	---	---	\$361,238	---	---	\$361,238
Project- Series 2020	---	---	---	\$5,035,365	---	\$5,035,365
Cost of Issuance- Series 2020	---	---	---	\$55,075	---	\$55,075
Improvements (Net of Depreciation)	---	---	---	---	\$1,191,838	\$1,191,838
Prepaid Expenses- Operations	\$9,483	---	---	---	\$91,561	\$101,044
Total Assets	\$2,563,602	\$299,022	\$3,036,405	\$5,090,440	\$2,439,397	\$13,428,866
Liabilities						
Accounts Payable	\$2,467	---	---	---	\$15,956	\$18,423
Accrued Expenses	\$23,419	---	---	---	\$12,037	\$35,456
Deferred Revenue- Season Advance	---	---	---	---	\$99,431	\$99,431
Deferred Revenue- Special Assessments O&M	---	---	---	---	\$13,674	\$13,674
Deferred Revenue- Special Assessments Debt	---	---	---	---	\$342,713	\$342,713
Deposit-Divots Grill	---	---	---	---	\$2,000	\$2,000
Due to General Fund	---	---	\$11,030	---	\$19,761	\$30,792
Accrued Interest Payable	---	---	---	---	\$65,655	\$65,655
Accrued Principal Payable	---	---	---	---	\$70,833	\$70,833
Sales Tax Payable	---	---	---	---	\$16,955	\$16,955
Event Deposits	---	---	---	---	\$167	\$167
Due to Golf Course	\$396,110	---	\$22,922	---	---	\$419,032
Due to Debt Service	\$1,479,371	---	---	---	---	\$1,479,371
Accrued Payroll Payable	\$7,952	---	---	---	\$12,684	\$20,636
Bonds Payable - Series 2012	---	---	---	---	\$3,305,000	\$3,305,000
Bond Discount	---	---	---	---	(\$15,817)	(\$15,817)
Deferred Loss	---	---	---	---	(\$159,029)	(\$159,029)
Fund Equity						
Net Assets	---	---	---	---	(\$1,362,624)	(\$1,362,624)
Fund Balances						
Assigned - First Quarter	\$176,000	---	---	---	---	\$176,000
Nonspendable - Prepaid Expense	\$9,483	---	---	---	---	\$9,483
Unassigned	\$468,800	---	---	---	---	\$468,800
Assigned- Capital Reserve Fund	---	\$299,022	---	---	---	\$299,022
Restricted for Capital Projects	---	---	---	\$5,090,440	---	\$5,090,440
Restricted for Debt Service	---	---	\$3,002,452	---	---	\$3,002,452
Total Liabilities, Fund Equity, Other	\$2,563,602	\$299,022	\$3,036,405	\$5,090,440	\$2,439,397	\$13,428,866

Viera East
Community Development District
 General Fund
 Statement of Revenues & Expenditures
 For Period Ending December 31, 2020

	Adopted Budget	Prorated Budget 12/31/20	Actual 12/31/20	Variance
<i>Revenues</i>				
Maintenance Assessments	\$808,157	\$699,913	\$699,913	\$0
Golf Course Administrative Services	\$56,280	\$14,070	\$14,070	\$0
Interest Income	\$100	\$25	\$0	(\$25)
Total Revenues	\$864,536	\$714,008	\$713,983	(\$25)

Administrative Expenditures

Supervisors Fees	\$30,496	\$7,624	\$7,961	(\$337)
Engineering Fees	\$5,000	\$1,250	\$475	\$775
Attorney's Fees	\$5,000	\$1,250	\$1,524	(\$274)
Dissemination	\$1,000	\$250	\$250	\$0
Trustee Fees	\$5,600	\$1,400	\$1,400	(\$0)
Annual Audit	\$6,500	\$1,625	\$825	\$800
Collection Agent	\$2,500	\$625	\$625	(\$0)
Management Fees	\$100,440	\$25,110	\$25,110	\$0
Postage	\$1,500	\$375	\$701	(\$326)
Printing & Binding	\$2,500	\$625	\$401	\$224
Insurance- Liability	\$7,475	\$1,869	\$1,825	\$44
Legal Advertising	\$1,500	\$375	\$296	\$79
Other Current Charges	\$1,500	\$375	\$166	\$209
Office Supplies	\$1,500	\$375	\$60	\$315
Dues & Licenses	\$175	\$44	\$44	(\$0)
Information Technology	\$3,400	\$850	\$850	\$0
Total Administrative	\$176,086	\$44,022	\$42,513	\$1,508

Viera East
Community Development District
 General Fund
 Statement of Revenues & Expenditures
 For Period Ending December 31, 2020

	Adopted Budget	Prorated Budget 12/31/20	Actual 12/31/20	Variance
<i>Operating Expenditures</i>				
Salaries	\$149,299	\$37,325	\$36,995	\$330
Administrative Fee	\$1,659	\$415	\$857	(\$442)
FICA Expense	\$11,421	\$2,855	\$2,153	\$702
Employee Insurance	\$16,914	\$4,229	\$3,844	\$384
Workers Compensation	\$2,926	\$732	\$858	(\$127)
Unemployment	\$853	\$213	\$343	(\$130)
Other Contractual	\$7,500	\$1,875	\$2,590	(\$715)
Training	\$500	\$125	\$0	\$125
Uniforms	\$500	\$125	\$0	\$125
Total Operating	\$191,572	\$47,893	\$47,639	\$254
<i>Maintenance Expenditures</i>				
Canal Maintenance	\$14,000	\$3,500	\$0	\$3,500
Lake Bank Restoration	\$60,000	\$60,000	\$57,000	\$3,000
Environmental Services	\$20,000	\$5,000	\$1,398	\$3,602
Water Management System	\$99,000	\$24,750	\$29,082	(\$4,332)
Control Burns	\$15,000	\$3,750	\$0	\$3,750
Contingencies	\$2,000	\$500	\$0	\$500
Fire Line Maintenance	\$3,000	\$750	\$0	\$750
Basin Repair	\$4,000	\$1,000	\$0	\$1,000
Total Maintenance	\$217,000	\$99,250	\$87,480	\$11,770

Viera East

Community Development District

General Fund

Statement of Revenues & Expenditures
For Period Ending December 31, 2020

	Adopted Budget	Prorated Budget 12/31/20	Actual 12/31/20	Variance
<i><u>Grounds Maintenance Expenditures</u></i>				
Salaries	\$140,787	\$35,197	\$33,898	\$1,299
Administrative Fees	\$3,684	\$921	\$1,015	(\$94)
FICA	\$10,770	\$2,693	\$2,519	\$174
Health Insurance	\$18,818	\$4,705	\$4,145	\$560
Workers Compensation	\$2,759	\$690	\$926	(\$236)
Unemployment	\$2,120	\$530	\$248	\$282
Telephone	\$6,250	\$1,563	\$1,730	(\$168)
Utilities	\$5,500	\$1,375	\$1,820	(\$445)
Property Appraiser	\$1,990	\$1,990	\$1,989	\$2
Insurance	\$1,663	\$416	\$375	\$41
Repairs	\$15,000	\$3,750	\$5,511	(\$1,761)
Fuel	\$10,000	\$2,500	\$2,485	\$15
Park Maintenance	\$2,500	\$625	\$480	\$145
Sidewalk Maintenance	\$5,000	\$1,250	\$0	\$1,250
Chemicals	\$4,000	\$1,000	\$0	\$1,000
Contingencies	\$4,000	\$1,000	\$1,150	(\$150)
Refuse	\$6,000	\$1,500	\$960	\$540
Office Supplies	\$750	\$750	\$723	\$27
Uniforms	\$3,000	\$750	\$692	\$58
Fire Alarm System	\$6,500	\$1,625	\$1,611	\$14
Rain Bird Pump System	\$27,576	\$6,894	\$7,125	(\$231)
Total Grounds Maintenance	\$278,667	\$71,722	\$69,402	\$2,320
Total Expenditures	\$863,325	\$262,886	\$247,034	\$15,853
Operating Income (Loss)	\$1,211	\$451,122	\$466,950	\$15,828
<i><u>Non Operating Revenues/(Expenditures)</u></i>				
Reserve Funding- Transfer Out (Capital Reserve)	(\$1,211)	\$0	\$0	\$0
Reserve Funding- Transfer Out (Excess)	\$0	\$0	\$0	\$0
Total Non Operating Revenues/(Expenditures)	(\$1,211)	\$0	\$0	\$0
Excess Revenue/(Expenditures)	(\$0)	\$451,122	\$466,950	\$15,828
Beginning Fund Balance	\$0		\$187,333	
Ending Fund Balance	\$0		\$654,283	

Viera East
Community Development District
 Capital Reserve Fund
 Statement of Revenues & Expenditures
 For Period Ending December 31, 2020

	Adopted Budget	Prorated Budget 12/31/20	Actual 12/31/20	Variance
Revenues				
Interest Income	\$2,500	\$625	\$52	(\$573)
Reserve Funding - Transfer In (General)	\$1,211	\$0	\$0	\$0
Reserve Funding - Transfer In (Golf)	\$31,219	\$0	\$0	\$0
Reserve Funding - Transfer In (General Excess)	\$0	\$0	\$0	\$0
Total Revenues	\$34,930	\$625	\$52	(\$573)
Expenditures				
Capital Outlay	\$100,000	\$0	\$0	\$0
Truck Maintenance	\$25,000	\$0	\$0	\$0
Transfer Out	\$0	\$0	\$0	\$0
Total Expenditures	\$125,000	\$0	\$0	\$0
Excess Revenues/(Expenditures)	(\$90,070)		\$52	
Beginning Fund Balance	\$229,102		\$298,970	
Ending Fund Balance	\$139,032		\$299,022	

Viera East
Community Development District

Capital Reserve Fund

Capital Outlay Check Register Detail

For Period Ending December 31, 2020

Check Date	Vendor	Detail	Amount
Capital Outlay			
<i>FY2021</i>			
Total			<u>\$ -</u>

Viera East

Community Development District

Debt Service Fund Series 2006
Statement of Revenues & Expenditures
For Period Ending December 31, 2020

	Adopted Budget	Prorated Budget 12/31/20	Actual 12/31/20	Variance
Revenues				
Special Assessments	\$2,376,297	\$2,058,019	\$2,058,019	\$0
Interest Income	\$1,500	\$375	\$6	(\$369)
Total Revenues	\$2,377,797	\$2,058,394	\$2,058,024	(\$369)
Expenditures				
<u>Series 2006</u>				
Interest-11/1	\$126,644	\$126,644	\$126,644	\$0
Interest-5/1	\$126,644	\$0	\$0	\$0
Principal-5/1	\$2,140,000	\$0	\$0	\$0
Total Expenditures	\$2,393,288	\$126,644	\$126,644	\$0
Excess Revenues/(Expenditures)	(\$15,491)		\$1,931,381	
Beginning Fund Balance	\$522,357		\$475,238	
Ending Fund Balance	\$506,866		\$2,406,619	

Viera East
Community Development District
 Debt Service Fund Series 2020
 Statement of Revenues & Expenditures
 For Period Ending December 31, 2020

	Adopted Budget	Prorated Budget 12/31/20	Actual 12/31/20	Variance
<u>Revenues</u>				
Interest Income	\$1,000	\$250	\$8	(\$242)
Total Revenues	\$1,000	\$250	\$8	(\$242)
<u>Expenditures</u>				
<u>Series 2020</u>				
Interest-11/1	\$52,679	\$52,679	\$52,679	\$0
Interest-5/1	\$90,308	\$0	\$0	\$0
Total Expenditures	\$142,987	\$52,679	\$52,679	\$0
Excess Revenues/(Expenditures)	(\$141,987)		(\$52,672)	
Beginning Fund Balance	\$648,505		\$648,505	
Ending Fund Balance	\$506,518		\$595,833	

Viera East
Community Development District
 Capital Projects Fund Series 2020
 Statement of Revenues & Expenditures
 For Period Ending December 31, 2020

	Actual 12/31/20
<u>Revenues</u>	
Interest Income	\$72
Total Revenues	\$72
<u>Expenditures</u>	
Capital Outlay	\$999,184
Cost of Issuance	\$0
Total Expenditures	\$999,184
Excess Revenues/(Expenditures)	(\$999,112)
Beginning Fund Balance	\$6,089,551
Ending Fund Balance	\$5,090,440

Viera East
Community Development District
Golf Course/Recreation Fund - Operations
Statement of Revenues & Expenditures
For Period Ending December 31, 2020

	Adopted Budget		Current Month		Year-to-Date		
	Budget	Actuals	Budget	Variance	Actuals	Budget	Variance
<i>Number of Rounds</i>							
Paid Rounds	35,250	3,532	2,707	825	9,741	7,378	2,363
Member Rounds	10,000	816	768	48	2,763	2,093	670
Comp Rounds	3,000	234	230	4	623	628	(5)
EZ Links	3,000	0	230	(230)	-	561	(561)
GolfNow	2,000	293	154	139	834	419	415
Total Memberships	60	21	-	21	33	60	(27)
<i>Revenue per Round</i>							
Paid Rounds	\$40	\$37	\$46	(\$9)	\$35	\$46	(\$10)
<i>Revenues</i>							
Greens Fees/Cart Fees	\$1,426,357	\$130,099	\$123,380	\$6,719	\$345,109	\$338,047	\$7,062
Gift Cards - Sales	\$25,000	\$3,462	\$2,163	\$1,299	\$4,556	\$5,925	(\$1,369)
Gift Cards - Usage	(\$25,000)	(\$2,812)	(\$2,163)	(\$650)	(\$4,098)	(\$5,925)	\$1,827
Season Advance/Trail Fees	\$210,000	\$22,572	\$18,165	\$4,407	\$61,229	\$49,770	\$11,459
Associate Memberships	\$42,000	\$4,661	\$3,633	\$1,028	\$11,692	\$9,954	\$1,738
Driving Range	\$80,000	\$8,358	\$6,920	\$1,438	\$20,336	\$18,960	\$1,376
Golf Lessons	\$2,100	\$175	\$182	(\$7)	\$525	\$498	\$27
Merchandise Sales	\$115,000	\$10,462	\$9,948	\$514	\$29,425	\$27,255	\$2,170
Restaurant	\$20,000	\$4,837	\$1,730	\$3,107	\$10,337	\$4,740	\$5,597
Special Assessments - Operations	\$18,239	\$1,519	\$1,519	\$0	\$4,558	\$4,558	\$0
Miscellaneous Income	\$15,000	\$189	\$1,250	(\$1,060)	\$3,201	\$3,749	(\$548)
Total Revenues	\$1,928,696	\$183,522	\$166,726	\$16,796	\$486,868	\$457,530	\$29,338
<i>Golf Course Expenditures</i>							
Other Contractual Services	\$15,000	\$1,035	\$1,250	\$215	\$2,779	\$3,749	\$969
Telephone/Internet	\$5,500	\$106	\$458	\$352	\$318	\$1,374	\$1,056
Postage	\$2,000	\$1,495	\$167	(\$1,328)	\$1,536	\$500	(\$1,036)
Printing & Binding	\$1,000	\$0	\$83	\$83	\$0	\$250	\$250
Utilities	\$15,900	\$1,201	\$1,324	\$123	\$3,706	\$3,973	\$268
Repairs & Maintenance	\$8,000	\$0	\$666	\$666	\$669	\$1,999	\$1,330
Advertising	\$45,000	\$4,117	\$3,749	(\$368)	\$5,866	\$11,246	\$5,380
Bank Charges	\$35,000	\$3,184	\$2,916	(\$268)	\$8,628	\$8,747	\$119
Office Supplies	\$4,000	\$115	\$333	\$218	\$520	\$1,000	\$479
Operating Supplies	\$5,000	\$566	\$417	(\$149)	\$1,353	\$1,250	(\$103)
Dues, Licenses & Subscriptions	\$8,000	\$293	\$666	\$374	\$473	\$1,999	\$1,527
Drug Testing - All Departments	\$500	\$49	\$42	(\$7)	\$49	\$125	\$76
Training, Education & Employee Relations	\$3,000	\$0	\$250	\$250	\$432	\$750	\$318
Contractual Security	\$3,000	\$662	\$250	(\$413)	\$1,664	\$750	(\$914)
IT Services	\$3,000	\$0	\$250	\$250	\$435	\$750	\$315
Total Golf Course Expenditures	\$153,900	\$12,822	\$12,820	(\$2)	\$28,426	\$38,460	\$10,033

Viera East
Community Development District
 Golf Course/Recreation Fund - Operations
 Statement of Revenues & Expenditures
 For Period Ending December 31, 2020

	Adopted Budget		Current Month		Year-to-Date	
	Budget	Actuals	Budget	Variance	Budget	Variance
<i>Restaurant Expenditures</i>						
Pest Control	\$1,200	\$95	\$92	(\$3)	\$285	(\$34)
Equipment Lease	\$1,100	\$100	\$84	(\$15)	\$230	(\$116)
Total Restaurant Expenditures	\$2,300	\$195	\$177	(\$18)	\$481	(\$150)
<i>Golf Operation Expenditures</i>						
Salaries	\$210,900	\$16,814	\$17,574	\$760	\$51,133	\$1,590
Administrative Fee	\$19,957	\$1,511	\$1,663	\$152	\$4,989	\$76
FICA Expense	\$16,547	\$1,286	\$1,379	\$93	\$3,912	\$225
Health Insurance	\$707	\$33	\$59	\$26	\$118	\$58
Workers Compensation	\$4,239	\$459	\$353	(\$106)	\$1,396	(\$337)
Unemployment	\$12,786	\$569	\$1,065	\$497	\$1,604	\$1,592
Golf Printing	\$2,200	\$1,200	\$183	(\$1,017)	\$1,200	(\$550)
Utilities	\$22,500	\$1,517	\$1,875	\$358	\$4,832	\$793
Repairs	\$250	\$0	\$21	\$21	\$0	\$63
Pest Control	\$1,200	\$95	\$100	\$5	\$285	\$15
Supplies	\$10,000	\$876	\$833	(\$42)	\$3,305	\$2,500
Uniforms	\$1,500	\$0	\$125	\$125	\$0	\$375
Training, Education & Employee Relations	\$2,000	\$0	\$167	\$167	\$0	\$500
Fuel	\$500	\$0	\$42	\$42	\$0	\$125
Cart Lease	\$99,000	\$7,776	\$8,250	\$474	\$22,638	\$24,750
Cart Maintenance	\$4,000	\$1,275	\$333	(\$941)	\$1,797	\$1,000
Driving Range	\$10,000	\$733	\$833	\$101	\$765	\$2,500
Total Golf Operation Expenditures	\$418,286	\$34,144	\$34,856	\$713	\$97,898	\$104,569
<i>Merchandise Sales</i>						
Cost of Goods Sold	\$77,000	\$8,630	\$6,417	(\$2,213)	\$19,353	\$19,250
Total Merchandise Sales	\$77,000	\$8,630	\$6,417	(\$2,213)	\$19,353	\$19,250

Viera East
Community Development District
Golf Course/Recreation Fund - Operations
Statement of Revenues & Expenditures
For Period Ending December 31, 2020

	Adopted Budget		Current Month		Year-to-Date	
	Budget	Actuals	Budget	Variance	Budget	Variance
<i>Golf Course Maintenance</i>						
Salaries	\$452,632	\$31,368	\$37,719	\$6,352	\$102,431	\$113,158
Administrative Fees	\$11,919	\$822	\$993	\$172	\$2,708	\$2,980
FICA Expense	\$3,756	\$2,279	\$313	(\$1,966)	\$7,499	\$939
Employee Insurance	\$49,336	\$2,834	\$4,111	\$1,277	\$12,673	\$12,334
Workers Compensation	\$11,023	\$856	\$919	\$62	\$2,794	\$2,756
Unemployment	\$8,170	\$334	\$681	\$347	\$334	\$2,043
Consulting Fees	\$6,000	\$500	\$500	\$0	\$1,500	\$1,500
Fire Alarm System	\$4,000	\$45	\$333	\$288	\$557	\$1,000
Utilities/Water	\$26,200	\$1,885	\$2,183	\$298	\$6,278	\$6,550
Repairs	\$48,000	\$817	\$4,000	\$3,183	\$12,928	\$12,000
Fuel & Oil	\$40,000	\$1,038	\$3,333	\$2,295	\$4,836	\$10,000
Pest Control	\$1,000	\$88	\$83	(\$4)	\$263	\$250
Irrigation/Drainage	\$30,000	\$1,527	\$2,500	\$973	\$4,202	\$7,500
Sand and Topsoil	\$26,500	\$0	\$2,208	\$2,208	\$643	\$6,625
Flower/Mulch	\$7,000	\$337	\$583	\$246	\$634	\$1,750
Fertilizer	\$139,000	\$3,618	\$11,583	\$7,965	\$14,045	\$34,750
Seed/Sod	\$16,500	\$0	\$1,375	\$1,375	\$1,681	\$4,125
Trash Removal	\$2,000	\$0	\$167	\$167	\$642	\$500
Contingency	\$6,000	\$0	\$500	\$500	\$0	\$1,500
First Aid	\$800	\$0	\$67	\$67	\$71	\$200
Office Supplies	\$1,000	\$0	\$83	\$83	\$0	\$250
Operating Supplies	\$15,000	\$144	\$1,250	\$1,106	\$2,374	\$3,750
Training	\$1,000	\$0	\$83	\$83	\$0	\$250
Janitorial Supplies	\$1,000	\$0	\$83	\$83	\$172	\$250
Soil & Water Testing	\$1,000	\$0	\$83	\$83	\$0	\$250
Uniforms	\$8,500	\$777	\$708	(\$69)	\$2,166	\$2,125
Equipment Rental	\$2,000	\$0	\$167	\$167	\$0	\$500
Equipment Lease	\$165,000	\$13,484	\$13,750	\$266	\$38,124	\$41,250
Small Tools	\$500	\$0	\$42	\$42	\$0	\$125
Total Golf Course Maintenance	\$1,084,836	\$62,755	\$90,403	\$27,648	\$219,555	\$271,209
						\$51,654

Viera East
Community Development District
 Golf Course/Recreation Fund - Operations
 Statement of Revenues & Expenditures
 For Period Ending December 31, 2020

	Adopted Budget		Current Month		Year-to-Date	
	Budget	Actuals	Budget	Variance	Budget	Variance
<i>Administrative Expenditures</i>						
Legal Fees	\$1,500	\$0	\$125	\$125	\$0	\$375
Arbitrage	\$600	\$20	\$50	\$30	\$60	\$90
Dissemination	\$1,000	\$83	\$83	\$0	\$250	\$0
Trustee Fees	\$4,100	\$342	\$342	(\$0)	\$1,025	(\$0)
Annual Audit	\$1,500	\$125	\$125	\$0	\$375	\$0
Golf Course Administrative Services	\$56,280	\$4,690	\$4,690	\$0	\$14,070	\$0
Insurance	\$77,000	\$6,127	\$6,417	\$289	\$18,382	\$868
Property Taxes	\$15,000	\$1,126	\$1,250	\$124	\$3,626	\$124
Total Administrative Expenditures	\$156,980	\$12,514	\$13,082	\$568	\$37,789	\$1,456
Total Revenues	\$1,928,696	\$183,522	\$166,726	\$16,796	\$486,868	\$29,338
Total Expenditures	\$1,893,302	\$131,059	\$157,754	\$26,695	\$473,214	\$69,562
Operating Income (Loss)	\$35,394	\$52,463	\$8,972	\$43,492	\$83,217	\$98,901
<i>Non Operating Revenues/(Expenditures)</i>						
Special Assessments	\$560,250	\$46,688	\$46,688	(\$0)	\$140,063	\$0
Interest Income	\$1,000	\$1	\$83	(\$82)	\$3	(\$247)
Gain on Sale of Asset	\$0	\$0	\$0	\$0	\$45	\$45
Reserve Funding- Transfer Out (Capital Reserve)	(\$31,219)	\$0	(\$2,602)	(\$2,602)	\$0	\$0
Interest Expense	(\$140,425)	(\$11,702)	(\$11,702)	\$0	(\$35,106)	\$0
Principal Expense	(\$425,000)	(\$35,417)	(\$35,417)	(\$0)	(\$106,250)	\$0
Total Non Operating Revenues/(Expenditures)	(\$35,394)	(\$430)	(\$2,950)	(\$2,684)	(\$1,246)	(\$202)
Change in Net Assets	\$0	\$52,033	\$6,022	\$40,808	\$81,970	\$98,698
Beginning Net Assets	\$0	-----	-----	-----	(\$1,444,594)	-----
Ending Net Assets	\$0	-----	-----	-----	(\$1,362,624)	-----

**Viera East General Fund
Month to Month**

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues													
Maintenance Assessments	\$0	\$1,96,793	\$503,121	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$699,913
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,070
Interest Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$4,690	\$201,483	\$507,811	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$713,983
Administrative Expenditures													
Supervisors Fees	\$2,678	\$2,384	\$2,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,961
Engineering Fees	\$0	\$0	\$475	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$475
Attorney's Fees	\$0	\$0	\$1,524	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,524
Dissemination	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
Trustee Fees	\$467	\$467	\$467	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,400
Annual Audit	\$275	\$275	\$275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$825
Collection Agent	\$208	\$208	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$625
Management Fees	\$8,370	\$8,370	\$8,370	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,110
Postage	\$364	\$198	\$138	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$701
Printing & Binding	\$206	\$70	\$125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$401
Insurance- Liability	\$608	\$608	\$608	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,825
Legal Advertising	\$296	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$296
Other Current Charges	\$78	\$29	\$59	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60
Office Supplies	\$20	\$20	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$166
Dues & Licenses	\$15	\$15	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44
Information Technology	\$283	\$283	\$283	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$850
Total Administrative	\$13,953	\$13,011	\$15,550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,513
Operating Expenditures													
Salaries	\$11,153	\$13,540	\$12,302	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,995
Administration Fee	\$556	\$157	\$143	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$857
FICA Expense	\$382	\$928	\$843	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,153
Health Insurance	\$1,281	\$1,281	\$1,281	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,844
Workers Compensation	\$305	\$218	\$336	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$858
Unemployment	\$0	\$152	\$191	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$343
Other Contractual	\$462	\$1,225	\$903	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,590
Training	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniforms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Operating	\$14,139	\$17,501	\$16,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,639

Viera East General Fund
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Maintenance Expenditures													
Canal Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Bank Restoration	\$17,100	\$39,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,000
Environmental Services	\$123	\$310	\$965	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,398
Water Management System	\$7,987	\$8,087	\$13,107	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,082
Control Burns	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingencies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Line Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Basin Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Maintenance	\$25,110	\$48,297	\$14,072	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$87,480
Grounds Maintenance Expenditures													
Salaries	\$10,364	\$12,255	\$11,279	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,898
Administrative Fees	\$288	\$409	\$318	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,015
FICA	\$780	\$907	\$632	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,519
Health Insurance	\$1,452	\$1,428	\$1,265	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,145
Workers Compensation	\$283	\$335	\$308	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$926
Unemployment	\$21	\$25	\$202	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$248
Telephone	\$633	\$544	\$554	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,730
Utilities	\$506	\$780	\$534	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,820
Property Appraiser	\$0	\$0	\$1,989	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,989
Insurance- Property	\$125	\$125	\$125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$375
Repairs	\$3,081	\$637	\$1,593	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,511
Fuel	\$1,442	\$531	\$511	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,485
Park Maintenance	\$0	\$0	\$480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$480
Sidewalk Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Chemicals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingencies	\$215	\$0	\$935	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,150
Refuse	\$480	\$240	\$240	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$960
Office Supplies	\$512	\$212	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$723
Uniforms	\$199	\$247	\$245	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$692
Fire Alarm System	\$512	\$588	\$512	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,611
Rain Bird Pump System	\$2,298	\$2,298	\$2,528	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,125
Total Grounds Maintenance	\$23,190	\$21,762	\$24,450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,402
Total Expenditures	\$76,391	\$100,571	\$70,072	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$247,035.67
Operating Income (Loss)	(\$71,701)	\$100,912	\$437,739	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$466,950
Non-Operating Revenues/Expenditures													
Reserve Funding- Transfer Out (Capital Reserve)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserve Funding- Transfer Out (Excess)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Operating Revenues/Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess Revenue/(Expenditures)	(\$71,701)	\$100,912	\$437,739	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$466,950

Viera East Golf Course
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Number of Rounds</i>													
Paid Rounds	3,263	2,946	3,532	0	0	0	0	0	0	0	0	0	9,741
Member Rounds	701	666	816	0	0	0	0	0	0	0	0	580	2,763
Comp Rounds	237	152	234	0	0	0	0	0	0	0	0	0	623
EZ Links	0	0	0	0	0	0	0	0	0	0	0	0	-
GolfNow	285	256	293	0	0	0	0	0	0	0	0	0	834
<i>Revenue per Round</i>													
Paid Rounds	\$33	\$37	\$37	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106

Revenues:

Greens Fees	\$107,375	\$107,634	\$130,099	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$345,109
Gift Cards - Sales	\$458	\$636	\$3,462	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,556
Gift Cards - Usage	(\$322)	(\$492)	(\$2,812)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$4,098)
Season Advance/Trail Fees	\$18,051	\$20,606	\$22,572	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,229
Associate Memberships	\$3,950	\$3,081	\$4,661	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,692
Driving Range	\$5,963	\$6,015	\$8,358	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,336
Golf Lessons	\$175	\$175	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$525
Merchandise Sales	\$9,238	\$9,725	\$10,462	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,425
Restaurant	\$2,359	\$3,141	\$4,837	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,337
Special Assessments - Operations	\$1,519	\$1,519	\$1,519	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,558
Miscellaneous Income	\$2,867	\$145	\$189	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,201
Total Revenues	\$151,152	\$152,194	\$183,522	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$486,868

Golf Course Expenditures:

Other Contractual Services	\$710	\$1,035	\$1,035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,779
Telephone/Internet	\$106	\$106	\$106	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$318
Postage	\$0	\$41	\$1,495	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,536
Printing & Binding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities	\$1,217	\$1,288	\$1,201	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,706
Repairs & Maintenance	\$419	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$669
Advertising	(\$359)	\$2,099	\$4,117	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,866
Bank Charges	\$2,332	\$3,112	\$3,184	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,628
Office Supplies	\$78	\$327	\$115	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$520
Operating Supplies	\$442	\$345	\$566	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,353
Dues, Licenses & Subscriptions	\$180	\$0	\$293	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$473
Drug Testing - All Departments	\$0	\$0	\$49	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49
Training, Education & Employee Relations	\$51	\$381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$432
Contractual Security	\$482	\$519	\$662	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,664
IT Services	\$0	\$435	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$435
Total Golf Course Expenditures	\$5,667	\$9,938	\$12,822	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,426

Restaurant Expenditures:

Pest Control	\$95	\$95	\$95	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$285
Equipment Lease	\$100	\$147	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$346
Total Restaurant Expenditures	\$195	\$242	\$195	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$632

Viera East Golf Course
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Golf Operations:													
Salaries	\$16,087	\$18,232	\$16,814	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,133
Administrative Fee	\$1,586	\$1,816	\$1,511	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,913
FICA Expense	\$1,231	\$1,395	\$1,286	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,912
Health Insurance	\$43	\$43	\$33	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118
Workers Compensation	\$439	\$498	\$459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,396
Unemployment	\$521	\$515	\$569	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,604
Golf Printing	\$0	\$0	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
Utilities	\$1,686	\$1,629	\$1,517	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,832
Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$95	\$95	\$95	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$285
Supplies	\$1,410	\$1,019	\$876	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,305
Uniforms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Training, Education & Employee Relations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cart Lease	\$7,683	\$7,179	\$7,776	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,638
Cart Maintenance	\$251	\$272	\$1,275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,797
Driving Range	\$32	\$0	\$733	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$765
Total Golf Operation Expenditures	\$31,062	\$32,692	\$34,144	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$97,898

Merchandise Sales:

Cost of Goods Sold	\$6,482	\$4,241	\$8,630	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,352.50
Total Merchandise Sales	\$6,482	\$4,241	\$8,630	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,353

Golf Course Maintenance:

Salaries	\$32,200	\$38,863	\$31,368	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$102,431
Administrative Fees	\$852	\$1,035	\$822	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,708
FICA Expense	\$2,400	\$2,819	\$2,279	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,499
Workers Compensation	\$6,053	\$3,786	\$2,834	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,673
Unemployment	\$877	\$1,061	\$856	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,794
Consulting Fees	\$0	\$0	\$334	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$334
Fire Alarm System	\$500	\$500	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500
Utilities/Water	\$512	\$0	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$557
Repairs	\$2,072	\$2,322	\$1,885	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,278
Fuel & Oil	\$4,341	\$7,770	\$817	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,928
Pest Control	\$2,720	\$1,078	\$1,038	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,836
Irrigation/Drainage	\$88	\$88	\$88	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$263
Sand and Topsoil	\$1,150	\$1,525	\$1,527	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,202
Flower/Mulch	\$321	\$321	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$643
Fertilizer	\$296	\$0	\$337	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$634
Seed/Sod	\$7,254	\$3,173	\$3,618	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,045
Trash Removal	\$0	\$1,681	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,681
Contingency	\$240	\$402	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$642
First Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$0	\$71	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71
Operating Supplies	\$743	\$1,487	\$1,444	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,374
Training	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Janitorial Supplies	\$17	\$155	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$172
Soil & Water Testing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniforms	\$592	\$797	\$777	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,166
Equipment Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment Lease	\$12,688	\$11,952	\$13,484	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,124
Small Tools	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Golf Course Maintenance	\$75,915	\$80,884	\$62,755	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$219,555

Viera East Golf Course
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Administrative Expenditures:													
Legal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$20	\$20	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60
Dissemination	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
Trustee Fees	\$342	\$342	\$342	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,025
Annual Audit	\$125	\$125	\$125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$375
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,070
Insurance	\$6,127	\$6,127	\$6,127	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,382
Property Taxes	\$1,250	\$1,250	\$1,126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,626
Total Administrative Expenditures	\$12,637	\$12,637	\$12,514	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,789
Total Revenues	\$151,152	\$152,194	\$183,522	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$486,868
Total Expenditures	\$131,958	\$140,634	\$131,059	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$403,652
Operating Income (Loss)	\$19,193	\$11,560	\$52,463	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,217
Non Operating Revenues/(Expenditures):													
Special Assessments - Debt Service	\$46,688	\$46,688	\$46,688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140,063
Interest Income	\$1	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3
Gain on Sale of Asset	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45
Reserve Funding - Transfer Out (Capital Reserve)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Expense	(\$11,702)	(\$11,702)	(\$11,702)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$35,106)
Principal Expense	(\$35,417)	(\$35,417)	(\$35,417)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$106,250)
Total Non Operating Revenues/(Expenditures)	(\$985)	(\$431)	(\$430)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$1,246)
Net Non Operating Income / (Loss)	\$18,608	\$11,129	\$52,033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$81,970

Viera East Community Development District

ProShop
Statement of Revenues & Expenditures

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Revenues</i>													
Merchandise Sales	\$9,238	\$9,725	\$10,462	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,425
Total Revenues	\$9,238	\$9,725	\$10,462	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,425
<i>Expenditures</i>													
Cost of Goods Sold	\$6,482	\$4,241	\$8,630	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,353
Total Expenditures	\$6,482	\$4,241	\$8,630	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,353
Operating Income (Loss)	\$2,756	\$5,484	\$1,832	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,072

**Viera East
Community Development District
Long Term Debt Report**

Series 2006 Water Management Refunding Bonds	
Interest Rate:	5.750%
Maturity Date:	5/1/2022
Reserve Fund Definition:	10% Max Annual Dept
Reserve Fund Requirement:	\$239,334
Reserve Fund Balance (1):	\$239,334
Bonds outstanding - 9/30/2016	\$11,855,000
Less: May 1, 2017 Principal	(\$1,710,000)
Less: May 1, 2018 Principal	(\$1,810,000)
Less: May 1, 2019 Principal	(\$1,910,000)
Less: May 1, 2020 Principal	(\$2,020,000)
Current Bonds Outstanding	\$4,405,000

(1) This value is covered by the Debt Service Reserve Fund Surety Bond and is not a cash balance on the District's balance sheet.

Series 2012 Special Assessment Revenue Bonds	
Interest Rate:	2.5% to 5%
Maturity Date:	5/1/2026
Reserve Fund Definition:	50% Max Annual Dept
Reserve Fund Requirement:	\$279,239
Reserve Fund Balance:	\$280,130
Bonds outstanding - 9/30/2016	\$4,445,000
Less: May 1, 2017 Principal	(\$365,000)
Less: May 1, 2018 Principal	(\$380,000)
Less: May 1, 2019 Principal	(\$395,000)
Less: May 1, 2020 Principal	(\$410,000)
Current Bonds Outstanding	\$2,895,000

Series 2020 Special Assessment Revenue Bonds	
Interest Rate:	2% to 2.75%
Maturity Date:	5/1/1938
Reserve Fund Definition:	50% Max Annual Dept
Reserve Fund Requirement:	\$234,591
Reserve Fund Balance:	\$234,596
Bonds outstanding - 7/10/20	\$7,685,000
Current Bonds Outstanding	\$7,685,000

**Viera East
Community Development District
Special Assessment Receipts - FY2021**

Date	Net	Gen Fund	Debt Svc 2006	Rec Fund	Total
11/13/19	\$ 72,600.70	\$ 15,592.25	\$ 45,847.31	\$ 11,161.14	\$ 72,600.70
11/20/20	\$ 843,706.63	\$ 181,200.57	\$ 532,800.40	\$ 129,705.66	\$ 843,706.63
12/4/20	\$ 1,899,535.57	\$ 407,958.07	\$ 1,199,555.95	\$ 292,021.55	\$1,899,535.57
12/16/20	\$ 443,096.08	\$ 95,162.54	\$ 279,815.00	\$ 68,118.54	\$ 443,096.08
	\$ 3,258,939	\$ 699,913	\$ 2,058,019	\$ 501,007	\$ 3,258,939

	Net Assessed	Percentage	Assessments Collected	Assessments Transferred	Balance to Transfer
Debt Service Fund	\$ 2,376,297	63.15%	\$ 2,058,019	\$ (578,648)	\$ 1,479,371
General Fund	\$ 808,157	21.48%	\$ 699,913	\$ (699,913)	\$ -
Recreation Fund	\$ 578,489	15.37%	\$ 501,007	\$ (140,867)	\$ 360,140
	\$ 3,762,943	100.00%	\$ 3,258,939	\$ (1,419,428)	\$ 1,839,511

Percentage Collected	86.61%
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Viera East
Community Development District
Golf Course/Recreation Fund- Operations
Prior Month/Year Comparison

	Actuals		Year to Date		Variance
	12/31/19	12/31/20	12/31/19	12/31/20	
<i>Revenues:</i>					
Greens Fees	\$ 85,489	\$ 130,099	\$ 272,389	\$ 345,109	\$ 72,719
Gift Cards - Sales	\$ 1,732	\$ 3,462	\$ 2,910	\$ 4,556	\$ 1,645
Gift Cards - Usage	\$ (1,119)	\$ (2,812)	\$ (2,756)	\$ (4,098)	\$ (1,342)
Season Advance/Trail Fees	\$ 18,608	\$ 22,572	\$ 50,707	\$ 61,229	\$ 10,522
Associate Memberships	\$ 3,634	\$ 4,661	\$ 9,796	\$ 11,692	\$ 1,896
Driving Range	\$ 5,035	\$ 8,358	\$ 13,573	\$ 20,336	\$ 6,763
Golf Lessons	\$ 175	\$ 175	\$ 525	\$ 525	\$ -
Merchandise Sales	\$ 10,744	\$ 10,462	\$ 25,877	\$ 29,425	\$ 3,548
Restaurant	\$ 2,617	\$ 4,837	\$ 5,872	\$ 10,337	\$ 4,464
Special Assessments - Operations	\$ 1,877	\$ 1,519	\$ 5,632	\$ 4,558	\$ (1,074)
Miscellaneous Income	\$ 1,331	\$ 189	\$ 4,616	\$ 3,201	\$ (1,415)
Total Revenues	\$ 130,124	\$ 183,522	\$ 389,141	\$ 486,868	\$ 97,727
<i>Expenditures:</i>					
Golf Course Expenditures	\$ 13,146	\$ 12,822	\$ 36,914	\$ 28,426	\$ 8,488
Restaurant	\$ 193	\$ 195	\$ 579	\$ 632	\$ (53)
Golf Operations	\$ 23,712	\$ 34,144	\$ 85,601	\$ 97,898	\$ (12,297)
Merchandise Sales	\$ 8,527	\$ 8,630	\$ 15,562	\$ 19,353	\$ (3,790)
Golf Course Maintenance	\$ 88,266	\$ 62,755	\$ 232,177	\$ 219,555	\$ 12,623
Administrative	\$ 13,614	\$ 12,514	\$ 35,767	\$ 37,789	\$ (2,022)
Total Expenditures	\$ 147,458	\$ 131,059	\$ 406,601	\$ 403,652	\$ 2,949
Operating Income/(Loss)	\$ (17,334)	\$ 52,463	\$ (17,460)	\$ 83,217	\$ 100,677

Viera East Cash Flow Analysis FY 2021

	Actuals					Projections												Totals		
	October	November	December	January	February	March	April	May	June	July	August	September								
Starting Funds																				
Carry Forward																				
Revenues																				
Golf Course	\$ 89,060	\$ 108,253	\$ 118,309	\$ 170,772	\$ 158,660	\$ 183,565	\$ 241,291	\$ 330,692	\$ 368,382	\$ 371,087	\$ 361,440	\$ 325,078								
Course Operations	\$ 131,152	\$ 150,690	\$ 183,522	\$ 148,243	\$ 185,306	\$ 218,166	\$ 249,879	\$ 198,106	\$ 162,953	\$ 150,727	\$ 123,980	\$ 137,162	\$ 2,059,886							
Restaurant	\$ 2,359	\$ 3,141	\$ 4,837	\$ 1,536	\$ 1,924	\$ 2,268	\$ 2,600	\$ 2,058	\$ 1,690	\$ 1,562	\$ 1,282	\$ 1,420	\$ 2,033,209							
Total All Cash	\$ 240,212	\$ 258,943	\$ 307,837	\$ 319,015	\$ 343,965	\$ 407,731	\$ 491,170	\$ 528,798	\$ 531,336	\$ 521,814	\$ 485,420	\$ 462,240	\$ 2,059,886							
Expenses																				
Golf Course	\$ 131,958	\$ 140,634	\$ 131,059	\$ 160,356	\$ 160,400	\$ 160,440	\$ 160,478	\$ 160,416	\$ 160,248	\$ 160,374	\$ 160,342	\$ 160,358	\$ 1,847,063							
Course Operations	\$ 131,764	\$ 140,392	\$ 130,864	\$ 160,179	\$ 160,179	\$ 160,179	\$ 160,179	\$ 160,179	\$ 160,054	\$ 160,194	\$ 160,194	\$ 160,194	\$ 1,844,553							
Restaurant	\$ 195	\$ 242	\$ 195	\$ 177	\$ 221	\$ 261	\$ 299	\$ 237	\$ 194	\$ 180	\$ 147	\$ 163	\$ 2,511							
Cash Less Expenses	\$ 108,253	\$ 118,309	\$ 170,772	\$ 158,660	\$ 183,565	\$ 241,291	\$ 330,692	\$ 368,382	\$ 371,087	\$ 361,440	\$ 325,078	\$ 307,882	\$ 2,059,886							
														Projected Revenues FY 2021						
														Projected Expenses FY 2021						
														Projected Surplus(Deficit) FY 2021						
														\$ 2,059,886						
														\$ 1,847,063						
														\$ 212,822						

**Viera East
Community Development District
Detailed Rounds of Golf Report
Dec-20**

PY - PREVIOUS YEAR

Rounds of Golf		Monthly	Year to Date
Paid Rounds		632	1,702
Rounds of Golf - Associate Member		13%	13%
Rounds of Golf - CDD Resident		735	2,110
Rounds of Golf - Public		1,386	4,240
Rounds of Golf - EZ Links		802	1,830
Rounds of Golf - Tournaments		-	-
Rounds of Golf - Misc		-	-
Rain Check Issued		(35)	(149)
Total Paid Rounds		3,520	9,733
		17%	16%
Member Rounds		816	2,184
Rounds of Golf - Members		17%	16%
Total Member Rounds		816	2,184
Comp Rounds		59	318
Rounds of Golf - Staff/Comp		1%	1%
Rounds of Golf - Other Comp		55	188
Total Comp Rounds		114	506
Rounds of Golf - GolfNow/EZ Links		293	834
		6%	6%
TOTAL ROUNDS OF GOLF		4,743	13,257
		100%	100%

Revenues		Monthly	Year to Date
Greens Fee Revenue		\$25,028	\$65,854
Rounds of Golf - Associate Member		19%	19%
Rounds of Golf - CDD Resident		\$24,045	\$65,841
Rounds of Golf - Public		\$52,006	\$153,167
Rounds of Golf - EZ Links		\$28,943	\$65,935
Rounds of Golf - Tournaments		\$0	\$0
Rounds of Golf - Misc		\$0	\$0
Rain Check Issued		(\$909)	(\$4,464)
TOTAL GREENS FEE REVENUE		\$129,113	\$346,333
		100%	100%

Average \$ per Round of Golf		Monthly	Year to Date
Average \$ per Round of Golf		\$39.60	\$38.69
Rounds of Golf - Associate Member		\$32.71	\$31.20
Rounds of Golf - Public		\$37.52	\$36.12
Rounds of Golf - EZ Links		\$36.09	\$36.03
Rounds of Golf - Tournaments		\$0.00	\$0.00
Rain Check Issued		\$25.97	\$29.96
TOTAL - Average \$ per round of Golf		\$36.68	\$35.58
Membership Revenue		\$22,572	\$61,228
Average \$ per round of Golf		\$27.66	\$32.61

Rounds of Golf		Monthly	Year to Date
Paid Rounds		375	1,360
Rounds of Golf - Associate Member		3%	3%
Rounds of Golf - CDD Resident		599	2,131
Rounds of Golf - Public		1,215	4,254
Rounds of Golf - EZ Links		162	386
Rounds of Golf - Tournaments		0	0
Rounds of Golf - Misc		0	0
Rain Check Issued		0	0
Total Paid Rounds		2,239	7,860
		17%	16%
Member Rounds		557	1,749
Rounds of Golf - Members		17%	16%
Total Member Rounds		557	1,749
Comp Rounds		102	391
Rounds of Golf - Staff/Comp		1%	1%
Rounds of Golf - Other Comp		61	259
Total Comp Rounds		163	650
Rounds of Golf - GolfNow/EZ Links		203	624
		6%	6%
TOTAL ROUNDS OF GOLF		3,162	10,883
		100%	100%

Revenues		Monthly	Year to Date
Greens Fee Revenue		\$15,140	\$53,037
Rounds of Golf - Associate Member		19%	19%
Rounds of Golf - CDD Resident		\$170,412	\$70,412
Rounds of Golf - Public		\$41,414	\$135,014
Rounds of Golf - EZ Links		\$5,773	\$15,774
Rounds of Golf - Tournaments		\$0	\$0
Rounds of Golf - Misc		\$0	\$0
Rain Check Issued		(\$3,779)	(\$7,127)
TOTAL GREENS FEE REVENUE		\$78,604	\$267,110
		100%	100%

Average \$ per Round of Golf		Monthly	Year to Date
Average \$ per Round of Golf		\$39.00	\$39.00
Rounds of Golf - Associate Member		\$33.48	\$33.04
Rounds of Golf - Public		\$34.09	\$31.74
Rounds of Golf - EZ Links		\$35.64	\$40.87
Rounds of Golf - Tournaments		\$0.00	\$0.00
Rain Check Issued		\$33.74	\$26.30
TOTAL - Average \$ per round of Golf		\$35.11	\$33.98
Membership Revenue		\$53,157	\$18,163
Average \$ per round of Golf		\$30.39	\$32.61

Vs. PY		Monthly	Year to Date
Average \$ per Round of Golf		(\$0.77)	(\$0.31)
Rounds of Golf - Associate Member		(\$1.84)	(\$1.84)
Rounds of Golf - Public		\$3.44	\$4.39
Rounds of Golf - EZ Links		\$0.45	(\$4.84)
Rounds of Golf - Tournaments		#DIV/0!	#DIV/0!
Rain Check Issued		(\$7.77)	\$3.66
TOTAL - Average \$ per round of Golf		\$1.57	\$1.60
Membership Revenue		\$4,409	\$8,071
Average \$ per round of Golf		(\$4.95)	(\$30.39)

Vs. PY		Monthly	Year to Date
Greens Fee Revenue		\$3,888	\$12,817
Rounds of Golf - Associate Member		19%	19%
Rounds of Golf - CDD Resident		\$3,989	(\$4,571)
Rounds of Golf - Public		\$10,592	\$18,153
Rounds of Golf - EZ Links		\$23,170	\$50,161
Rounds of Golf - Tournaments		\$0	\$0
Rounds of Golf - Misc		\$0	\$0
Rain Check Issued		\$2,870	\$2,663
TOTAL GREENS FEE REVENUE		\$50,509	\$79,223
		100%	100%

Vs. PY		Monthly	Year to Date
Greens Fee Revenue		\$9,888	\$12,817
Rounds of Golf - Associate Member		19%	19%
Rounds of Golf - CDD Resident		\$3,989	(\$4,571)
Rounds of Golf - Public		\$10,592	\$18,153
Rounds of Golf - EZ Links		\$23,170	\$50,161
Rounds of Golf - Tournaments		\$0	\$0
Rounds of Golf - Misc		\$0	\$0
Rain Check Issued		\$2,870	\$2,663
TOTAL GREENS FEE REVENUE		\$50,509	\$79,223
		100%	100%