

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 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 aerator. That solved the problem. The issue is resident's complaining about erosion caused by water in the ponds. This is the end of it. Some people said, "Oh, I talked to the manager and the Viera East CDD 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 innuendoes 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, unbiased 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.

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. Dale: 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. Dale: 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. Dale: 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 oversee 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.

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