

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, January 28, 2021 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
David Bedwell	Assistant Secretary

Also present were:

Jason Showe	District Manager
Tim Melloh	General Manager
Marcia Calleja	CALM
Michelle Webb	UniqueWebb Consulting
Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Public Comment Period – Items on Agenda**

Mr. Showe: The Board is going to change the way we do audience comments. Typically, we would only be taking audience comments on items on the agenda at this point. However, we only have four comments. So, we will take those in the order we received them. We can go through all of those right now. We ask that you speak for three minutes. The first one is from Bonnie.

Resident (Bonnie Mitcheltree, Addington): I would like to discuss Survey Monkey. Based on the card that you sent out to residents, I emailed that address, but had no luck getting any response back. I don't know what the deal is.

Mr. Dale: The intention is for the ability of the Board to be able to send you a survey when we want to solicit input from the community. If you submitted your name, you are on a list along with 125 other people to receive a survey.

Resident (Bonnie Mitcheltree, Addington): So, you received no response back that it has been added to the list?

Mr. Dale: No.

Mr. Bedwell: That one was just to add your name to the list, not to answer a survey.

Mr. Dale: Yes, that's correct.

Mr. Carnesale: Steve, is it possible to initiate an automated reply saying, "We received your email?"

Mr. Colasinski: No. Not once the emails were issued.

Mr. Carnesale: I'm talking about going forward.

Mr. Colasinski: I don't know, Pete.

Mr. Carnesale: It's just an idea. Obviously, I don't know. I asked if it can be done.

Mr. Colasinski: My answer is I don't know.

Mr. Showe: The next one is from Sam Concemi.

Resident (Sam Concemi, Worthington): Thank you. First of all, I want to thank Rob and Jason for helping me get some information on where we should be going with this noise abatement. I want to thank Peter Carnesale for helping me get this before the Board. Basically, you have a letter that I sent to you and all I'm asking is that this Board help us to something to get rid of the noise that's on the highway, whether or not you can actually bring it before the State, whether or not you have to organize people and whether or not you want to have somebody look into the matter and report back to you. That's all I'm asking. We have to take some action to try to abate some of this noise. It's frankly getting worse now. I didn't believe it could get worse, but it is actually getting worse. You all know that we have any number of governmental agencies involved. The last time we were dealing with six. So, it's a governmental jigsaw puzzle. I think that this Board represents the people that are most directly affected by it. You don't have conflicting interests for instance with cities and towns and the state and county.

You are just representing the folks that have the issue and I'm looking to you to help us out. That's it. I don't know what else what I can say except if you have any questions for me, I'll be happy to do my best to answer them.

Mr. Bedwell: I-95 is a Federal highway.

Mr. Dale: That's the answer that the county gave back to me.

Mr. Bedwell: If you go up I-95, you see walls. Do you think they went through the state again?

Mr. Dale: No. They went through FDOT because FDOT gets the dollars.

Mr. Bedwell: Okay.

Mr. Dale: There was an issue that I know we were dealing with. We discussed this at previous meetings where the golf course had to ask for a wall. Basically, they were told that they did not have the propensity for a wall.

Mr. Bedwell: The other issue I have is, along Hole #11, there are trees. It didn't cut down the noise. I play golf there and it's loud.

Mr. Dale: That was actually something that I sent in my email after my phone calls to the people over at the county. I didn't have it in my mind where Worthington Circle was, but it is basically on the east side of the fairway. I'm no expert, but what you get with sound walls is a parabolic effect. It hits the wall or whatever barrier. It goes over the barrier. Essentially the first 50 yards beyond the wall is good. It's actually quieter there than if you were to go another 150 yards or so. I think what's happening at Worthington is you guys are getting the parabolic effect.

Resident (Sam Concemi, Worthington): Yes, the parabolic effect. As that gravel works itself over, the sound waves are weaker. The higher they go, the more distance they have.

Mr. Dale: I understand.

Resident (Sam Concemi, Worthington): We have an unfortunate situation where we have a direct line where there are no trees and there's nothing in the way. They expanded a culvert and built a bridge next to the 6<sup>th</sup> hole, which funnels all of that noise. You may talk about a parable, but I'm going to compare it to a gunshot, which comes in and spreads out. The noise is definitely there. If you go up closer to some of the other areas, it's even worse. There's some poor guy that lives right there on the 11<sup>th</sup> fairway. He's basically on the highway. I don't know how he survives it at all, but the situation is not going to get any better. They had a 50% increase since the last hearing, since the last survey was done, which was 2013.

Mr. Carnesale: Do you realize that the most effective solution could be to place a barrier close to the homes.

Resident (Sam Concemi, Worthington): Yes. The question is are we going to have a barrier between our homes and the golf course?

Mr. Dale: That's possible. That might be the most effective solution. It's a matter of whether people want that solution.

Resident (Sam Concemi, Worthington): It depends on how reasonable minds are going to look at this.

Mr. Carnesale: That's what the data might tell you.

Resident (Sam Concemi, Worthington): Believe me, this is a pandora's box. You don't know what's coming down.

Mr. Dale: We are certainly not going to be able to resolve it tonight.

Resident (Sam Concemi, Worthington): Exactly.

Mr. Dale: I shared with you the steps that I took on the Board's end. I have some concerns going forward that I am going to share with you. I'm going to cut right to the chase. I'm not an expert in government, but I brought into the fund as I'm sure that you have. I know how to navigate certain things. I'm going to share with you my best ideas, but I really ran into a huge brick wall when I made phone calls.

Resident (Sam Concemi, Worthington): Yes. I appreciate that. That's why I don't think it's fair to discuss this at an open meeting or we will be here all night long talking about it. That's why I am saying that you should sit down with whomever you want to sit down with. I think doing it informally is probably the best way to go about it until we actually have a definitive plan that we can talk about.

Mr. Dale: Some of my thinking is actually in certain circumstances like this. HOAs are a lot more effective than CDDs. We will talk about it.

Resident (Sam Concemi, Worthington): I'll discuss that with you at a closed meeting. You have it in front of you. I'm sure that you are going to act in good faith. You don't have to tell me tonight. This is audience participation. You have to take this up at a meeting, I assume and do something formally or informally. That's up to you.

Mr. Dale: Right. I'm hoping that we can at least get a course of action out of the meeting.

Resident (Sam Concemi, Worthington): Thank you so much.



Mr. Dale: No worries.

Mr. Showe: The next speaker card is from Tom Clary.

Resident (Tom Clary, Heron's Landing): I would just like to know what the process is for adding fish to ponds. I'm talking about the Heron's Landing large pond. I'm willing to participate in the cost.

Mr. Dale: That's very generous. Thank you.

Resident (Tom Clary, Heron's Landing): I want my grandkids to catch fish when they come.

Mr. Dale: Is that primarily the reasoning?

Resident (Tom Clary, Heron's Landing): Yes.

Mr. Dale: I didn't know if there was a problem with algae.

Resident (Tom Clary, Heron's Landing): I'm not worried about that right now.

Mr. Bedwell: I don't understand the problem.

Resident (Tom Clary, Heron's Landing): It's not a problem. It's a request to stock the pond with fish.

Mr. Bedwell: When I was with the Grand Isle Board, we realized from residents that birds disappeared from the ponds. That was because we didn't allow fishing and the big fish took over and ate all of the minnow. So, when birds fly over and there's no food, they don't stick around. So, they want to take the big fish out so the minnow population and the birds would come back.

Resident (Tom Clary, Heron's Landing): What type of fish are you thinking about?

Mr. Bedwell: Bass and Blue Gills.

Mr. Showe: I don't know that Tim and I would have any expertise. It's really an issue of what's permitted because it is a stormwater pond. It's not a recreational lake that you would typically stock. We can reach out to EROR.

Mr. Melloh: I will talk with Mike at ECOR.

Resident (Tom Clary, Heron's Landing): Let's ask.

Mr. Melloh: I don't think the pond is as expensive as it sounds, but I know the procedures and what have you. They add fish at times to help with algae and midges.

Mr. Dale: You're talking about Bass and other types of fish as well.

Mr. Melloh: I don't know that Bass will bring us any kind of solution.

Mr. Dell: What other possibilities do we have?

Resident (Tom Clary, Heron's Landing): You need Pan fish to feed the pests.

Mr. Bedwell: I think Carp is in there.

Resident (Tom Clary, Heron's Landing): They generally stock a certain number of Blue Gill that feed the bass, which promotes fast growth.

Mr. Dale: That's interesting. Tom, please make sure Jason has your contact information. Give us a chance to look at it.

Mr. Showe: It is going to be what we are permitted to do because even when they stock with grass carp, they have to do a survey of the lakes. They have to evaluate how many fish are in there. Those permitted by the state. They can only put so many in.

Mr. Dale: Let's start the ball rolling at least.

Mr. Colasinski: We will make this an action item and see what we can come up with.

Resident (Tom Clary, Heron's Landing): That's all I ask.

Mr. Dale: Thanks Tom.

Mr. Colasinski: Thanks for the good idea.

Mr. Showe: The last request is from Tim Bianchi.

Resident (Tim Bianchi, Auburn Lakes): Good evening. Jason, I'm suspecting that this is just for agenda items. I have some questions under Item 10.

Mr. Showe: I think we will reopen it at the end.

Resident (Tim Bianchi, Auburn Lakes): Thanks. Since I'm limited to that, I want to talk about the mirrors. I think Rob and I spoke about it. There are a few burn areas. In Auburn Lakes, we are continuously having our groundskeeper cut back behind our sign, which is your responsibility, not ours. We consistently ask and nothing ever gets done. So that's been frustrating. As you know, I'm a runner. I run down Clubhouse Drive and go through the cut through between Osprey. I was almost hit by a golf cart.

Mr. Dale: Is this is the trail between Osprey and Clubhouse Drive?

Resident (Tim Bianchi, Auburn Lakes): Yes. Kids use it to go to school. It is absurd that they don't something there already for the kids.

Mr. Dale: Right.

Resident (Tim Bianchi, Auburn Lakes): So, mirrors would probably be a good option. There is also a heavy concentration of mildew on the sidewalk, which falls under the VECDD. I

asked Viera East Community Association (VECA) and they said that they are only required 10 feet of their area. So, we need somebody to go out there and walk that. Additionally in Osprey, there is another conservation area, that little sliver, that is VECDD responsibility. It has now overgrown past the sidewalk. So, I'm literally running through vegetation while I'm running on a public sidewalk.

Mr. Dale: Are those the main areas that you wanted to talk about, because we are going to come back to the mirror issue later on? Overgrowth is still an issue.

Resident (Tim Bianchi, Auburn Lakes): I understand.

Mr. Dale: The other trail has overgrowth as well. Maybe not as bad. There are three areas that we have to coordinate.

Resident (Tim Bianchi, Auburn Lakes): There is a huge safety concern with a golf cart almost hitting me.

Mr. Dale: I'm already sold. We are going to act on that.

Resident (Tim Bianchi, Auburn Lakes): Mothers are taking strollers walking through that. The other thing about Auburn Lakes, is you are still required to cut back over there. It's your responsibility. I don't know why we have to pay our maintenance guy to do that, but that's ridiculous. The conservation areas need attention. You shouldn't have to worry that a snake is going to fall on your head when you are on a public sidewalk.

Mr. Dale: Is it the sign as you come around the circle?

Resident (Tim Bianchi, Auburn Lakes): Yes. It's the Auburn Lakes sign that backs up to the conservation area.

Mr. Melloh: The last time we cut behind that, Diane Briggs from Fairway Management got all over our butt about doing that.

Resident (Tim Bianchi, Auburn Lakes): I don't care about Diane Briggs. I want you to do your job.

Mr. Melloh: I don't think that is our property.

Resident (Tim Bianchi, Auburn Lakes): It is yours. That's what they have been telling us for years.

Mr. Melloh: Okay.

Resident (Tim Bianchi, Auburn Lakes): It is VECDD property. When we cut it back last time, the VECDD came in and yelled at us. Figure out who it belongs to, but it needs to be cut back.

Mr. Melloh: It's Wingate's property. That's why she got on me about that.

Resident (Tim Bianchi, Auburn Lakes): They say that it is VECDD property.

Mr. Showe: I have the Property Appraiser's website. I can show it to you.

Resident (Tim Bianchi, Auburn Lakes): I'm just telling you what they say.

Mr. Dale. Who is "they?" Fairway Management?

Mr. Melloh: Fairway Management.

Mr. Dale: Okay. Thank you.

Mr. Showe: Both of those monumentation signs are on property owned by Wingate Estates, both on the east and west side. The area behind it is theirs.

Resident (Tim Bianchi, Auburn Lakes): That whole pond area behind there between the two housing units?

Mr. Showe: Between the housing units is VECDD property.

Resident (Tim Bianchi, Auburn Lakes): That's what we are talking about. My point is we should not be paying twice to have the same services. If we are paying to have the VECDD cut that back and then we are paying Auburn Lakes grounds men to do it, then we are paying double for the same service.

Mr. Dale: The rest of the items will be addressed later in the meeting.

Resident (Tim Bianchi, Auburn Lakes): Your community would appreciate it.

Mr. Showe: Those are all the forms I have. Would anyone else like to speak regarding items on the agenda?

Resident (Mary Ann Ferrara, Fawn Ridge): Yes. Who do the sidewalks inside of Fawn Ridge belong to?

Mr. Melloh: The county.

Resident (Mary Ann Ferrara, Fawn Ridge): In the past year-in-a-half, we had three requests for repair. The sewer on Crane Creek across from Fawn Ridge Drive is sinking and has not been fixed. Two people have fallen on the sidewalk from Fawn Ridge Drive going out to the main entrance. One lady broke her wrist. So, they are asking and everyone is getting different

comments and responses. Is it the county's, VECDD or VECA? One of the women was walking her dog and she tripped because of a raised sidewalk.

Mr. Dale: Are we talking about the sidewalk where Prince of Peace Church is?

Resident (Mary Ann Ferrara, Fawn Ridge): No. It's on the opposite side on the undeveloped piece of property. The other side of the street where the houses are at Raccoon Court, there is a sidewalk that goes into the playground. The south side of Crane Creek has the sidewalk from Fawn Ridge Drive to the entrance. There is no sidewalk on Prince of Peace property.

Mr. Dale: You're right because I walked that.

Resident (Mary Ann Ferrara, Fawn Ridge): That piece of property, that stretch, we complained about overhanging trees. I looked at that property and it has big bumps.

Mr. Dale: On the sidewalk. There are no culverts or anything like that.

Resident (Mary Ann Ferrara, Fawn Ridge): No. There is a sewer on the south side of Crane Creek, almost perpendicular to Fawn Ridge Drive. I knew I was coming here tonight so I figured that I would ask because I just received the question yesterday of who owns it.

Mr. Melloh: We own some of it, VECA owns some of it and the county owns some of it. After the meeting, can we identify that on a map? I know that in front of Woodside Park, our staff has ground down a lot of the sidewalks.

Resident (Mary Ann Ferrara, Fawn Ridge): That side of Murrell Road is fine, but there is an issue with that one piece because no houses are there.

Mr. Melloh: That's the one that we will have to identify.

Mr. Dale: You are saying that looks rough.

Resident (Dennis Lamb, Auburn Lakes): Yes.

Mr. Dale: I understand.

Mr. Melloh: We use the Property Appraiser's website to see who owns what property. We will take a look at it after the meeting.

Mr. Showe: Are there any other audience comments? Hearing none,

**FOURTH ORDER OF BUSINESS****Approval of Minutes of the November 19, 2020 and December 17, 2020 Meetings**

Mr. Showe: The minutes were included in your agenda package. We received some comments and they were incorporated into the signature file. We can take any other changes or corrections at this time or have a motion to approve.

On MOTION by Mr. Carnesale seconded by Mr. Colasinski with all in favor the Minutes of the November 19, 2020 and December 17, 2020 Meetings were approved as amended.

**FIFTH ORDER OF BUSINESS****New Business****A. Discussion of Dog Park/Playground Plan and Budget****i. Consideration of Donation Agreement****ii. Consideration of Volunteer Waiver Forms**

Mr. Showe: We included a plan in your agenda package as well as draft agreements with a Donation Agreement and waivers. You received the final versions. We took the drafts from your agenda package and ran those by Counsel. There was some back and forth in terms of the donation amount and clearing up the funding section, but it's primarily the same document. The major change was in the funding section of the Donation Agreement. The park is estimated between \$75,000 and \$100,000. The donor agreed up to a maximum of \$70,000 and the VECDD will contribute \$25,000. Other than that, it's largely the same. Both of waivers for volunteers have gone through both our Counsel and insurance and they are good with all of the forms. We can have further discussion on it or a motion approving those documents.

Mr. Dale: Just a quick clarification. I don't think we are going anywhere near that \$25,000 number, but if we do, is the swing set part of that \$25,000?

Mr. Showe: I don't think so. It's for a dog park.

Mr. Dale: It's a dog park playground.

Mr. Colasinski: It's a dog park.

Mr. Showe: They define a dog park as a dog park within Woodside Park. I think \$25,000 is strictly for the dog park, not the swing set.

Mr. Dale: Okay. Just for a point of clarification, if we want to have expenses for the playground, we are going to need some extra money for that, so we are going to need a separate motion.

Mr. Showe: I think part of the motion that we talked about was giving the Chairman the ability to authorize up to a certain amount. If there's a number that you are comfortable with tonight, even if you set a maximum of \$355,000 worth of improvements at Woodside Park, which wraps the playground that the dog park. We can do that as well.

Mr. Dale: Okay.

Mr. Showe: I think that helps the process

Mr. Melloh: When you did the bond, the playground had \$45,000 and the dog park had \$55,000 allocated to it.

Mr. Dale: Right. We are not going to be anywhere near that. I just want some leeway.

Mr. Showe: I wanted to make sure it was in there because it sets a cap for what the District could spend, not that you couldn't amend it. I don't think the governor would have an issue with it.

Mr. Colasinski: My only comment on the package that is being passed around is I see some pictures in here with children playing on rocks. Not that I have a problem with children playing on rocks, but where we intend to put the new playground, there is no shade. That means those rocks will get very hot. I don't think we should basically have that that in there.

Mr. Dale: That is a good point. We will take that into consideration.

Mr. Carnesale: That doesn't mean that we can't have something there to climb on that is made out of wood. I'm just saying that we should avoid putting rocks in the middle of the playground.

Mr. Colasinski: Most of the natural playgrounds have some form of rock feature. We will talk about it.

Mr. Dale: The focus is really more on the dog park than the funding. In case there are any questions, you will see that I created a package with a suggested template for the playground. The playground as we discussed, is on the opposite side of the sidewalk. It is large, but it does not take away the ability to have an athletic field. It is a natural playground. Tim and I had a great meeting with the Brevard Zoo. Effectively, a natural playground is similar to some of the things that the Brevard Zoo does, only we are doing it on a bigger scale. They are actually involved in helping us to advise us on some of this, but it involves trees and stumps, everything for the park, for the most part from fill to tubes, wood and everything on down, with the exception of the slide for the in-hill slide, is basically donated. Warden Smith is going to be

helping us on the playground construction. They are the contractor that effectively built most of the schools in the county. They are chomping at the bit to help us out with this. I was absolutely stunned when I was looking at the prices online. A dead tree, with the way it was shaped and carved the way that the playground needs it to be would cost \$50,000. I was stunned. So, this is a park that is literally going to be worth six figures. It is going to be state of the art and a lot of fun. I encourage the Board to approve it. I am open for questions if anyone has any.

Mr. Colasinski: Is it cheaper to put a real tree in?

Mr. Dale: We are not paying anything.

Mr. Bedwell: Are you asking to approve this?

Mr. Colasinski: Yes, that in conjunction with the dog park.

Mr. Showe: We need a motion to approve both the Donation Agreement and the waiver forms and authorize the Chair to spend up to \$35,000 for improvements at Woodside Park out of VECDD funding.

Mr. Carnesale: I would like to incorporate in there somewhere that in either case, we wouldn't use large rocks. That is only because of the safety feature.

Mr. Dale: If there's a way we can use it without them getting hot. A lot of the playgrounds utilize them. We are certainly not going to put anything up that is going to be hurtful to children. That is not the intent of any of this.

Mr. Carnesale: I just don't think that was thought of as the fact that the new location is in a location that has zero shade.

Mr. Dale: It does have some shade. It may be that we move the rocks to a different part. As you see on the map, it encompasses a big chunk of that area. There are Oak trees and things that overhang there.

Mr. Carnesale: Okay.

Mr. Melloh: We measured it and it is 9,000 feet.

Mr. Dale: That's a good point, Pete. I appreciate it. We will certainly take that into consideration. Right now, tentatively, the only expense that I expect out of the playground would be \$3,000 for a new slide. What we are weighing that against is the big thing that I didn't share. We got our estimate to move the existing playground, which is \$10,000. Actually, that is something that we need to discuss also. I did get an offer from our School Board Member who offered to take it out free of charge. So, I will leave it up to you as to whether or not we would



want to have somebody else take it out or what you want to do with the existing equipment. He is willing to move it out free of charge. That included the concrete too.

Mr. Melloh: Are we going to donate it to the school?

Mr. Dale: I don't know what his plan is.

Mr. Colasinski: What is in the old one now?

Mr. Melloh: It is a play set. It is heavily concreted in and has a slide on it. It has a rock-climbing wall.

Mr. Dale: If the Board wants to stipulate that it goes to the School Board, we can do that.

Mr. Bedwell: Did you say that it cost \$10,000 to move it or we can let the School Board take it out and we can buy a new one for \$3,000?

Mr. Dale: Yes, pretty much.

Mr. Carnesale: Sounds good to me. If they keep the stuff, that's fine. Do we need a motion?

Mr. Showe: I can try to wrap it in one motion. The motion would be to approve both the Donation Agreement and the volunteer waiver forms, authorize the Chair to spend up to \$35,000 for Woodside Park improvements and authorize the surplus of the playground equipment upon removal.

(Resident, Not Identified): Is the material in the park engineered for vandalism and damage due to weather? You are now going to depend on natural products.

Mr. Showe: We can't accept public comments at this time.

Mr. Colasinski: For the record, everything is engineered for hurricanes, any of the benches, umbrellas, all of those things are engineered up to a 150 mile-per-hour (mph) wind raining. The swing set is going to be secured with concrete like any other swing set. A hill isn't going to blow away, which is where the slide would be mounted into. A giant tree in the middle of the field isn't going to blow away. Those are the core components to the park. I actually think this would be more hurricane proof than the existing structure that we have.

Mr. Dale: We allow public comment at the end of the meeting.

Mr. Bedwell: I wasn't sure about the end of your motion.

Mr. Showe: If the Board is okay with surplussing the equipment, once removed, it would authorize District Staff to dispose of that.

Mr. Bedwell: Would it authorize the purchase of a new slide for \$3,000?

Mr. Showe: I think it would be under the \$35,000. That could be amended in the future if something unexpected comes up.

Mr. Dale: The way I envision it with our School Board Member is he is going to show up with a giant trailer and throw everything in the back of it. You mentioned District staff.

Mr. Showe: That would basically be Tim.

Mr. Melloh: You are authorizing staff to pay the insurance on it and we would take it off of our inventory.

Mr. Carnesale: You are just doing the paperwork end.

Mr. Dale: I got it.

On MOTION by Mr. Colasinski seconded by Mr. Carnesale with all in favor the Donation Agreement and volunteer waiver forms for the dog park and authorizing the Chair to spend up to \$35,000 for the Woodside Park improvements, surplus the existing playground equipment upon removal and authorizing District Staff to take all actions needed to get it removed from our inventory were approved.

Mr. Showe: We will get it coordinated. We are meeting every two weeks and we will continue to get updates as to how things go and the progress.

Mr. Dale: I want to thank the Board. This is going to be a huge benefit to our community. It's estimated between the dog park and the value of what we are doing with the playground, it's in excess of \$150,000 worth of improvements that we are making to that park, at no cost to the taxpayers. It is getting national recognition. The National Board of Realtors was donating. In addition, the donation drew attention and they are establishing a national program now for donations. We are going to be featured in the National Association of Realtors magazine, which has 2.5 million viewers. That's pretty big stiff for little Viera.

Mr. Carnesale: The 1.5 million readership is not the public. It is all of the realtors around the country. Does that help us with selling houses? You betta.

**B. Lifestyle and Marketing Coordinator Presentations**

Mr. Dale: I will have the Vice Chair handle this portion of the meeting.

Mr. Showe: Per Florida Statutes, we received a Memorandum of Voting Conflict from Mr. Dale, who has a relationship with one of the vendors that is bidding on this project. We have this document on file and it will be available. The Board asked the vendors attend this meeting for a five-minute presentation. We will time them to five minutes and then we will provide five minutes for the Board to ask any questions. Then you can decide from that point how to proceed with the issue.

**i. CALM, LLC**

Mr. Showe: Going in alphabetical order, the first presenter is CALM, LLC (CALM).

Ms. Calleja: Good evening everybody. I hope you are having a great evening. My name is Marcia Calleja and I work with GMS. They manage the VECDD. CALM is a sub company of GMS. We do community association management, amenity management and the coordinating of events in communities. I am the HOA Business Development Manager for CALM and I also oversee various aspects for CALM. As far as community association, I have licensed Community Association Managers (CAM) at our communities, overseeing our HOAs. With amenity management, I have managers onsite at the amenities in the communities, overseeing the amenities, making sure that everything is functioning correctly, the bills are paid and answer questions from residents to make sure that everything is fixed. In some of our communities, we also coordinate events. That includes community involvement, Board involvement and management involvement. We understand that events are unique to each community. The way that we do it is we start with meeting with the Board of Directors, Board of Supervisors and any committees that are responsible for events. If not, we can make recommendations. We see what the needs of that community are. Once we establish how many events you want to have, what type of events you want to have, when you want to have them and how many people you want at the events, we will begin contacting the vendors. When contacting vendors, we obtain the proper licensing, insurance, making sure that they are available to make payments, negotiate all of that once and once the ball is rolling on that aspect, we promote the event in your community. The way we vote depends on what resources you have in place for your community. Because again, each community is unique. We typically use Constant Contact. We also have websites for communities, which we will move through and we also have newsletters for some of our

communities that promotes the information for the community for the community events. Once everything has been promoted in the community, if it is an event that require RSVPs, we take the responsibility of obtaining the RSVPs, counting who is going to do and not go. We will take care of that aspect for you. Once we track the RSVPs and we get all of the vendor licenses, W-9s, insurance and any forms, waivers, whatever is necessary for a successful event, we will start purchasing or renting any equipment or supplies that you might need for your even, whether that is tables, chairs, tents, a/v equipment, whatever it is, we will purchase through the District or the association, whoever it is that we are working for, to have all of the necessary supplies for your successful event. Once all of these items are set in place, CALM actually has employees that help run the events. So, these are paid employees. They are going to come out and do the best job that they possibly can. Once we know how big the event is, we will know how many staff members to put into place. Our staff members would go onsite and remain the entire time of the event. We start helping with the set-up of the event. We will also run the event and clean up after. Staffs' responsibilities include overseeing the event, making sure everything is cleaned up, answering any questions, helping residents navigate, whatever you need. That is what we are here for. We clean-up to make sure that your facilities are left in the same conditions it was before your event. After everything is cleaned up and vendors have cleaned up, we don't leave until everything is ready just as it was before your event. Some of the events that we held in our communities include meet and greet. We do a wine and cheese where homeowners come out and bring their preferred wine for sharing. The District would provide appetizers and chesses to pair with their selection of wine. We also do pizza nights, food truck nights, seasonal breakfasts, brunches, lunches, appetizers, deserts, whatever the needs of the community area, whatever their interests are, we will go ahead and do that. We have also held painting events, self-defense classes, crafting classes, soap making, ceramics, you name it, we will get a vendor and do it. We also have exercise and dancing classes, anything the Board desires. Some of our larger events have included Easter egg hunts, Halloween meet and greets, a nice holiday mix. Homeowners get to dress up and attend a paid event that is catered where we have nice music.

Mr. Showe: That is five minutes.

Ms. Calleja: That is what we do. If you have any questions, just let me know.

Mr. Carnesale: When it comes to the membership in the community, I've heard Constant Contact before. We do not have an email list. We only have a very small list where people

volunteer. Postage is very expensive to try to contact people. What would you consider being the may way to reach out to people in the community?

Ms. Calleja: Do you have a website?

Mr. Carnesale: Yes, there is a District website, but I don't know if it sees a lot of attention because it is self-contained. It is not connected to social media.

Ms. Calleja: That is something that we have also done in our communities. We put up signs for a temporary time. I know that Districts are very strict with signs. Sometimes we will put them up temporarily. We will put our contact information in RSVPs. We can put flyers in any of your common areas.

Mr. Carnesale: Some of the problems that we have is our common area is a bit remove because we are off of the main road. Where the golf course and restaurant are, is very common. Woodside Park is also another common spot, but they are a bit removed. People more or less have to go there for something else and not necessarily as a source of information. It is more solicited in that regard for showing up there.

Ms. Calleja: Something else that we hold what is called a resident appreciation where we have gone to the entrance or exits of the community or wherever your high traffic areas are and handed you a free breakfast flyer with our contact information. We would do something similar to that.

Mr. Bedwell: You have a list of your clients. Where are they located? Are they all in Orlando?

Ms. Calleja: Yes.

Mr. Bedwell: In other words, are you going to do this from Orlando?

Ms. Calleja: Yes, Orlando and Kissimmee.

Mr. Bedwell: My concern is with you being in Orlando with nobody being onsite.

Ms. Calleja: I'm stationed in Kissimmee.

Mr. Bedwell: Do you know what I'm saying?

Ms. Calleja: Yes.

Mr. Colasinski: I've seen a lot regarding capabilities and so forth, but I haven't seen any pricing information.

Ms. Calleja: The pricing depends on how many events you are going to have. I don't know how long it is going to take because I don't know what your means are. I know that you did want to do an event with 50 vendors and a few food trucks.

Mr. Colasinski: Right. So, is this a pay as you go scenario?

Ms. Calleja: Once I know what your needs are, yes, we can do that. It is not really pay as you go, but for example, for your 50 vendors, we would charge between \$2,500 and \$4,500 because you don't have any vendors set in place. So, we would have to start from scratch. So, we don't know how long it's going to take because we don't know how many people know this area.

Mr. Colasinski: That may be beyond our budget.

Ms. Calleja: No problem.

Mr. Bedwell: So, it is pay as you go?

Ms. Calleja: If you don't have any events for the year, let us know and I can certainly price that out for you.

Mr. Bedwell: We are not sure about that yet.

Mr. Carnesale: We're not sure.

Mr. Colasinski: On your client list, how many of these are in this general vicinity?

Ms. Calleja: In Viera?

Mr. Colasinski: In Central Florida.

Ms. Calleja: I don't have any in this vicinity.

Mr. Colasinski: None in Central Florida at all?

Ms. Calleja: In Central Florida, we have clients in Orlando, Kissimmee and Tampa.

Mr. Showe: The Villages of Bloomingdale is in Tampa, but I think that the rest of them are in Kissimmee and Central Florida.

Mr. Colasinski: Kissimmee is right outside of Orlando.

Mr. Dale: Thank you.

Ms. Calleja: Thank you.

## **ii. UniqueWebb Consulting**

Mr. Showe: Next is Michelle Webb.

Ms. Webb: I'm probably not as big as my competitor. I am a local small business owner. I don't have as many people as she does, but I live here. So, one of the aspects of what you are

going to get from me, is that I live in Viera East. So, I know what we need to do to ramp up our areas for our families and businesses around here. I have been in Brevard County for 48 years and I have a lot of contacts between Malabar to Titusville. I also work for the School District. I have a lot of contacts between vendors and locals. I actually promoted the Tim Wood Golf Tournament for five years previously. So, I know how to coordinate large functions. I've also opened up several different businesses or charities. I probably made over several hundred thousand dollars in the past for charities and the Space Coast Convention Center. So, I have a lot of experience and bring in a lot of income for areas I truly believe in, because I live in this area and you guys are a part of my life on a daily basis with the golf course, parks, etc. I have a wonderful relationship with the zoo. I think I can totally be what this community needs to improve. I am great on social media. So, all of my aspects are what I put out there on the web in whichever way you need to. I'm not as big as they are, but I can do exactly what you need. I definitely want to help with the golf course and Divots. Are there any questions?

Mr. Carnesale: What would you say is the potential regarding the VECDD working with Brevard Zoo?

Ms. Webb: They are excited for the natural playground. What they have already suggested is maybe holding events on your wonderful trails, placing different things for the environment for children, have musical equipment on the playground, conservation areas so children understand why it's important to keep certain places safe and the animals that live in our areas. We've already talked about those kinds of events as well. They had a cool trail at the zoo. They even talked about coming out to Woodside Park and doing it. It is a paid event where they would put out different paw prints and things like that of different animals that are around our area like the bobcats, turtles and things like that. Kids would find them and then they would get to go back to the park and actually make them. She already suggested maybe we do something like that at Woodside Park, once you get that natural playground. They charge a \$25 fee for families to come and do it. So, it's definitely an income for you guys because they would split the costs.

Mr. Carnesale stated with the restaurant, we've been seeing some very good returns this year from Divots as far as financial returns, which is very encouraging. They still suffer from location, location, location. What do you think that you could potentially do to raise the awareness of the facility, restaurant and potential events to attract more people?



Ms. Webb: Nobody knows about Divots, except for the people on the golf course. I hear that when I'm at Woodside Park, "You should go down to Divots" and someone will ask, "Where is that? I have no idea." She needs to promote a lot of her stuff better on social media, about the breakfast she has. There are a lot of things that are not being promoted because people don't know about her. So basically, getting more of the word out that they are open to the community, not just the golf course, is going to be my number one priority. They have a bar in there that people don't even know exists. She has music on Friday nights and have people show up there. The people in the community know about it, but nobody else. So, we really need to promote the things that she is offering to the community because we can't put a sign out there for Divots. Therefore, we need to be the voice. Social media will be the way that I market her restaurant to increase revenues.

Mr. Carnesale: So, another significant asset that we have in the community if Woodside Park. What would you think about having that transition to also being a significant center of attention for people in the community? What things would you consider to transition?

Ms. Webb: We talked about showing movies in the park, especially a lot of our younger families are in that area. So, we would host things like movies in the park. That is a very easy aspect to do because I actually know the people at Wickham Park that shows movies in the park. It is a huge success in those areas. I have done Christmas in the park before. We can also do things like that where Santa Klaus comes. I think there is a Santa in our area who enjoyed that. He went to houses this year because he couldn't go to other places to play Santa. So, we can host things like that, especially with the playground area and things like that. You can have Easter egg hunts. I hosted very large ones, such as one where we had 4,200 Easter eggs in eastern Florida. It was a huge success with all of the kids. So, there are a lot of things that we can do to incorporate the family aspect. I am also a Grandmother. I think about things to do with my grandkids. When he said he takes his grandkids fishing, that's huge for me too, because I can't take mine to these bigger playgrounds that are out here. He's only two years old. When they get these natural playgrounds, I can take him to those. There is a lot of success when you build those things because it will generate better things. I also hosted Farmers Markets. That is not a hard thing to organize because I am connected to a lot of people that have small businesses. They are looking for those type of outlets.

Mr. Showe: Are there any other questions?



Mr. Bedwell: Thank you.

Mr. Carnesale: Reading through this, I see that you do a lot of graphic design, which means flyers and publications. That's something we definitely need in terms of website search optimization. Again, we have a website, but nobody knows it is out there. Optimization seems to be one of your expertise.

Ms. Webb: Yes.

Mr. Carnesale: The public relations piece, including social media, the fact that you know the local businesses as opposed to if you are going to put together a Farmer's Market. The other people were basically saying that they would have to start from scratch because they would have to get vendors. You seem to be more in line with having the contacts to be able to get the vendors.

Ms. Webb: Grant has a Farmer's Market probably once a month. They are cutting back a lot right now because of COVID. They have 53 vendors that show up at their event. That is on that side of town. They want to come to this side of town. I know and I have already been in contact with them because I have several friends who do that. They always ask, "Why doesn't Viera ever had something like that?" I have a very big contact. There are a lot of people that are hurting right now, especially from COVID. I think it would be a great aspect to bring it up this way.

Mr. Carnesale: In terms of comparisons as Steven asked, "What are we looking for in terms of dollars?"

Ms. Webb: When any event comes up, I'm there 100%. I do all of the marketing for it. I do all of the intake for it. People sign up at \$25 per booth. I help get the tents. I help them. Most of them bring their own stuff. So, you don't have an outlay cost. All you are doing is charging a \$25 fee for them to use your property. So that's a really easy aspect for you guys to make good income. Any type of events that you guys host, such as the Easter egg hunt, because I have relationships through schools, I can get a lot of high school seniors looking for volunteer hours to help at any of those large events. I have very good connections. So, whatever you guys want to have in the community, because it really comes to what you guys want. You don't want to do all of these showy things. I don't think any of us in this community want tons of big events, but you can definitely have smaller events. If you want to have something at the golf course, I'm very familiar with doing things like that. So, we can definitely build what we have and make it better.

Someone wanted to have yoga at the park. So, we have people in our community that want to provide more for the community. I would just be that resource to help put it all together.

Mr. Colasinski: Does anyone else have any questions?

Mr. Bedwell: I have a financial question for Jason. Jason, which fund is this going to come out of? We have the General Fund, which we assess people for. We have the Golf Course Recreation Fund, which we generate revenue for. So, are we going to have the golf course pay this \$1,200 a month or whatever her fee is?

Mr. Showe: That is up to the Board. Typically, this falls into more of an admin type function. I would say you have justification for putting it either one, whichever way the Board wants to go.

Mr. Bedwell: If you put it in the Golf Course Recreation Fund, the golf course has to generate the revenue. We don't assess people.

Mr. Showe: I don't think there's a wrong answer for you.

Mr. Bedwell: There is a small amount of the golf course where there is an assessment of \$18,000. I don't know where that came from.

Mr. Colasinski: Based on what Dave is saying, I agree that it's the General Fund, but the benefits from golf will come back to the General Fund.

Mr. Bedwell: It's not a golf course expense.

Mr. Colasinski: Right, but anything that comes as a revenue in from those events should also go into the General Fund, which still can be shared.

Mr. Showe: Either way, that revenue would be in a separate revenue line. So, anything that would come in would be tracked that way.

Mr. Colasinski: That's where we are going to have to get an understanding too, because we have a budget in the Golf Course Budget for \$45,000 annually for advertising. I would like to see where we take an approach where that budget would go to the Social Media Director and they would publicize all District events, for golf course and other social events that we would have for the community.

Mr. Showe: That's certainly an acceptable way to do it.

Mr. Colasinski: I think that's something that makes sense. Right now, we have a number of things out there where we pay periodically for services. I think this might provide us with a higher benefit because it can be targeted. Maybe we can back away from some of the periodical

ones and have the Social Media Director pursue a more direct approach on those that can offer a higher return.

Mr. Bedwell: Alright.

Mr. Showe: I think the next step for the Board would be to make a motion to select this vendor as the number one ranked vendor and authorize District Staff to enter into a contract. We would need to get with District Counsel to draft a front-end document. The proposal would be attached to it, which would describe the scope of work and the pricing, but we have some language that we need in any kind of formal contract. There are E-Verify requirements that would have to be in that contract as well. So, if there is a vendor that you prefer, we can make a motion. You could authorize the Vice Chair to execute the contract when it's ready if you don't want to wait until the next meeting to have it execute. It is up to the Board's discretion.

Mr. Carnesale: I don't see people shaking heads. Do we have any comments?

Mr. Colasinski: We are done with public comments at this time. I know where I am. I don't know where everyone else is.

Mr. Bedwell: I am in favor of moving forward.

On MOTION by Mr. Bedwell seconded by Mr. Carnesale with Mr. Colasinski, Mr. Carnesale and Mr. Bedwell in favor and Mr. Dale abstaining, selecting UniqueWebb Consulting as the number one ranked firm to serve as Lifestyle and Marketing Coordinator, authorizing District Staff to enter into a contract and the Vice Chair to execute the contract was approved. (Motion Approved 3-0)

Mr. Showe: That's it. We will work with District Counsel in drafting a document and we will provide for execution.

Mr. Carnesale: Is a contract required for UniqueWebb?

Mr. Showe: Yes. Your proposal will serve as the backup exhibit. It will have standard governmental type language.

Mr. Carnesale: I will sign it because of the Conflict of Interest.

Mr. Showe: Correct.

Mr. Carnesale: Thank you for making the trip over here and letting us know what your team can do. We appreciate it.

Ms. Webb: Thank you very much.

Mr. Showe: We will get that going. It might be beneficial to the Board if you want to bring UniqueWebb back at the workshop, just to talk about planning and moving forward.

Mr. Carnesale: On the agenda yes.

**C. Discussion of EmployU Program**

Mr. Showe: This is a follow-up from the discussion at the workshop, which on the EmployU Program. I don't know that we have any specific direction to take, but the Board has been able to digest it.

Mr. Carnesale: What I would like to do is to make a motion to engage with the EmployU Program with a target of having engaged with them as a District for a common effort this summer.

Mr. Showe: Good.

Mr. Carnesale: Starting in June. My motion as a Board is to engage with EmployU to see if we can find a meaningful effort together starting in June. It would only be for the summer months. It could be six weeks or two six-week sessions.

Mr. Dale: Initially for the summer months.

Mr. Carnesale: This is where we will start. We will start small and then we will see how things go and then we will see after that.

Mr. Showe: I'm not sure that you need to make a motion. If there is consensus from the Board, a contract or some agreement would come back to the Board. I'm sure that they would want to come back. The direction would be for Tim to start talking to them.

Mr. Carnesale: Exactly.

Mr. Showe: To see what jobs are available and then we will bring an agreement back. I don't think we need a motion at this point. Just direction for staff. I will place this on the next task list so we can track this time.

**D. Discussion of Golf Course Superintendent Job Search**

Mr. Melloh: I distributed a packet on leading candidates for the Golf Course Superintendent position. There are four resumes in there. My plan is to accept resumes until the end of the month and start the first interviews next week. That's the update. Take the time to read those and contact me during the week.

Mr. Bedwell: Did you receive more than just these resumes?

Mr. Melloh: We have more. These are the best ones. We want a Certified Golf Course Superintendent. Someone that's a member of the Golf Course Superintendents Association of America (GCSAA). Some of those folks met that criteria, but we have some good candidates.

Mr. Colasinski: The last time we talked, you mentioned writing a description for the Golf Course Superintendent position. What happened with that? It was going to be for a community golf course versus a championship golf course.

Mr. Melloh: I'm sorry. I don't recall that one.

Mr. Colasinski: We also asked that the description be presented to the Board before the meeting so we would have time to take a look at it. What happened with that?

Mr. Melloh: Sorry I missed that.

Mr. Colasinski: That was a request at the workshop.

Mr. Melloh: As far as the job description, they would serve as the Golf Course Superintendent and working within the budget we have set forth.

Mr. Bedwell: Can you write up something when you put it on the website?

Mr. Melloh: Yes.

Mr. Bedwell: Are you going to say Golf Course Superintendent?

Mr. Melloh: No. We directed them to the Golf Course Superintendents Association of America (GCSAA) website to look for jobs and what have you. Steve, I will get that written up. What do you want out of them?

Mr. Carnesale: You were talking about it. For some reason you thought it might be valuable to us, but we also discussed about you doing the hiring, which is fine.

Mr. Melloh: In my report, I have where we trimmed \$100,000 out of the budget.

Mr. Carnesale: That's a different item. If we don't care that's fine. I was just curious.

Mr. Bedwell: I don't need the job description. All I need are these. This gives me the information I need.

Mr. Carnesale: Alright, because in the end it's Tim's decision.

Mr. Showe: I think it might be helpful Tim if you just want to send me the job description you put in the ad.

Mr. Carnesale: If no one else is interested, that's fine.

Mr. Colasinski asked is there a reason why you are asking?

Mr. Carnesale: No. It was just an action item from the last meeting.

Mr. Colasinski: Was it because there be particular roles that you would want that person to fill.

Mr. Carnesale: It wasn't me. Tim suggested writing up a description for us. If you don't feel it's essential, then that's fine.

Mr. Melloh: That's fine.

Mr. Carnesale: Don't worry about it.

Mr. Dale: I would like to see a job description. It sounds like we have something put together.

Mr. Melloh: It's not going to be hard to do.

Mr. Showe: Please send that to me.

Mr. Melloh: We have a more detailed job description. Obviously, there is a lot more to it.

Mr. Dale: I actually would be interested in seeing how the whole chain of command works. I know that you are the company commander there Tim, but how does the organizational flowchart work?

Mr. Melloh: It has the Golf Course Superintendent, Golf Professional and Supervisor of the VECDD maintenance. It used to Food and Beverage (F&B), but we don't have that anymore.

Mr. Dale: What we emailing around about guests, where I came up with that question is what happens when you are not in the shop? Who takes over?

Mr. Melloh: The head golf professional. Then the Assistant Superintendent and an assistant for the VECDD. If you want the typical Organization Chart, I can put one together.

Mr. Dale: Basically, where I'm at is if you are not there, what I want to know is who is in charge.

Mr. Melloh: Right.

Mr. Dale: One of the two of you is always there.

Mr. Melloh: Right, we also have the guys in the shop be MODs so they can make small decisions. I live 10 minutes from the golf course and so does Chris, who is our head Golf Coach, so if there are any big issues, just call. We are right there. The same thing with our Superintendent. We have come over and do things like turning the pump station off.

Mr. Dale: I'm thinking from a customer service perspective.

**E. Discussion of Mirrors on Trails**

Mr. Colasinski: It has been identified by a resident who talked about more than just mirrors, but also the bollards that Tim has in his well. We have a couple of trails that we would need to consider for implementation; one that goes through Osprey Ridge and Clubhouse Drive. There is also the one that connects Heron's Landing to Auburn Lakes. Those are actually two segments that are broken up by Heron's Landing Drive. On Saturday morning, January 16<sup>th</sup>, I walked on the trail between Auburn Lakes and Heron's Landing and ran into four couples and one woman. The first couple warned me about golf carts on the trail. They said they walk the trail all the time and they had numerous instances of golf carts and condoms on the trail. Interestingly, they mentioned that they were worried about turtles crossing the trail as well as being hit by fast golf carts. The second group also have experience with golf carts on the trails. They have even taken pictures of them in an effort to try to deter them. They also complained about bicycles going too fast and people shouting to them about their presence when they would prefer a bell. They also talked about tight turns such the one that's close to Heron's Landing Drive, which is the purpose of the mirrors. If you come just north of Heron's Landing Drive as you get trail past the first home there is a very sharp turn that you can't see around. The third couple worried about golf carts and the tight turns being a problem. Because of the turns and the golf carts, they don't want to walk their dogs on the trail.

Mr. Dale: Is it safe to say that out of the six couples that you talked to all of them want to see some sort of mirror and some port of impediment to two carts being able to whiz around the paths?

Mr. Colasinski: Everyone acknowledges that it's a safety issue regarding the golf carts and also the visibility regarding the tight turns. The one woman who told me about it, she questioned one 12-year-old who was riding a golf cart on the trail. He said his grandmother told him it was okay as long as nobody sees him.

Mr. Dale: I guess my question to the Board is there anybody that doesn't understand the issue at this point?

Mr. Carnesale: I think I understand the issue, but I agree totally with the fact that on those sharp turns, which we have many, in the past, one of the ways of solving it was by cutting back on the vegetation at that point, but I already talked to various individuals in reference to that to include Tim and his staff. Apparently, it will be cheaper to install mirrors than it would be to



have the vegetation kept trimmed. The reasoning for that is between the fact that we are looking for the safety issue and the fact that it's cheaper, I am definitely in favor of the mirrors.

Mr. Dale: I am in favor of approving the installation of mirrors at the path where Steve is talking about at Heron's Landing and Osprey Ridge, both segments. At the Heron's Landing that Steve is talking about, I heard the pros and cons with the bollards. I would like to install bollards there. On the path to the side, there's an area where if we put a bollard, they will skate around and get back onto the path to avoid the bollard. I would like to see some sort of impediment, whether it is a gate along that path.

Mr. Colasinski: I have a picture if you want to see it.

Mr. Melloh: We discussed this two years ago and the issue with the bollards is in order to make it narrow enough so a golf cart can't get through there, you are going to prevent people with three-wheel bicycles from going through there as well.

Mr. Showe: You also always have to maintain 4 feet for ADA compliance.

Mr. Dale: I'm good with that.

Mr. Melloh: The other part of it was that some of these kids go flying through there, but it's at night and there are no lights there. So, if they don't know the bollards are installed, they might hit them; whereas the bollards that are on the new overpass, they can't go around them either left or right.

Mr. Dale: I understand what you are saying. You are giving information. I think there is reflective tape that we can put on the bollards as well for people to know where they are at nighttime.

Mr. Melloh: Yes.

Mr. Carnesale: I would be looking for more signage if necessary, even on the ground saying, "No Golf Carts."

Mr. Colasinski: I agree. Something big and bold.

Mr. Carnesale: Very boldly, so if someone does get into an accident, if a kid is speeding along and flips, they passed five signs and two or three messages across the ground, telling them they are not supposed to be there.

Mr. Colasinski: I'm not sure it's just kids. I think it's a whole segment.

Mr. Carnesale: I'm thinking from a legal perspective covering our tail.

Mr. Dale: I agree.



Mr. Colasinski: One of those signs should probably be about the barricades that are there. I don't know if we can do that or not to warn people about the barricades.

Mr. Melloh: Every person that goes there with a golf cart knows they shouldn't be going down that path with a golf cart.

Mr. Dale: The issue is that they are doing it anyways.

Mr. Melloh: If we are going to do the bollards, I think we need to do it on both paths. I can give you the cost. I just estimating that the boring is \$75 each, so we are looking right around \$4,159 to install those. I'm not for or against it.

Mr. Dale: Right. You are giving information. We also need to take a look at that area just north of Heron's Landing Drive heading towards Auburn Lakes off the right-hand side of the trail. There is a path that runs parallel to that trail quite a ways. I know that we still get the maintenance crew back there to do the trimming.

Mr. Melloh: There may be a fire line. We cut fire lines in there. When we do the fire lines starting up in March, it's going to be the Heron's Landing area back there. We are going to have to figure out a way for them to not be able to cut around the bollards. They can go down the fire line, as an example, for 100 feet on the path.

Mr. Bedwell: Can't you just put more bollards and go out rather than just on the trail so they can't go around them?

Mr. Melloh: We will have to figure something out. It maybe the thing to do. There would be four different locations where we would put the bollards and we will have to evaluate each location.

Mr. Colasinski: A guess a motion maybe to go off and assess what a potential solution is.

Mr. Dale: No. I would like to give Tim the authority to spend up to a certain amount.

Mr. Showe: Are the numbers in the ballpark of what you want to spend?

Mr. Bedwell: Is this for both trails, Tim?

Mr. Melloh: This would be for both trails. Staff went out and identified seven turns that would require to put mirrors. Then we have the two paths. The beginning and end of each path would need bollards.

Mr. Colasinski: To be clear, there are two segments to the Heron's Landing trail and then the Osprey Ridge to Clubhouse Drive trail. That is the scope of work.

Mr. Melloh: The Osprey Ridge trail is the golf course trail. Isn't it?

Mr. Colasinski: That is the one that Tim was talking about.

Mr. Dale: No. Tim was talking about the Osprey Landing trail, which connects to Clubhouse Drive. It is one community, but it is in two parts.

Mr. Melloh: If we were just going to talk about the Heron's Landing one, there are several trails over there.

Mr. Colasinski: The Osprey Ridge one is all of 10 yards. At this point, I haven't heard any complaints or issues.

Mr. Melloh: I will see if we can trim that up more.

Mr. Dale: The Osprey Ridge one is straight and very short. That one doesn't concern me.

Mr. Melloh: I don't think that was part of the program.

Mr. Dale: Yes, but the Osprey landing one that connects Osprey Landing to Clubhouse Drive is where you have a lot of kids that take that pathway.

Mr. Melloh: That was a part of this program. That would probably require 10 of the bollards and probably three more mirrors.

Mr. Bedwell: Can we do it for \$8,000.

Mr. Melloh: I'm going say \$10,000 just to make sure that we have it done.

Mr. Dale: To me, this is a safety issue.

Mr. Melloh: For \$10,000 we can get it done and if we miss a spot, then we will staff put it in.

Mr. Bedwell: For the mirrors and the bollards?

Mr. Melloh: Yes.

Mr. Carnesale: Would that include reflective tap?

Mr. Melloh: We have to make sure that people see the reflective tape on the bollards. It may come with it.

Mr. Bedwell: Jason would the funds come out of capital reserves?

Mr. Showe: Yes.

<p>On MOTION by Mr. Dale seconded by Mr. Colasinski with all in favor authorizing Mr. Melloh to spend a not-to exceed amount for \$10,000 mirrors and bollards out of the capital reserve on the trail connecting Heron's Landing to Auburn Lakes and mirrors, bollards and a gate on the trail connecting Osprey Ridge to Clubhouse Drive were approved.</p>
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Mr. Colasinski: Thank you guys.

Mr. Melloh: I will order it tomorrow and have it delivered as quick as we can. We will just have to find somebody that does concrete work that can bore holes in the concrete for this. They come with a locking device. Our people are going to need to get through there to maintain the path. We will need to be able to take those out at some point so our equipment can get through there.

Mr. Colasinski: I saw the locks on the bridge at Viera. They have locks on those as well.

#### **F. Discussion of Memorial Benches**

Mr. Showe: We have a policy and re-edited. It's in full draft form because we want to get your feedback on it before we bring it back to present it for approval. This is something similar to what we would suggest. This kind of lays out a program. So, if someone wants to donate something or put something into a memorial, you have a formal way of saying, "*Here are the plans.*" So, they have all the ability to know what is and what isn't. If you choose not to go with the trees, that may simplify the program, but it's up to the Board. We want to get your feedback on what you are looking for.

Mr. Dale: I would like to have a butterfly garden.

Mr. Carnesale: Your draft basically has the trees. The way I understand it that process is already in place. It hasn't been published.

Mr. Showe: I think this would be an update. You are adding in the ability to do benches instead of just trees. Maybe there is a way to have a plant and plaque for the butterfly garden. We could look at adding some language for a plant with a plaque or something along those lines.

Mr. Melloh: To that point, we could have a bench with a box and then in 25 more feet have another bench. They have the butterfly gardens in between.

Mr. Carnesale: Exactly.

Mr. Melloh: You can have someone donate and say that this is a butterfly garden.

Mr. Dale: Exactly.

Mr. Melloh: So, there is another opportunity there as well.

Mr. Dale: Let's say a butterfly garden would cost \$500 or something, you would be able to scatter butterfly gardens around and it would totally beautify the area.

Mr. Melloh: We can run the irrigation to these boxes. I will get some ideas from other folks, such as Terry Mott who is a Master Gardener.

Resident (Not Identified): Although you don't want to open this up for resident input, but have we considered maybe some Veterans of Foreign Wars (VFW) or some veteran memorial? This is a very centric military county.

Mr. Dale: It's going to be open to everybody that donates. We are putting together the memorial program. It's going to entail benches and trees. People want to say, "I want that tree to be in memory of my mom who passed last year." That is the thought process behind it. By doing so, we are not making any money off of it, but we are beautifying our park.

Resident (Not Identified): I belong to a VFW and they are always looking for somewhere to donate their funding. This would be an outstanding area to put money into.

Mr. Dale: Absolutely.

Mr. Colasinski: We are happy to help.

Mr. Showe: I think we got some good feedback. We will keep refining it and will bring a revised plan at the workshop for the Board to review.

## **SIXTH ORDER OF BUSINESS**

### **Old Business**

Mr. Showe: All of these items are on the Action Items List.

#### **A. Brevard County Lake Planting Grant Update**

Mr. Showe: I don't know if there are any updates, Pete, on the grant.

Mr. Carnesale: Actually, there is. Last Thursday, Carlos from Brevard National Resource Management, gave his presentation to the Viera Community Association or VECA, regarding the need for littoral planting shelves in rivers and lakes to conserve water and home values for the coming years. Tim and I were at that meeting. Both of us also spoke at that meeting. Our goal was basically to get them on board for the first step in the pilot project, which is the education of the public and the long-term advantages. My stance was that VECA and the VECDD was asking them to join this project so that together we could ensure that Viera East continues to be a vibrant sustainable and resilient community so all residents can continue the quality of life that they currently enjoy. We actually were successful in that respect. As their Board voted in favor to supporting this project, they only had one stipulation. That was the lake location of the sample plantings would be determined later by the committee as opposed to upfront before we went

forward, at that point, with the approval of both the VECDD and VECA Boards. They assigned Bill Macheras, their President as their representative at our last meeting. At our last meeting, I was assigned as the VECDD representative. So, for some of the other members of the committee already on board are Terry Mott and the University of Florida agricultural sciences extension in Brevard County. We are also recruiting some representatives from the St. Johns Water Management District (SFWMD), the zoo, National Estuary Program and others in the community. Terry is also working with the University of Florida to get an estimate of total costs, if we decide to go that route. We are just in the infancy of this project and the committee will grow with the intent of getting the HOAs, the residents and the business community on board before going forward with the grant request so we can go forward with a united front. As far as I can see it, this is the first time in many years that VECA and the VECDD has come together to work on a project. In the past it has always been adversarial. We are finally now beginning to break that barrier. Hopefully with future entities and future committees and dual entities, we will be able to work more together with them since we have a common goal to turn to the same neighborhoods that we cover. Basically, we now have VECA on board for this project.

Mr. Dale: Well, that's encouraging. I know there was an effort previously that the VECDD and VECA came together to help out the sidewalks.

Mr. Carnesale: Okay.

Mr. Dale: In the last year or two.

Mr. Carnesale: That's good.

Mr. Dale: It is, which is encouraging. We are all the same community.

**B. Survey Monkey**

Mr. Dale: Steve, do you want to handle Survey Monkey?

Mr. Colasinski: Yes. I can verify the list. I don't have it here with me, but after the meeting, if you want to give me your email address, I will verify and send you a response back that your name is on that list. So, we will have to work that out. It's ready to go. It's just a matter of what surveys the Board wishes to initiate at any given time about any subject of interest.

Mr. Dale: How many names do you have?

Mr. Colasinski: 145. That's a portion, less than 5% of the District, but it is still a reasonable sample, statistically.

Mr. Bedwell: Are you supposed to develop a suggested list of things that they might want and they check them off or are we just open ended and let them say what they want?

Mr. Colasinski: We would want to actually go to the people in the District with a subject or topic and then we can actually structure any way we want. We can structure it such that we could say different options. We could also ask for comment sections as well so people can say what they want about something or it could be just buying everything. We could ask, "*Are you in favor – yes or no.*" Basically, we can do everything we want with the survey.

Mr. Carnesale: My only comment on that would be that I think we would give our input and hopefully let somebody that is external from us like Jason actually put the question that's going to appear together so it doesn't appear like it's one sided or from our point of view and or anything of that nature. This is what we would like to know from the people. Letting him actually make up the question, I think we avoid that potential.

Mr. Dale: It's something when we have a survey go out, we will decide.

Mr. Showe: I think with best practice, we've had some Districts that use that. So, either one Board member will craft the questions, I will take a look at them, I will edit them and we will recirculate it to the Board to say, "This is what we have and this is what we are looking for." We will collect all of the feedback.

Mr. Dale: Desiring an outcome. Will we get this out based upon what we are asking.

Mr. Showe: Right.

Mr. Dale: Usually one Board Member crafts it and then we can review it and see if we get our desired outcome.

Mr. Showe: Absolutely.

### **C. Farmers Market/Craft Fairs at Woodside Park**

Mr. Dale: We tabled that until May. I want to leave it on the agenda.

Mr. Showe: Absolutely.

Mr. Dale: It will be a good job for our new Lifestyle Coordinator.

Mr. Bedwell: Should that be in the survey?

Mr. Dale: It can be. If we want to, we can do that.

Mr. Bedwell: That might be a good question for them.

Mr. Dale: I would expect our Social Media Director to do that.

**D. Fire Management Budget/Fire Breaks**

Mr. Showe: I don't know if we have any more discussion on the fire management, Tim.

Mr. Melloh: I have it in my report. The fire lines will start in late February, early March. It will be in Heron's Landing and probably some of Osprey. We are condensing it down into two years. I don't have the actual map. That is where we are with that. We will be doing that with our new mulcher. There was a question about what's going on in the scrub jay. We get a few calls once in a while about us putting a grocery store out there.

Mr. Dale: Is that what we are doing? I received an email today.

Mr. Melloh: The parcels that we can't burn for the control burn will be done mechanically. Because this mulcher does a good job, it takes everything down.

Mr. Dale: I just wanted to make sure because they wanted me to respond on Nextdoor. I don't have access to the person and that's not the way I wanted to it to begin with, but it's pretty much what I thought was going on.

Mr. Melloh: Through the six years I have been here, you always get one or two calls at the office. That land was set aside in perpetuity. It's never going to have anything built on it.

Mr. Dale: It looks like that for two months and then grows back.

Mr. Melloh: Exactly.

Mr. Showe: Occasionally, we actually get offers to buy some of those properties.

Mr. Dale: I want to thank you, Tim, for your response on the inquiry I sent to you yesterday by email.

Mr. Melloh: I'm sorry. I have to find out why it is at the bottom of my list.

Mr. Showe: Did you get the Manager's statement?

Mr. Dale: I did. I will respond to these people. I'm trying to avoid doing it on Nextdoor. Since they are in Heron's Landing, I can send them a private message within Nextdoor. I know who the people are. I appreciate the information regarding the SJWMD.

Mr. Melloh: I brought you the contract, but Jason said he sent it to you.

Mr. Dale: Thank you for answering my questions, Jason.

Mr. Showe: Absolutely.

Mr. Colasinski: I'm just trying to understand the why.

Mr. Melloh: There is a lot to it.

Mr. Showe: This is probably one of the most complicated Districts we manage and there is a lot to understand. So, there is no problem answering questions.

Mr. Colasinski: That's just part of getting that understanding. When people come to me with questions, I can respond to them intelligently.

**E. Action Items List**

Mr. Bedwell: Mr. Chairman, would the Golf Consultant review revenue and expenses?

Mr. Dale: It's about to come off of the Action Items List. Throughout the past year, we spoke to so many experts and had so many people say, "We want to talk to you and do this and do that," but then no one shows up.

Mr. Bedwell: Okay.

Mr. Dale: That's where I'm getting at.

Mr. Showe: I can take it off of the list.

Mr. Dale: I would say at this point, let's take it off.

Mr. Showe: It's gone. The last item is the Board asked for bids for insurance, payroll processing and health insurance. So, Tim and I provided some information. We are also looking around at different options for the property insurance. Our property insurance renewed on October 1<sup>st</sup>. So, you have coverage for the year, but obviously we are going to shop that around. We provided them a lot of information and we are just waiting for some information back from them.

**SEVENTH 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. I reported on the design parcel and the scrub jay habitat. Fire line maintenance will begin in late February. That is because we want to wait until we get all of the stuff done in the scrub jay habitat. We can't do anything in the scrub jab habitat as of March 31<sup>st</sup> because that's nesting season. What I have for you is a reduce expenses of \$100,000 because that's what we talked about at the last meeting. That's what I wanted to talk to the superintendents about, was that we are going from a \$1 million budget down to a \$900,000 budget. What I have here is I detailed out how we will do that. It would require us to reduce our staff on the golf course maintenance by two-and-a half-positions, reduce the chemical and fertilizer budget, reduce seed



and sod and reduce landscaping. That totals \$100,000. I didn't know what the figure was. I think you guys said \$100,000, but I didn't know if it was going to be less than that, more than that, what have you, but now that we have some details, now I can talk to someone about that.

Mr. Bedwell: If we do this \$100,000, do we still have the same product on the golf course?

Mr. Melloh: No. We reduced to two-and-a-half positions. We will have to rake bumpers less frequently, change tee markers less frequently and probably narrow the fairways so we don't have to mow the fairways as often. So, there will be some things that we won't be able to do like we do now, but that would be expected. Regarding reducing chemical and fertilizer, the two main things there are pesticides and herbicides. So, we will have to put up and accept the higher degree of weed pressure on the golf course, which means more weeds and more tropical signalgrass, more goose grass. We will have to probably not treat mole crickets, which is our number one pest in Florida as aggressively as we have been. These are typical things. If we are going to go to a family-oriented golf course, then we don't need it as nice as it is. These are some of the types of things that you have to do. We would just reduce down landscaping as well. So that is the proposal that is in front of you. I think, Dave, to answer your question, we will do everything possible to continue.

Mr. Bedwell: You know me. I would rather go find \$100,000 in revenue, but that's me.

Mr. Melloh: In today's environment, people are cutting back. So, this isn't unheard of. We still have a pretty decent budget. One of the things that is going to be coming up in May is that we have some renewals on our Toro equipment, rough mowers, tee mowers and the sandpro. So hopefully those things get out of control. I have a couple of options there. We are going to probably bid that out to see if we can get the best price. Toro is the best equipment, but John Deere and Dickinson are two others. They are not quite as good, but they would work for us.

Mr. Colasinski: One of the things that we were talking about doing was the insurance and the payroll. That would also contribute to this if we can save money. I am not as big of a fan of cutting position as much as looking at other areas that we can potentially cut first. For instance, the GPS on the carts is \$11,000 a year.

Mr. Melloh: It is \$8,000, but we pay \$700 per month. We haven't had the conversation yet, but I would like to have a conversation about the GPS system. I realize that most people just think when you pull your car up, it gives you your yardage, but what it does for us, when you do

53,000 rounds of golf, the major issue you have is slow play. What we have in the golf shop is an air traffic control screen where we can see where every golf cart is on the golf course whether they are on time or behind schedule. It helps us keep up with the pace of play. I know there are some people that are better golfers that will use the Garmins and the Bushnells, that do this type of thing, but it's very convenient for people to pull up to their golf ball and it will say, "180 yards to the center green, 160 yards to the front and 195 to the back of the green." Beyond that, we don't have the golf course marker. So, if we took away the GPS, unless you had one of these...

Mr. Colasinski: Most people do.

Mr. Melloh: Your 25 handicappers don't and your 15 handicappers don't.

Mr. Colasinski: Does it matter?

Mr. Melloh: It doesn't matter, but they just don't have it.

Mr. Colasinski: That's fine. I understand the information.

Mr. Melloh: Is it worth the \$8,000?

Mr. Colasinski: Most golf courses don't have GPS on carts anymore. They used to, but they have gone away from it. I'm just trying to find other ways besides reducing positions on the golf course, because we can get a lot out of the people who are working on the golf course, trying to find some other tangible things that we can look at a little closer to keep these people around and working. If we want to get more revenue, we still have to keep the golf course in good shape.

Mr. Melloh: The reason why I came up with these items is because so many of our expenses on maintenance are fixed expense. Like for instance, we pay \$170,000 a year for maintenance equipment. We have 32 pieces of equipment for mowing, so we can't really change that.

Mr. Colasinski: Right.

Mr. Melloh: Then there are repairs to those units. When we say, "repair," it's not like we are out there dropping axles or anything like that. It's blades, reels, hoses and things like that. So, when you go down the list, you can't add it all up to \$100,000. Like I said, we are reducing chemical and fertilizer by \$25,000. We have \$139,000 budgeted, so removing \$25,000 is as far as I want to go.

Mr. Bedwell: I like your idea Steve. We have \$45,000 in advertising. If we move that over to the General Fund, that's \$45,000. It makes the golf course look better. We are still spending the \$45,000.

Mr. Colasinski: We are halfway there.

Mr. Dale: Let me be blunt because I think the sense that I get, I'm not so sure about Pete, but I would guess that he is probably on board. Out of the things that we have on the list, the only one that would even remotely have any appeal would be \$5,000 in landscaping. Even that I'm not too sure about. I echo what Steve has to say about the kinds of things that we are looking at. We talked about this at the workshop, but I'm really hopeful that we are talking about sizable numbers coming back out of the paycheck reform and insurance reform, health and PNC. I think we are going to get some sizable numbers out of there. The other kinds of things that should be on the table, which are small, but adds up are the Cocoa Beach Chamber membership.

Mr. Melloh: We already cancelled that.

Mr. Dale: Wonderful.

Mr. Melloh: I spoke to Steve about it and he has no problems with it.

Mr. Dale: You just came up with 2.5% of your \$100,000.

Mr. Melloh: Well, the \$600 is a quarterly expense.

Mr. Dale: That's what I'm saying, but on an annual basis, it is \$25,000.

Mr. Colasinski: It all adds up.

Mr. Melloh: I understand that, but there was also a benefit to that as well.

Mr. Dale: I would rather cut things like that, then affect the condition of the golf course. I want the golf course to stay in good condition.

Mr. Melloh: I'm really glad we are having this conversation.

Mr. Colasinski: This is where we start.

Mr. Melloh: I don't know what it means when we say that we have too nice of a golf course and we need to bring it back.

Mr. Colasinski: Understood.

Mr. Dale: We talked about uniforms, but it sounds like that is almost exclusively for the ones that operate in the community.

Mr. Melloh: Right. The golf course maintenance guys and Ed's crew wear uniforms. Every couple of years we buy some inexpensive golf shirts that the guys performing the outside services wear. They wear the same color golf shirt.

Mr. Colasinski: The only other thing to consider for the uniform replacement is if we gave them a stipend to buy clothing and then they just wash it themselves. That's another possibility. I don't know how much it would reduce that, but that's another way to maybe cut that budget in half, potentially.

Mr. Melloh: It's nice and professional looking when you have everyone in uniform.

Mr. Colasinski: We could buy them something and then just have them wash it.

Mr. Dale: You are talking about the maintenance of it and cut our maintenance.

Mr. Colasinski: Right. That's a possibility.

Mr. Melloh: I hope you have a better understanding now of what we are trying to accomplish.

Mr. Dale: Thank you for starting this because that started the conversation.

Mr. Melloh: The other good part of all of this is in the book you see the financial statements for the first three months. We are having a good year so far starting October 1, 2020. A lot of that is because we had better weather. We had a bump from the COVID.

Mr. Dale: Hard to believe.

Mr. Melloh: So, we are doing very well revenue-wise and hopefully we can continue. In my estimation, I feel that last year, if it was a non-COVID year, I think we could've made \$100,000 in revenue. I know that's not the \$250,000 that we want.

Mr. Dale: I don't expect that right away.

Mr. Melloh: It's a start as we continue to grow revenue.

Mr. Dale: That's where we need to get to.

Mr. Colasinski: Dave brought up a point before. It is not just expense cutting, it is also improving our revenue. That combination together, because it is the net after the end of the year that we are looking for.

Mr. Melloh: Now that we have the lifestyle person on board with us, it could help out too. Again, I'm glad that we are having this conversation. By no means do I want to do this.

Mr. Dale: I don't think that's where any of us are at. One of the things that I was saving for my portion of the Supervisors section, but it seems to segue into this conversation better. We

talked at the workshop about the paycheck cost, in specific, those employees that are working five to six hours per week. There is a cost to that. I would like some discussion on this, but I would like a requirement of a minimum two shifts per employee.

Mr. Melloh: We've been trying to do that for some time. I will give you an example. We have a gentleman that quit on us. It was hard to find someone to take the shifts that he worked, but we are going to find this person that we hired into that position, a second shift. I know some of the reports you looked at told that story, but I do want to preference that with those months that you looked at, have a lot of foul weather, like March of last year and January of last year, we had a lot of bad weather. So, when we have bad weather and it rains, we send people help. So, they may not get their two shifts, only because we are shutting the golf course down early or it rained too much. Sometimes that is healthy for you, but we try to make sure that we get people, but there is the odd shift that we can only find one person to work one shift.

Mr. Dale: I think you get where I'm coming with this.

Mr. Melloh: I do.

Mr. Dale: If someone works 5 or 6 hours per week and then goes and gets free golf and then it's costing us \$25 to produce a paycheck just to produce the paycheck. Then we have workers compensation on top of that. All of a sudden that person that was only making \$9 an hour is costing us upwards of \$30 to \$40 an hour.

Mr. Melloh: So, I looked at it twice. We pay \$37,000 a year for paychecks. So, I don't know how much savings there can be in that.

Mr. Carnesale: We can try.

Mr. Dale: Is that split between the golf course and the CDD?

Mr. Melloh: Yes, it is split between all of the different departments.

Mr. Dale: So, it's \$37,000 there, but it's only \$37,000 on the cumulative?

Mr. Melloh: No. It is for all of this. When we get our paystub, it's \$1,440 per pay period. It is broken down into golf operations, golf course maintenance and CDD maintenance.

Mr. Colasinski: Is that \$37,000 or 3,700?

Mr. Dale: \$37,000. We are still talking an eighth of the \$37,000. That is potentially what we are looking at.

Mr. Melloh: As Jason mentioned, we given those guys a lot of information and we really want to be sure that they are comparing apples-to-apples so we don't leave something out.

Mr. Colasinski: I agree.

Mr. Carnesale: It has to be functionally equivalent.

Mr. Melloh: Insurance is going to be an issue. Hopefully we can stick with them and help first, because that is what this town is all about. You selected an insurance company that is in Orlando.

Mr. Dale: It has to be functional for the employees. I agree.

Mr. Melloh: Jason has done most of that.

Mr. Dale: For the next month or two, let's keep an eye on the number of shifts that we are at. I'm going to be looking through the records.

Mr. Melloh: I understand.

Mr. Dale: I don't want to see the five- and six-hour shifts. There may be one here or there.

Mr. Melloh: Most of them should be two shifts per week, 12 to 18 hours. As I said, we don't keep people around if we don't need them. I just wanted to point out when there is foul weather, we are sending people home.

Mr. Dale: I understand. That's a good point.

Mr. Melloh: I provided the Rounds and Revenue Report. We exceeded our budget in cart and green fees for the month and we still have four more days to go. So, we are actually doing well there. We did institute a surcharge on January 22<sup>nd</sup> for the single rider cart. In six days, we had 80 people that paid this fee or 10 to 12 a day. We also have taken the blocks off. So, if you look at Saturday, we made \$8,000, but that was without the blocks. We didn't have any trouble. We almost ran out of golf carts. We had an issue with two groups where golf carts were given out to the wrong people. So far it is working out okay for us. I think it is going to help us with revenue, not having the blocks. It has been a difficult ride as far as instituting this. We had a lot of people do a lot of complaining, but there were people on the other side that had no problem with people paying \$10. They are doing it all over town. As a matter of fact, Turtle Creek won't even let you play single. You have to double up because they only have 45 golf carts.

Mr. Bedwell: Does this solve our golf cart problem?

Mr. Melloh: It has helped out quite a bit, but now if the time when we start getting the people in. February and March are our two busiest months.

Mr. Bedwell: Okay.

Mr. Melloh: What we want people to do is to pair up and not pay the \$10, which gives us more golf carts later in the day,

Mr. Dale: Are we good on that policy adjustment that we were emailing back and forth?

Mr. Melloh: Yes. They presented themselves as three people in single rider carts and based on what we talked about, that is \$10 each. People who are paying that, we will refund them and make that exception, but I was trying to avoid a list of exceptions.

Mr. Dale: I understand.

Mr. Melloh: We have a couple of other exceptions on there. If you are a threesome, you don't have the option to ride with someone else. So, we are not going to charge them. The other part of it was if Steve came in and wanted to play, he would more than happily pair up with the other guy, but the other guy wanted \$10. We are not going to charge Steve because he would ordinarily have paid. So those were the two exceptions we had. We will add this one to the exception. Again, it's hard sometimes because they don't tell you what they are doing. One couple didn't even want to ride together. So, it is hard sometimes for the guy in the shop to decipher what is really going on. That's the end of my report.

Mr. Dale: I have one question. On Page 10 of the financial reporting, I'm trying to figure this out. Paid rounds for year-to-date was 9,741 in actuals, but the budget was 7,370. So, we have done very well. We were over by 2,363 rounds, which is excellent. The only thing that I am trying to understand is when we look at the revenue, our actuals are only about \$7,000 over budget, yet we are nearly 2,300 rounds over our budget.

Mr. Colasinski: Can I add to that because my question might tie into that? I noticed when I was looking through the rounds, our Golf Now rounds were five times the previous period.

Mr. Melloh: Yes.

Mr. Colasinski: We were up to 1,800.

Mr. Melloh: There are some reporting issues from Golf Now and we are trying to get that under control with them. They had a situation last year where there were rounds of golf coming from either our website or their website that were from the general public. We found out several months ago and now we are reporting improperly.

Mr. Colasinski: I'm trying to understand the revenue side because this is part of the equation in getting that additional \$100,000, we talked about because it shows 2,300 more rounds, but yet our revenue is only 7,000 more.



Mr. Melloh: Than the budget.

Mr. Colasinski: I'm just trying to understand.

Mr. Melloh: As an example, last year we lost \$40,000 in December and this year we made \$50,000. So, there is a \$90,000 turnaround right there. One of the things that this report doesn't have is the previous year.

Mr. Colasinski: What I'm getting at is the budget is based upon an assumed dollars per round.

Mr. Showe: Yes. You can see at the bottom it says there is revenue per round, paid rounds of \$40.

Mr. Colasinski: Right.

Mr. Showe: Part of the difference is actuals are \$35 per round.

Mr. Colasinski: Correct.

Mr. Showe: Even though the rounds are up.

Mr. Colasinski: Our budget says \$46, but our actuals are \$35.

Mr. Showe: The budget itself for the total budget is \$40 per round. The entire budget is all the way to the left. So, the full budget was based on a round of \$40 per round.

Mr. Colasinski: So, it is \$5 per round times a couple of thousand.

Mr. Showe: We are still up in revenues.

Mr. Colasinski: I understand that we are up, but I'm trying to understand the correlation between where we have a lot more rounds, but not that much more in revenue. Maybe I'm missing something here.

Mr. Melloh: Steve, this describes the detail.

Mr. Bedwell: The problem with this report is that paid rounds doesn't equate to the one-line item called, "Green Fees/Cart Fees."

Mr. Bedwell: You have to include Associate Membership. It is not one for one.

Mr. Colasinski: That's what I'm trying to understand.

Mr. Melloh: We adopted this plan. As a matter of fact, we need to take that concept that you are looking at off of there.

Mr. Colasinski: Yes. It's not much value because it's not the true story.

Mr. Showe: If you are comparing it to the budget, it's a different perspective.



Mr. Melloh: This compares everything to the previous year. It also comes from our POS system.

Mr. Bedwell: Tim, is this a true statement? Those rounds at the top doesn't drive the revenue numbers down below. You don't take \$40 times the paid rounds, member rounds, comp and all of that stuff to drive the revenue.

Mr. Colasinski: That is what is misleading.

Mr. Bedwell: It is kind of a memo item.

Mr. Colasinski: I'm thinking that it would equate and the two would have a relationship.

Mr. Bedwell: That's right. It has been that way.

Mr. Colasinski: That's what I'm trying to understand.

Mr. Melloh: We will get that part removed and just go off of the detailed report, which will always be the back page. I do that personally every month. It comes right from the POS system. It compares this year to the prior year.

Mr. Colasinski: You are correct. You are doing very well this year.

Mr. Melloh: That's all I'm trying to say. I know that is confusing and I apologize for that.

Mr. Colasinski: It's the way the report is structured. Like you said, the relevant information is the last page.

Mr. Melloh: Right. When we look at this year, in December of this year, we were \$36.68 per round of golf overall for every round of golf whether nine holes or late in the day. Last year it was \$35.11, which is \$1.50 or more per round of golf.

Mr. Colasinski: Yes.

Mr. Melloh: That's the number that I'm looking at, but then again, it's a mix of rounds. Not everyone is paying \$60 in the morning. You have people paying \$40 and you have the CDD resident discount and the Associate Membership discount.

Mr. Bedwell: The nine-hole discount.

Mr. Melloh: You have nine-hole discounts and things like that. So, when you look at it, it is like a mix of all of it.

Mr. Colasinski: Okay.

Mr. Melloh: So that's what I'm trying to accomplish by providing numbers on the back page. I apologize for the misunderstanding.

Mr. Colasinski: That's okay. I'm just trying to look at statements to see how it correlates.

Mr. Melloh: Because I do that back page, to be honest with you, I never look at the other page.

Mr. Colasinski: What I'm saying is if that other page is not providing value, let's not do it.

Mr. Showe: I will say that it has historically been an accumulation of things that different Boards asked for. So, if it's not useful for you, we could certainly not include it. They don't really correlate exactly to what information is included.

Mr. Colasinski: I like the back page better.

Mr. Showe: Absolutely. We call Hannah who is our accounting person with GMS. She and I call this the Blue Book Report. I have to send her certain information about the memberships and she sends back the reports. If someone comes in and pays \$5,000 for a membership today, we don't book \$5,000 worth of revenue. She has to get back with me as to what the monthly dues are.

Mr. Dale: I don't want to go into it in detail, but I think an off-meeting topic could be how do we get a little more brevity going with the forest that we are killing at every CDD meeting.

Mr. Showe: We have some options if you guys would like. If you don't want the full book.

Mr. Dale: I can use a tablet.

Mr. Showe: We would save money on shipping them out and save money on the printing. Some Boards are mixed. We have some Boards that say, "You know what, I really need a hard copy."

Mr. Colasinski: I'm good with an electronic copy, but some would prefer paper.

Mr. Showe: If you vote on it, we could certainly do that.

Mr. Colasinski: I'm good with an electronic copy.

Mr. Dale: Let's talk about it off the record.

Mr. Colasinski: The other thing, Tim, that I wanted to get a better understanding of is there was an issue with the bulkhead on the 12<sup>th</sup> Hole where the wall collapsed. What was the root cause of that?

Mr. Melloh: There was a 30-foot section that blew out. Our Engineers and the contractor's engineers came up with a fax to this program, but as far as I understand it, there was

a gap between the original wall and the other wall. They moved it out about 5 feet, which means that the bottom of the lake bank was deeper than they thought and the poles they put in there were not quite deep enough. So instead of using 16-foot poles, now they are using 22-foot poles to fix it and double them up. That is the last green we have done. If there was some kind of overall design issue there, it would've shown itself long before this. There was this one little 30-foot section that had a few problems with some of the poles.

Mr. Colasinski: What do you think caused the eventual collapse because when I played there in December, it was fine on the 12<sup>th</sup> Green. The wall was just fine, but something triggered that.

Mr. Melloh: What triggered it was that they were dredging into that. Of course, when they dredge into it, you are going to put pressure on the wall. So that was it. It doesn't have anything to do with irrigation because we don't put out that much irrigation. It is actually absorbed into the wall and pushed out.

Mr. Colasinski: Do we have any warranty with the people who did the installation?

Mr. Melloh: It doesn't cost us a dime.

Mr. Colasinski: For how long do we have that?

Mr. Showe: I will double check the contract.

Mr. Melloh: We have a warranty.

Mr. Colasinski: I appreciate the explanation. I was just curious.

Mr. Melloh: Everyone has asked that question.

Mr. Colasinski: It is important to have that root cause so we can have people feel assured.

Mr. Showe: As soon as we found out our Engineer was onsite.

Mr. Melloh: He was there the next day. Both Engineers were talking and they came up with a solution. It was repaired probably four days after it happened. They are on top of it.

Mr. Dale: Jason, are we talking a year or two warranty or five or ten?

Mr. Showe: I think it is a significant warranty.

Mr. Colasinski: You can do that later.

Mr. Dale: That's all I wanted to know.

Mr. Colasinski: The other item, Tim, which is something that I want to run by the Board. With our PGA pro, we are charging the full rate. My understanding, which I did not know about, but we are having some PGA pros bringing quite a few people to play the golf course.

Mr. Melloh: That's typical with a professional courtesy. Whenever a Golf pro wants to come out and play, they normally bring some folks with them.

Mr. Colasinski: Okay. I know that it is kind of hard to get them to come and play if they have to play the full rate than to bring in three other people with them.

Mr. Dale: I actually emailed him on some of this.

Mr. Colasinski: Because we have a policy in place right now, we need to revise it. What if we did just a cart fee for PGA pros?

Mr. Dale: Same as employees.

Mr. Bedwell: I thought that is what they were doing now.

Mr. Melloh: No. We eliminated all professional courtesies. Like we had two PGA pros there today and they had to pay the full rate.

Mr. Colasinski: That's what we want to get it to.

Mr. Melloh: There may be some professional golfers out there that aren't certified, but any PGA golf professional is going to understand they are not entitled to a professional courtesy. So, paying a \$22 cart fee is reasonable.

Mr. Dale: Same as the employee.

Mr. Bedwell: Could they reserve a tee time?

Mr. Melloh: I would think that they could. They are guests that pay the full rate. For instance, two of the PGA professionals today were playing with another group that was paying the full rate.

Mr. Bedwell: I'm confused. The workers can't make a tee time.

Mr. Melloh: No.

Mr. Bedwell: But they pay \$22.

Mr. Melloh: Right.

Mr. Bedwell: With the PGA pros, what are we going differently? I don't know what we are talking about here.

Mr. Melloh: They were paying the full rate. We are trying to change it to \$22.

Mr. Bedwell: If they pay \$22, can they be on the tee sheet and make a reservation?

Mr. Melloh: Yes. I will give you a perfect example. We all probably know Dave Tomczak. Three or four months ago, he sent me an email saying, "I've been invited to play in a group at 1:00 p.m. on Thursday afternoon." At that time, we hadn't changed the policy so he told

him to come out. He is a local PGA pro. He's local, like Brevard County local. So, we would give him to that free because he is a certified PGA pro. If someone came in and they were out of the area, then we would charge them a cart fee. Now, I think what we are just doing is going back to the policy we had. It's just that the local PGA professionals would pay \$22, which I'm fine with.

Mr. Dale: Do we need a motion or is this just a policy revision?

Mr. Showe: I think it's probably best to have a motion.

On MOTION by Mr. Colasinski seconded by Mr. Carnesale with all in favor extending a professional courtesy to PGA pros by charging a cart fee instead of charging the full rate was approved.

Mr. Colasinski: Tim, just one other housekeeping item. My breakfast got kind of ugly last Sunday. There was some frustration about the way a person was coded in the system as being an employee of the golf course. I think her name was Rachel. She is coded as an employee of the golf course, but she is not really an employee.

Mr. Melloh: We have made it in the past that any employees of our vendor, Terry King and Mike Hogan, we would give them employee benefits. Rachel teaches for Mike. That's why she is considered an employee, which works to her benefit. Just because she's an LGPA and lives on the golf course doesn't mean she's entitled to cart fee only all the time.

Mr. Colasinski: Right.

Mr. Melloh: Remember, professional courtesy is just once in a while. It's not three days a week.

Mr. Colasinski: Okay.

Mr. Melloh: So again, going back to Dave Tomczak, he is not going to come out here three days a week expecting to play for free or \$22. Rachel should not have that expectation. She is getting the \$22 benefit because she is considered an employee of the club via her relationship with Mike Hogan. Now if she severed that relationship with Mike Hogan, she would go down as just being an LPGA player and would have to pay the fee. Bill Burgess who comes here all the time, pays a membership. He is a 39 PGA veteran, but he is not coming here and saying, "Oh, I'm a PGA professional and I get to play four days a week for free." That's not the case and that's not the case with Rachel either.

Mr. Colasinski: With her bringing people to play, one of the issues is she can't make a tee time.

Mr. Melloh: Right.

Mr. Colasinski: So, what ended up happening and this is where there was some frustration on both sides and I felt bad for all of them, but because since she couldn't make a tee time, the other three people that came with her, came as a group of three, but then a single got paired up with them.

Mr. Melloh: Remember what we talked about. As a matter of fact, you guys even said that we mismanaged. If a threesome called up and made a tee time, they could not include an employee in their tee time. So instead of them making it for four, they had to make it for three because we could not allow Rachel. For instance, a gentleman booked into that slot. That's what we wanted to do. She can't take the position of a paying customer. What happened there was the people that she traditionally played with, she couldn't and we had a spot for her three or four tee times later, which was a single that we could put her into.

Mr. Colasinski: It worked out well.

Mr. Melloh: It didn't work out well because she went out there and played with her three guys and bumped the guy that had the tee time.

Mr. Colasinski: I thought Wayne moved her to a later tee time.

Mr. Melloh: Maybe they did, but I was told that she just went there and played with her threesome. It's something that we have to work through Steve. I would like to talk to Rachel about the situation. The situation is we had said that employees can't be included. We would have people that called up before and got a tee time for four players, two of them would be members and two would be our employee, which would take the spot of somebody that would want to book into that spot. So, this is just the reality of this rule actually working the way it is supposed to. Then the guys were doing a good job of enforcing that.

Mr. Colasinski: Okay.

Mr. Melloh: I don't think it would happen often, but they have to book for a threesome and if nobody books, then Rachel can take it.

Mr. Colasinski: I think she wants the best of both worlds. You just lay it out to her, "Look, if you don't want to be an employee, you can't have comp rounds all the time, but if you want a lower rate, then you can't be on the tee sheet."

Mr. Melloh: If she wants to be included in that tee time, she has to not be an employee and pay the full rate. That's the issues that we have.

Mr. Colasinski: Understood.

Mr. Melloh: Like I said, we are working through some of these things and trying to come up with some stuff, but I think we are doing a good job of trying to generate more revenue.

Mr. Colasinski: Okay. Thank you.

Mr. Melloh: Sure thing.

Mr. Showe: Anything else in your report, Tim?

Mr. Melloh: No.

## **B. District Manager's Report**

### **i. Consideration of Requisitions #19 - 24**

Mr. Showe: We have Requisitions from the Bond Funds, Requisitions #19 through #24. Requisition #19 is the next payout for Landirr for the bulkhead project, which was approved by the District Engineer. Requisitions #20 through #24 are for Dewberry Engineers. Requisitions #21 and #24 are for the new project manual for bidding those other course improvements, which was the irrigation. All of those items were approved for the District Engineer to start working on them. Tim and I have a conference call with the District Engineer next week to go over those documents. Obviously, we will bring all of those back to the Board. Then you can determine the time of bidding.

Mr. Colasinski: Regardless, the engineering work needs to be done.

Mr. Showe: That was our thought. We would have the manual ready to do the bid work.

Mr. Colasinski: This is for which system? The irrigation system.

Mr. Melloh: Irrigation, bunker renovation and rebuilding the #7 green. We structured in such a way where we can take away things, add things, do whatever you want to do.

Mr. Colasinski: Right thing, the only thing that will probably make sense would be to pursue the engineering for the irrigation. Maybe we need to talk more about bunker renovation and rebuilding #7 green. The #7 green has gotten larger now.

Mr. Melloh: The problem with the #7 green is that the right-hand side has over a 4% slope to it. The problem with it is most greens that you have, run around 2% to 2.5%. So, the ball keeps coming down that slope.

Mr. Colasinski: Oh, I'm very familiar with it. Don't put the pin there. The last time I played there, that's where the pin was.

Mr. Melloh: The area out front, keeps it from just going right off the green and right into the water, which is good for golf ball sales.

Mr. Colasinski: I'm just saying that if we are going to look at how carefully we spend our money, I think we should certainly have engineering for it because the irrigation system is the circulation system of the golf course. I think that is a key thing. I think the bunker renovation is something we probably need to talk about in more detail. Then I think we may talk a little more about the #7 green as well.

Mr. Melloh: That's absolutely fine. We just put it in together so we would have one ground tracker do the whole thing at one time.

Mr. Colasinski: I understand.

Mr. Melloh: That's how we did it, but we can break it down.

Mr. Colasinski: Incrementally might be a better choice.

Mr. Melloh: If you want to wait until Year 2 or next year to do the other two things, like the bunker renovations on the #7 green, then we can do that. we can do anything we want to do. We tried to set it up that way working with Dewberry.

Mr. Colasinski: I think the irrigation is something that needs to occur, certainly engineering. Then we can talk about bidding.

Mr. Melloh: Okay.

Mr. Showe: That was the intent. That's what these payments are for, working on those documents. Tim and I are going to talk to them. We will refine the documents a little more from that. Once they feel like we are in a good forum, we will present it to the Board, but no bids are going to be made.

Mr. Colasinski: So, the engineering work has not been started on those three?

Mr. Melloh: We have a complete design of the irrigation system.

Mr. Showe: He is putting together the bid package. So, he is putting together the package that would go out for people to submit bids in, which we are going to need at some point for all of the projects.

Mr. Colasinski: So, what are the features of the new irrigation system? What are you looking for out of that?



Mr. Melloh: It is a two-wire system. When you put old irrigation systems into the ground, there is no communication from the head back to the central computer.

Mr. Colasinski: Right.

Mr. Melloh: The system we have now, we tell it to water the #14 fairway, but there is no indication.

Mr. Colasinski: Unless you visually go out.

Mr. Melloh: Then it also tells us if a solenoid might be ready to burn out. A large expense of it is the pipe that goes into the ground. That is where we have a lot of issues with our system right now with dials and things failing on us.

Mr. Colasinski: Is there health or maintenance associated with those new components?

Mr. Melloh: The new piping that goes into the ground is going to be the HD high density polyethylene piping, which comes in 100-foot sections instead of PVC pipe that is 20 feet put together. The actual seems are welded together where the irrigation heads go. It's just a state-of-the-art type of thing that you have, 27 years after you put the original one in.

Mr. Colasinski: It definitely needs an upgrade.

Mr. Melloh: I can give you the details.

Mr. Colasinski: It is not that I need to approve anything. I just want to know what it is in case people ask me why we are spending so much money on an irrigation system.

Mr. Melloh: In our current system, we have roadways. They have to bore under the roadway. If you come into Clubhouse Drive to take it from #14 the main line to #15, you have to go underneath Clubhouse drive and hit or hopefully not hit all of the utilities that are under there. Of course, the way they bore stuff now, they have ways of knowing where everything is. They did six borings, I think.

Mr. Colasinski: I'm amazed that you can keep pressure all the way out to the #5 hole.

Mr. Melloh: That's why we had to get the new pump station when we did. It's a long way. Part of the other problem with labor is most maintenance compounds are in the center of the golf course, but even if we are going to top dress the green and take the sand all the way out to #5, that's why we have a material hauler. We can bring several loads of sand out there and not have to continue to go back to the shop.

Mr. Colasinski: Okay. Thank you.

Mr. Dale: Since we are on that topic, just for clarification purposes, in the list of items for the bond, when it said, "Culvert repair #7," that's the green.

Mr. Melloh: We have an issue there. We have two culverts. You have seen the aerial of #7 where it gets really skinny, it is almost like an island green. As a matter of fact, the original design called for two bridges in these particular areas. They put this corrugated metal pipe underneath and it is collapsing.

Mr. Colasinski: I could show you where to go, but you still couldn't get there. Does that run underneath the cart path?

Mr. Melloh: It runs underneath the cart path. When you go to do that project, there is a way for us for us to go from #6 to #8 back to the tennis courts over there. If we were to rebuild the #7 green, we would do the new culverts at the same time. You wouldn't have to have golf carts coming through that cart path there because it wouldn't require them to tear up the cart path.

Mr. Dale: At this time, is there any kind of safety hazard or as we get closer to the summer and we get all of the rains, the way the ponds work in Viera, it is a cascading system that works its way to St. Johns.

Mr. Melloh: This has been an issue for a year-and-a-half now. We had to have our Engineers out there to review that situation. For instance, if the water got too high, it would cascade over the cart path. There is also another ditch that goes behind the #8 tee and into the flow way. So, our Engineers said, there is no risk of homes being flooded.

Mr. Showe: It is really just a golf course impact.

Mr. Dale: That's where I was going. All of the things that I saw on the list, things have to get fixed, but the only one that looked like it was a potential emergency was that one.

Mr. Melloh: At some point in time, I would like to be able to address the drainage on the #6 hole on the left-hand side. The golf course was built first and then they came in and built homes. All of the drainage of the homes goes right into the left side.

Mr. Colasinski: So there has been some construction over there already.

Mr. Melloh: We have been using our equipment to try to mitigate some of that over there. We are trying to get the water flow to come away from some of these areas where people are playing, but the true fix to that is having an engineer come in and put some sub-surface drainage

back to the lake. So, we are just trying to make a quick fix out of some of that. The problem is every time we go to work on it, it rains.

Mr. Colasinski: It's hard to find a dry timeframe.

Mr. Melloh: Even right now, it's hard because it's so wet over there. I don't know if you have been on the golf course recently to see that.

Mr. Colasinski: Christmas time I was out there.

Mr. Showe: Are there any other questions on those requisitions?

Mr. Colasinski: Are those the checks that I'm signing tomorrow?

Mr. Showe: No. These are checks that go from the bond funds.

Mr. Melloh: If you have a question about one of them, let me know.

Mr. Colasinski: I will.

Mr. Showe: We need a motion to approve those requisitions.

On MOTION by Mr. Bedwell seconded by Mr. Carnesale with all in favor Requisitions #19 through #24 were approved.

## **EIGHTH ORDER OF BUSINESS**

### **Treasurer's Report – Consideration of Financial Statements**

#### **A. Approval of Check Register**

Mr. Showe: Most of these you have already signed.

Mr. Colasinski: That is correct. I went through those and signed those already.

Mr. Showe: We need a motion to approve the check register.

On MOTION by Mr. Colasinski seconded by Mr. Carnesale with all in favor Checks #4089 through #4109 from the General Fund in the amount of \$1,913,088.41 and Checks #28271 through #28343 from the Golf Course Fund in the amount of \$77,493.15 were approved.

Mr. Colasinski: Why is the Board approving it if I already signed the checks? Should it be the other way around.

Mr. Showe: The Board's function is to approve it. Your function as Treasurer is to sign it. While Board's have a Prompt Payment Policy, it is not always spelled out. You should be paying

your bills within 30 days. So, we have you sign those and make the payments. It is formal Board approval to approve all of the expenses of the District.

Mr. Colasinski: What if they don't approve it?

Mr. Showe: Then we would have to work with that vendor, pull the payment back or you would approve it subject to something else. It happened very rarely, especially with a Board Member involved.

Mr. Colasinski: I'm just trying to understand the process.

Mr. Showe: Absolutely. Typically, if Tim or I think something is controversial, we will hold it.

Mr. Melloh: If it was something real crazy, I would tell you about it.

Mr. Colasinski: The questions you had so far you answered quickly.

Mr. Melloh: It's usually just regular items. Anything that would come out of the Capital Reserve Fund as an example, we already just approved \$10,000 to come out of the Capital Reserve Fund. So, at some point in time, there is going to be a check for you to sign for the bollards and mirrors. We will code that Capital Reserve, but then we will have to approve it at some point in time.

#### **B. Balance Sheet and Income Statement**

Mr. Showe: There is nothing specific in the financial statements. Through December 16<sup>th</sup>, you are 86% collected on your assessments for the year so we are in good shape. We will typically get the rest of that as the rest of the tax revenues come in. So, we are in good shape there.

### **NINTH ORDER OF BUSINESS**

#### **Supervisor's Requests**

Mr. Carnesale: I have one question for Rob, on the noise abatement. If you decide to go that route and actually do something with it, I don't know if you want to look into it yourself or just meet with him, but if you would like to create a committee like we did for the other item I am working on, I'd be glad to do that if you wanted it.

Mr. Dale: Actually, that's very nice. Thank you. I don't believe there is going to be a committee. We have Sunshine Laws and issues. This is kind of where I was alluding to, but we are not going to be able to do an official committee.

Mr. Carnesale: I was thinking of doing it the same way.

Mr. Dale: Exactly, you were an unofficial person helping out.

Mr. Carnesale: It is the Viera East Neighborhood Stormwater Grant Committee. That is not a VECDD committee.

Mr. Dale: Exactly.

Mr. Carnesale: I was thinking of the same thing.

Mr. Dale: That is why I am going to be steering him the HOA route.

Mr. Carnesale: From what I gathered from our conversations with them, their HOA is not interested in getting involved.

Mr. Dale: As a CDD, we don't have grassroots capability. We are politically elected. We are not like an HOA that will go out and get the signatures and get people involved.

Mr. Showe: I've seen it in so many different communities where I will approach the county. If you say that you are from a CDD, they barely know what a CDD is. They don't understand; whereas, if an HOA can organize and get 10 or 15 residents to call about the same issue, it is instantly so much more elevated.

Mr. Carnesale: Brevard County knows what a CDD issue is. They know what it is because I'm at every one of their meetings.

Mr. Dale: The only reason why they won't even give us the time of day is because we have individual relationships with some of these people. That's why even with the relationship, when I ran into a brick wall, I'm not even going to beat my head against that one. That is not going to be an option. That's why I tried to come up with alternatives in the way of a bamboo foliage. They already have full foliage there. What's happening is putting it at the roadway isn't going to help anything.

Mr. Showe: Have you seen the overhead of the site?

Mr. Carnesale: His biggest complaint seemed to be the bridge and the noise that was coming directly from it. I was just wondering if angles could be placed to change the flow.

Mr. Dale: Angles are not going to make any difference. What's happening is the sound is traveling right over our foliage.

Mr. Colasinski: You have to collect data and understand, based on measurements, where the loudest sound is. Then you can talk about solutions. We are just talking solutions. We haven't defined the problem yet. We know generally there is noise, but we don't know how much noise and where.

Mr. Carnesale: The way I understood was that the guy who is complaining is also an engineer.

Mr. Bedwell: Rob, we had a Sound Engineer and did two things. I didn't realize dirt was so expensive. The first thing we did was build the wall. We got more height by putting in that curb.

Mr. Dale: We are not going to get either there. All we are going to get is maybe some tall bamboo. Mr. Bedwell, do you have anything?

Mr. Bedwell: No.

Mr. Dale: Steve, do you have anything?

Mr. Colasinski: No, I don't.

Mr. Dale: Most of my items we discussed, but I have three quick items. Tim, you already mentioned that you were getting the patio pressure washed. Thank you for that. If we want three ceiling fans, does the Board need to approve that or is that within your signature authority?

Mr. Melloh: We are going to have to call in an electrician. They are going to have to hang way down. I don't know if the electricity works. They may have to run new wiring.

Mr. Dale: I'm good with that.

Mr. Melloh: You are talking about the patio.

Mr. Dale: Yes. Let's class that up. That is prime space. People can sit out there and let her have drinks. If we have smokers that want to go to the restaurant, they can hang out, out there. We get that nice and cleaned up.

Mr. Melloh: You may want to look at new patio furniture for out there one day. I don't know that the ones we have are in good shape.

Mr. Dale: I'm all ears.

Mr. Melloh: We had a conversation in my office one day and I asked Terry is she would be amenable to changing the color and painting inside of the grille.

Mr. Dale: She agreed to that on Sunday.

Mr. Melloh: I talked to her about carpeting that has more of a pattern in it. She is very amenable to that.

Mr. Dale: Stuff like that is pennies on the dollar for what we potentially could get in return.

Mr. Showe: We can look at the fans.

Mr. Melloh: The only other thing about the grille is we are getting the drainage pan replaced. The pan was to be ordered. It is a special design. It is the size of a school bus. They are going to have to take the whole thing apart. This is the time of year to do it. We talked to her before about it and it has always been in the summertime when we tabled the issue to. She still wants to keep her business going, but you don't want to do it when it is 95 degrees outside. This is a good time of year to do it.

Mr. Dale: My understand is the pan is ordered. It just has to show up.

Mr. Melloh: It is ordered. It is going to cost us about \$2,800.

Mr. Dale: It is a safety issue that we need to resolve.

Mr. Melloh: Absolutely. We have been trying to accomplish this, but now is the time we have this going. That has been ordered and they are going to take care of that.

Mr. Dale: Let's get the fans going, get it pressure washed and get that patio nice and attractive for customers. You would be amazed at how much seating we can get out of that. The third item has to do with carts and coolers. I was there last Sunday and a couple of Sundays before. I see everybody and their uncle either in the parking lot or driving up to the starter. Everyone has private coolers.

Mr. Melloh: We don't allow that. We rely on the starters to observe that and tell patrons they cannot take them. They miss some of them.

Mr. Dale: I propose putting up more signage saying, "No Coolers." One sign needs to be posted in the area that has the parking for the carts before you get into the restaurant. I actually think we should entertain a no carts in the parking lot policy because what will start happening is, we say no coolers. They will get past the starter and then they get on #9, run out to quickly grab their stuff and throw it onto the cart.

Mr. Melloh: This is the only golf course that I ever worked out that allowed golf carts in the parking lot, but I can honestly say that it's needed because we have a very strange staging area. What I mean by that is, Steve, you are very aware of what Duran and Baytree are like where you just pull up and two guys there will take the bag off of the cart and off you go. We don't offer bag drop service. Our people don't do that. Because our carts are on the other side of the Clubhouse, people don't like toting their bag all the way from our parking lot and all the way through the breezeway.

Mr. Colasinski: I agree.

Mr. Melloh: They come in and pay their fee, get the key and drive off. I would have to say that 75% to 80% of the people do that. They take a cart out there and load it up.

Mr. Colasinski: I know what they are doing.

Mr. Melloh: They are loading up their coolers. There are golf bags that are making coolers in them. So, you are not going to eliminate them all.

Mr. Colasinski: We can try.

Mr. Melloh: We can try. We had this conversation with Terry many times. We ask our starters to please enforce that. That's the only point of reference because they go out to their car with a cart and load it up. The starter doesn't see it because he is in a gazebo talking to folks.

Mr. Colasinski: Another thought is considering a staging area over by where Divots is. You can pull up there and drop your bag off.

Mr. Melloh: We talked about that before. That parking area gets filled up with private carts. They finish up, they park over there and go into the grille. So, if we were to bring our staging area over there, we would have a lot more issues with bringing golf carts around the pro shop and parking them there.

Mr. Dale: That is what I see as the biggest issue.

Mr. Melloh: Then taking them back around and washing them up and taking them back. This is the only golf course that I ever worked out that allowed that, but I think it's necessary for our situation.

Mr. Colasinski: The real issue we are trying to solve are the coolers and the carts. Let's see how that goes with some renewed focus on that. If it's not getting the results we are looking for, then we can consider some other options.

Mr. Dale: In addition to personnel emphasis on that, I do think big and bold signs at every possible entryway is a must.

Mr. Melloh: We have taken some action. When you are going down to the first tee, we have a sign that says, "No Outside Alcoholic Beverages."

Mr. Dale: That's a little too late, unfortunately.

Mr. Melloh: I understand, but it gets the point across to them. To be honest with you, it is illegal for you to bring alcoholic beverages onto the golf course.

Mr. Dale: It's a liability issue for us.



Mr. Melloh: It's a situation, but again, we have to get the starters to do a better job of seeing if someone has a cooler. I will tell you if you lift up the seat on the golf cart, because we have lithium batteries in our golf cart, there is a section in there where you can put drinks under the seat and no one would ever see it. So that's another issue that we have.

Mr. Dale: I think most people would be honorable enough, if we have the emphasis on it, have the signs up and are stressing it.

Mr. Bedwell: Where you come from the parking lot where the sidewalk or people go up, that is where you need to sign.

Mr. Dale: Exactly.

Mr. Bedwell: I'm with Rob. When 85% to 90% of people see a rule, they will follow the rule. Let's not try to get the other 10% or worry about it. Let's put the signs up to see if can cure 85%.

Mr. Melloh: We will order more signs for those locations. I've always come from the school of, "You hate it when you see, no you can't do this and no you can't do that." People know they are breaking the rules. We will put the signs up and get some more poles.

Mr. Dale: I think it's to the point where it egregious in terms of everyone breaking the record. I think it's warranted, based on what I saw on those Sundays.

Mr. Colasinski: Going on what Dave said, if we saw one thing with the signs, it will cure 80%.

Mr. Dale: Exactly. I will talk to Jason about adding musical playgrounds on our donation list. That is all I have.

#### **TENTH ORDER OF BUSINESS**

#### **Public Comment Period - All Items**

Mr. Showe: Are there any other audience comments? Hearing none,

Resident (Bill Macheras, VECA): Since Pete said my name, I figured I would introduce myself. I am the President of VECA.

Mr. Dale: Thanks for coming, Bill. We appreciate it.

Resident (Bill Macheras, VECA): I have been on VECA for about six or seven years. This is my second stint as President. Just a couple of quick things. Pete has my email address for when he gets the non-CDD committee thing going. Reach out and I would be more than happy to join you. Steve mentioned something about our relationship with the VECDD. I personally am

not aware of any adversary things. I know that we had channels to go through like we can't talk to each other. I need to call Jason. That hasn't mean there hasn't been CDD people that came to our meetings and maybe we didn't come to terms, which to me is perfectly fine. So, I think I speak for the other four members, because we have a pretty good group, if you have any ideas, we are here for the same thing. We might represent our people in different manners, but we are all residents and we all have the same focus. I appreciate you and Tim coming to our meeting last week and we want you to continue to do so. Unless I have something else to do at 7:00 p.m. on the third Thursday of each month, I will continue to come. You mentioned Survey Monkey. I don't have any issue with it, whether it is something that Jason and Eric want to talk to each other about. We have a link on our website that goes to your website that says something about the survey, I'm not speaking for all five members, but if it is something that behooves you and behooves us, please let us know.

Mr. Dale: The way that the tool works is it does emails to individuals. It is not a link.

Resident (Bill Macheras, VECA): We put a link on our website to sign up if they want their voice to be heard. If it's appropriate to do so, you should do the same on the CDD website. I think that might help both of us. I might have missed it, but was the walkway between Bennington Place and Osprey Lane part of the walkways you talked about?

Mr. Dale: That is the 10 yard one.

Resident (Bill Macheras, VECA): I am just making sure that you understand that one is there. There were some things that we looked at putting in and they go through people's yards in Bennington, which is unfortunate. The last item that I had as far as revenue, and I could be wrong, but in the last 10 years, I have been to Baytree, Duran, Rockledge and Turtle Creek for all sorts of charity golf tournaments. Usually it is school related, basically the Rockledge High football and baseball teams. I don't know if you have a lot of those there. I don't know how much money they make or if the golf course is giving it away. Maybe you had some and I just didn't get the memo. Usually if it is school related, I try to go to those, but I'm thinking outside of the box. Other than that, I will keep continuing to come to your meetings. You are more than welcome to come to our meetings. I look forward to hearing from Pete on the committee and I just wanted to introduce myself to those I haven't met before.

Mr. Dale: Bill, thank you very much for coming. We appreciate it very much. Just a quick question. Why did you go out and cut all of those trees down?

Resident (Bill Macheras, VECA): The issue was if you have seen the wall, it is in horrible condition. I look at that wall in three sections. The first section is over towards the repair facility. Most of those trees were Pine trees. When you look at the other 200 yards, there were maybe seven trees. There weren't a lot of trees. The issue was those root systems all of sudden are going to tear down that wall. Not only are they going to tear down the wall, but most of the wall is also not far off of the ground. Those roots had not stop them. Most of those houses are probably from that wall to me. You have seen the size of those trees. So, what's worse, cutting down some shade? If you want shade, you put a tree in your yard. We are looking at options of redecorating that. As somebody that has three in their backyard and they are already coming towards my house, to me that was the worst detriment. That wall is in disrepair anyway. There is nothing to stop those roots. As big as those trees are, there are probably some roots that might be close to some of those peoples' houses. So, I think the mistake that we made was we were supposed to get approval, but at the end of the day, there weren't that many trees there when you go back and look at it. That wall is going to be coming down, whether those were our trees or not. All of a sudden, I'm the one that gets a phone call from Eric at Fairway Management telling me that eight houses had roots that reached their foundations. So that was the main thing. It was a safety and liability issue.

Mr. Dale: I got a call about the ones on Murrell Road.

Resident (Bill Macheras, VECA): There were Cedars and Oaks along Murrell Road by the bathroom going south. We have a committee and we worked through all of that. They wanted all of those removed. I just got on the committee. They are going to replace the trees with some other type of trees. We are going to grind them down. There is an electrical grid that the root balls of these trees were running into. So, they are going to be backing some of those trees up. We even looked at the side by the memorial area, putting in a parking area for people to use that area. There is more to come. It is a fairly large project.

Mr. Bedwell: I'm surprised. For common ground, we had to get approval from the county to take a tree down and replace it with a tree.

Resident (Bill Macheras, VECA): Welcome to VECA! If you recall, we were dealing with a tree along that wall years ago.

Mr. Dale: What about moving them?

Resident (Bill Macheras, VECA): The question was whether we could give these trees away to people if they want them. The answer was that it would cost more to move them.

Mr. Dale: We don't want to replant them. We want them for the playground. We need stumps and a dead tree.

Resident (Bill Macheras, VECA): The stumps are there, but not the trees. They are going to be grinded down.

Mr. Dale: Thank you, Bill. We appreciate it very much.

Mr. Showe: Are there any other audience comments?

Resident (Josh Bannister, Hammock Lakes): I came to talk about Woodside Trail Park and some of the safety issues. I didn't know if I could piggyback into maybe looking at the Crane Creek Trail. I run that every day. Sometimes there are golf carts and there should be mirrors for them to see me coming around the turn. There are three turns before you get to the back open. There are some tight turns in there where maybe a mirror would be helpful.

Mr. Dale: Would that fit into our \$10,000.

Mr. Melloh: Yes. It is less than \$100 per mirror.

Mr. Dale: Lets add it to the list.

Mr. Colasinski: Do you know a significant issue with golf carts based on your experience?

Resident (Josh Bannister, Hammock Lakes): No. We live in Hammock Lakes. I don't see a lot of carts. I haven't had any issues with golf carts.

Mr. Dale: In our discussion with Brevard Zoo, over time Brevard Zoo wants to have more a hand in doing things with that path, such as signs and grant writing.

Resident (Josh Bannister, Hammock Lakes): I don't know if the ground is sinking or how the sidewalks were made, but when bicycles come whipping around the corner and I'm running with my dog, I have to jump off and if I'm not watching the ground, I can run into people super quick.

Mr. Carnesale: Do we need some fill?

Mr. Dale: The fill isn't going to do what we need. There is a good fix to that with rail ties. Because if you put the fill in, it's just going to wash away again.

Resident (Josh Bannister, Hammock Lakes): That's it. Thank you.

Mr. Colasinski: We are going to have slippery rail ties.

Mr. Dale: You don't go on the rail ties. The rail ties are to keep the sidewalk from eroding.

Mr. Showe: Are there any other audience comments?

Resident (Tim Bianchi, Auburn Lakes): Yes. We should kill the GPS idea. I don't care what it says. We pay \$10 extra and I use my phone for my distance. I would get rid of the GPS. No other course around here uses it. I think it's a huge waste. I did some research the last time I was up here. I called other golf courses about the call center. I called Duran. They have 18 and 9-hole courses and they killed their call center because it was costing them money. So, if you are looking to save money to build your revenue up, there's another place to save money. I can't believe that we are buying uniforms. I'm retired military and I work for a company and they don't give me anything. So, I don't know why we are paying for uniforms for somebody that doesn't even get to see the public. I'm in front of cameras to the entire country and we don't get paid to wear shirts or have them cleaned or serviced. I think that needs to go. Lastly, Jason sent me something about the 2011 special assessment. When you are listening to our revenue increase, that special assessment was on us, the residents, including you to give to the golf course because they were hemorrhaging. That never came back to the residents. So, when we are talking about revenue gain, you need to look at that. That is called skewed data. It was \$47, which equates to a \$250,000 that we are giving to subsidize the golf course. You need to look at those things when we are doing our analysis of what the revenues are. The bottom line is we all want this golf course to be profitable.

Mr. Dale: Self-sustaining.

Resident (Tim Bianchi, Auburn Lakes): We need to look hard at that. That's one of the things that you guys are doing. I appreciate you doing that because that is what we elected you for. I know it's hard. It's not easy. I just want to say that I appreciate it and we can help you identify some of these things because a lot of people haven't been around since 2011. Jason sent me the budget and the actual presentation on why they had to do the special assessment. You guys should read through it. It's very eye opening because it involved green fees and the greens that were damaged and they had to replace them, golf carts and batteries. It never came back to the residents on where it is at and why it is being spent. That's it.

Mr. Dale: Thanks Tim. Is there any further discussion? If not, we need a motion to adjourn.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

  
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Secretary/Assistant Secretary  
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Chairman/Vice Chairman