

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, June 24, 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 ( <i>via phone</i> )	Treasurer
Paul McCarthy	Assistant Secretary

Also present were:

Jason Showe	District Manager
Tim Melloh	General Manager
Terri King	Divots Grille Owner
Michelle Webb	Lifestyle Coordinator
Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Showe called the meeting to order at 7:00 p.m. Three Supervisors were present in person, with Mr. Colasinski present by phone.

**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: This is for only items that are on the agenda this evening. I received two Request to Speak Forms. The first form is from Ms. Terri King. You will get three minutes. We will be timing everyone this evening.

Ms. King: I am the current owner of Divots Grille. There is the discussion of the restaurant and for it to go out for proposals. I would like to make some valid points of some items that are in the Request for Proposals (RFP) like no special events. On Valentine's Day this past year, the golf course was completely closed due to the rain. I held a private 50<sup>th</sup> Wedding Anniversary for a couple at the golf course that was completely held outside because of COVID. The restaurant remained open the entire day. I made over \$2,000 of which the District made 10% on that special event. So that was one event that happened. Secondly, Indian River Colony Club (IRCC) is playing cards with us on Monday and Wednesday. Three to five players come in on either day. They love the idea that it's during the day and it's so close and convenient. They can come and have breakfast and lunch and be part of everything. I also want to show how I have been increasing sales over this time. On Father's Day weekend in 2019, I made just over \$2,700 for Friday, Saturday and Sunday. In June of last year, which was during the height of COVID, we made just under \$2,700. This past year, I made close to \$3,900, which was a significant increase and completely handled all of the customers and staff with their needs. Our cart girl was out there until 5:00 p.m. or 5:30 p.m. that day because the golf course was busy. We continued to keep going no matter what it took at the time. In fact, the inside did not close until almost 7:00 p.m. because we were busy.

Mr. Showe: Thirty seconds left.

Ms. King: I do want to go ahead and say that I hope that as a Board, you gentlemen and business people have the decency that if you don't award me the contract, to please go ahead and buy out my stock because I want to continue making money for both me and you. Because that will increase my rent. Thank you.

Mr. Showe: The only other form I have is from Mr. Bianchi.

Resident (Tim Bianchi, Auburn Lakes): For the Board, I just want to reiterate why you were elected. You have to make the golf course profitable. Please don't forget that moving forward with RFPs. To Terri's point, I agree. Buy her stock and let her make the money. There was an issue, I don't know if Michelle is involved with it, but there were cutbacks that were abruptly stopped in the subdivision. I don't know what was on *Nextdoor*, but do we monitor that?

Mr. Dale: Are you talking about the one in Fawn Ridge?

Resident (Tim Bianchi, Auburn Lakes): I don't remember the HOA. Do we monitor that because apparently, they ran and started cutting and stopped abruptly?

Mr. Dale: There one that I read about in Fawn Ridge and we responded to that. I gave the gentleman my email and asked him to respond.

Resident (Tim Bianchi, Auburn Lakes): I was just pointing that out. Something happened.

Mr. Carnesale: There was a spot towards the end of his entire project where it was just too wet to use the equipment behind their houses.

Resident (Tim Bianchi, Auburn Lakes): They were hooting and hollering.

Mr. Carnesale: There were two houses where it was just too wet.

Mr. Melloh: They just did three years' worth of fire lines in one year. So that was the goal.

Mr. Showe: While we have the audience here, staff doesn't routinely monitor *Nextdoor*.

Mr. Dale: Nor does the Board.

Resident (Tim Bianchi, Auburn Lakes): My question is does Michelle monitor it as our Lifestyle Coordinator?

Ms. Webb: I do go on there. I've been knocked off and restricted. It is just what they do.

Mr. Showe: We always recommend, if you have concerns, if you could put them on Nextdoor, that's fine, but if you give them to either Tim or myself, that will allow staff to address it much quicker. It takes a long time for us to get them and we may never see them. It depends on where they are posted. I can't even get on your Nextdoor because I don't live here.

Resident (Tim Bianchi, Auburn Lakes): Well I'm a resident and I don't always have time.

Mr. Showe: Absolutely. I'm just saying for those folks that post on there, let staff know at the same time.

Resident (Tim Bianchi, Auburn Lakes): I usually don't.

Ms. Webb: If I see something, I forward it to Rob.

Resident (Tim Bianchi, Auburn Lakes): It's just another tool to push what is going on. Lastly, we can only speak about agenda items, right now.

Mr. Showe: Correct.

Resident (Tim Bianchi, Auburn Lakes): If you are not a regular and you don't know what some of the agenda items are, it's hard to provide input. Could the Board discuss some of these items like the bonus program. I have no clue what that is all about to even have input. So maybe

the Board could consider after, "*New Business*," or before you vote on something, you ask residents for their input. Thank you.

Mr. Showe: Those are the only Request for Speak Forms that we have. Is there anyone else that would like to address the Board on items on the agenda this evening? Please state your name and address.

Resident (Janet Helms, Golf Vista Boulevard): I will respond to that. If you go to the Viera East CDD website, the agenda items are posted there.

Resident (Tim Bianchi, Auburn Lakes): My point was they were asking on there and I just asked if Michelle was monitoring it.

Mr. Dale: Are we done with speakers?

Mr. Showe: Are there any other audience comments? That's it.

Mr. Dale: I just want to say a couple of things in advance. Number one, one of the things that we are going to be working more towards, Tim, I know that we have a good rapport and I'm not picking at you. I'm just saying that the three-minute commentary is the audiences time and I don't want to turn it into an interaction. This isn't directed at you. It's directed at everybody.

Resident (Tim Bianchi, Auburn Lakes): The public comment on agenda items is something that is going to vote.

Mr. Dale: Right.

Resident (Tim Bianchi, Auburn Lakes): Just something to consider. Residents don't know.

Mr. Dale: Regarding the second point, Jason, how soon in advance do we have minutes posted?

Mr. Showe: The minutes go out with the agenda.

Mr. Dale: I know when we get them, but I don't know when they are posted.

Mr. Showe: It gets posted on the website when you guys get them.

Mr. Dale: Okay. So on the Viera East CDD website, minutes are posted at least a week prior to the meeting. That was a good point. I didn't know about that one. I knew when I get them, but I didn't know when everyone else got them.



**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the May 13, 2021 Board of Supervisors Meeting, May 27, 2021 Board of Supervisors Meeting, and May 27, 2021 Audit Committee Meeting**

On MOTION by Mr. McCarthy seconded by Mr. Carnesale with all in favor the Minutes of the May 13, 2021 Board of Supervisors Meeting, May 27, 2021 Board of Supervisors Meeting, and May 27, 2021 Audit Committee Meeting as presented were approved.

**FIFTH ORDER OF BUSINESS**

**New Business**

**A. Review of Proposals and Selection of Firm to Provide District Engineer Services**

Mr. Showe: We received three proposals for engineering services. We also received a request from a Board Member.

Mr. Dale: Two Board Members.

Mr. Showe: Yes. Instead of making a decision tonight, we should table it to take time to review it. What we will need all of you to complete for each one of these bids, we included a ranking sheet. You will have to go through and rank each one of these vendors out of these number of points.

Mr. Dale: Let me share something with the Board. Apparently, Steve made the same request that I did. I asked Jason for more time because we got heavily involved with the other RFPs for the restaurant and a gazillion other issues like the bonus program and I haven't had the time to do a proper review. What I did do was to get in touch with Jason during the week and said, "Okay, I don't want to wait another month for this though so is there something we can do where we are able to take a vote at the workshop meeting in two weeks?" As I understand it, we are able to do a continuation of this meeting.

Mr. Showe: At the end of the meeting, instead of adjourning this meeting, you will continue it. Florida Statutes lets you continue a meeting to a time and date certain. So we would continue this meeting until that point for selection and review of these proposals.

Mr. McCarthy: We are not going to advertise this, are we?

Mr. Showe: No, because you already advertised it. You are allowed to continue these meetings as long as it is to a time and date certain.

Mr. McCarthy: Okay. I was thinking that it was a three-month process.

Mr. Showe: Yes.

Mr. Dale: Does that require a motion?

Mr. Showe: At the end of the meeting, instead of adjourning the meeting, you will continue it in two weeks. What we would like for you to do in those two weeks or even in the next week or so, if each one of you fills this ranking sheet out and sends it to me, we will compile it. That way, when you get to that meeting, we will already have everyone's ranking sheet and you will be able to go over those rankings. If the Board approves those rankings, then it's pretty much just a motion to approve it.

Mr. Dale: Okay. Is that acceptable?

Mr. Colasinski: Jason, quick question.

Mr. Showe: Sure.

Mr. Colasinski: Where is this criteria coming from for evaluation?

Mr. Showe: From the Florida Statutes. That is the criteria that you are required to rank this by.

Mr. Colasinski: Thank you. I just wanted clarification because some of them are not necessarily in the best interest of the District.

Mr. Carnesale: That is what my problem is. I was looking at this and I had a problem with what we are using as the guides in some of the cases.

Mr. Showe: Because this is a separate bid process under the Consultants' Competitive Negotiation Act (CCNA), these are the criteria that the Florida Statutes require you to rank these proposals on.

Mr. Dale: Right. We are not able to consider cost at all.

Mr. Showe: No prices are in the proposals.

Mr. Carnesale: No, but I was thinking more in terms of, when I'm looking at qualifications to complete an item, if we have a company that is large and they are giving you a list of abilities of all of their engineers, that's not what we are going to have working for us.

Mr. Showe: You are going to have to look at each one of those.

Mr. Carnesale: Okay, so I have with saying that they are the best qualified. Okay? That's why I'm saying that I had some problems with the way the ratings are based. The other piece is that engineers working for us, we would want them to have some experience working with Brevard County. There's nothing that would mandate that in this.

Mr. Showe: You could apply that standard to however you feel like ranking them giving these missed criteria.

Mr. Carnesale: So I'm just saying. Those are just two. There are probably more, but those are two that just came to mind very quickly. You can have somebody that has 40 engineers. When they put their proposal today and list their skills, they list the skills of all 40. You know that you are not going to have 40 engineers working for you.

Mr. Colasinski: Pete, that is not necessarily a bad idea because you can work as a team with regards to engineers. You just need that one person to represent the engineering firm. In many cases, not all engineers have to take skills sets, but if you have an organization where people have a multitude of scopes, that is actually to our advantage.

Mr. Showe: To backup what Steve is saying, you will have a primary engineer that will typically be assigned to your project, but if he feels like he needs to get a landscape architect involved, they will find one. So they are showing you the capabilities of their firm as a whole.

Mr. Dale: Two points that I want to point out just for discussion purposes that the Board may not be aware of, one of them I guess they would figure out in going through the proposals, but two of firms are local; Allen Engineering, Inc. and Mr. Robert Robb of Robb & Taylor. They are both local. One thing that I don't believe that everybody is going to have in the packets, unless Robb put that in there, one of the engineers has done work for the District. Mr. Robert Robb did the permit's over at the playground and dog park.

Mr. Carnesale: That's in the package.

Mr. Dale: Good. I haven't had a chance to review that. He did do that work at no cost to the District.

Mr. Carnesale: Another problem I have is with subcontractors. You don't know anything about the people that are being hired.

Mr. Showe: I haven't read through each proposal specifically, but typically your engineers won't subcontract unless they specifically make it clear. They will let you know if they have a specific firm that has expertise and you'll subcontract under theirs, but most of them they use in-house.

Mr. Carnesale: In one of these, they listed the subcontractors. That's what made me bring that up. Okay? So they were already telling you that they don't all of the work themselves. They

give it to somebody else and you are not getting a list of what their skills are. So you really know where you are coming from.

Mr. Showe: To speed the process up again, if each one of you want to fill this out and send it to me, put your name on it and we will compile it. Once we have everybody's score, we will send that out to the Board. Then you don't necessarily have to take those rankings, but as a Board, you have to look at those rankings and select.

Resident (Tim Bianchi, Auburn Lakes): Do they follow the Federal guidelines for selections?

Mr. Showe: I'm not sure if it's Federal. It follows the Florida Statutes.

Mr. Dale: Most State Statutes are very similar.

Mr. Showe: If you have any questions, let me know and we can help you.

Mr. Dale: Okay. Do you have anything add, Pete?

Mr. McCarthy: No.

Mr. Dale: Steve, do you want to add anything before we move on to the next topic?

Mr. Colasinski: Not at this time.

Mr. Dale: Pete?

Mr. Carnesale: I said my part.

**B. Discussion of Restaurant**

**i. Review of Draft RFP**

**ii. Discussion of Current Vendor**

Mr. Showe: Based on some input from the Board, we put together the RFP document that is in your agenda package. We have one change that is not in there right now, but we added it to what we expect to be the final. If there are any events, we would ask that not occur while the golf course is open just so it doesn't interfere with play or folks using the golf course. Other than that, that document is there for your review. We can take discussion on that right now.

Mr. Dale: Where I am at with this is we talked about this at the workshop. We had other discussions over the past several months. We had discussions in November regarding the restaurant, which are ongoing. The way that it was explained at the last meeting, this is an RFP. Anybody is able to apply for it, to include the current restaurant owner. It is not a death sentence and it also not a promise that we are going to hire that person. We want to hire the best qualified

candidate for the position. There are a number of reasons. I don't know how the Board feels right now. I have 15 reasons as to why we are doing this. Does the Board want me to go through for the minutes the reasoning?

Mr. Carnesale: You probably should for the minutes.

Mr. Dale: Alright. Reason 1 is the restaurant operations and service are a direct reflection on the District and the golf course. The District is steering away from private events. We heard a few examples; Valentine's Day, Nine and Dine and mock gambling happening three times a week. That doesn't mean that we do not like those events. It means that they should not be private. They should be open to the entire District and advertised to the entire District. The weekly events have a narrow audience of participants. It gives the perception that the restaurant is there for personal enjoyment. Reserve seating for private events removes the opportunity for new and increased service to our golf course and has actually driven customers away. A specific example of that is a prominent member of our community recently experienced that situation. It required a letter of apology from the Board Chair and expense to the golf course to continue the business relationship. There have been multiple service complaints about Divots, including online complaints from the Viera East Men's Association (VEMA) and the FUN Group. The restaurant hours are not conducive with the needs of the golf course. The Board feels that the community is looking for something different. The District is utilizing a monthly calendar on several District websites and social media sites. Several events listed were cancelled due to restaurant staffing issues. The District requires beverage cart service daily, not limited to weekend only. There is a frequent lack of afternoon beverage service via the cart or the restaurant. Previous CDD Divots facility use requests were met with resistance at the April workshop, which is why my feeling is we need to go to an RFP with this. We don't need to debate 25 or 30 different issues. It just needs to be in the new lease. When discussing an increase, Brevard County Sheriff's Office presence of Divots for community response benefit, the restaurant owner stated, *"I don't want them there during operating hours."* That was an issue for the Board. The CDD Lifestyle Coordinator was asked to no longer market Divots, due to a significant loss of employees. This led to a concern of the District regarding service capability for the restaurant. The District is looking at using daily and weekly food and beverage (F&B) specials that enhance the golf course and could be marketed weekly. The F&B campaigns drive a lot of marketing for golf courses. Requests for marketing input in this area are frequently

ignored. There is a desire of the Board to broaden the restaurant's customer age and the serving demographic by offering different hours and lifestyle activities. The District is looking to change the direction of food and spirits available based on different demographics. These suggestions were met with resistance and previous discussions. I do appreciate the fact that the owner purchased something that I specifically like, but there are other issues in play in regard to wine and attracting a different demographic that the Board feels is an issue. The restaurant gross revenue has not significantly increased over the last six years of business. With different marketing concepts, we believe that the potential for Divots profitability is very significant. There are additional items that impact this also with regard to lifestyle amenities. One of them specifically touching on probably later in the meeting, but if we are going to be expending money on the restaurant, we need the restaurant to be in line with what we feel the District is looking for. So that's the reasoning. Does anyone have anything to add? Paul?

Mr. McCarthy: I agree with most of the things you said and I think it's a good thing to go forward with the RFP.

Resident (Phil Blanchard, Aberdeen): I have something that I would like to add.

Mr. Dale: No. This is the business meeting right now. I appreciate it, Phil. You will get a chance at the end of the meeting to say something.

Resident (Phil Blanchard, Aberdeen): Thank you.

Mr. McCarthy: I feel that the RFP is the appropriate way to go with this particular stage of the relationship with the vendor. We should see what happens. My understanding is that is a 90-day process, Jason.

Mr. Showe: There's a 90-day termination clause in your current contract, which we could discuss next, if the Board chooses to go through the RFP process. The way we structured this is we would expect bids to be received by August 20<sup>th</sup>, so you would have time at your August 26<sup>th</sup> meeting, which is also your budget hearing to go over any proposals received and start making some decisions at that point.

Mr. Dale: It almost seems counterproductive to not do the two in conjunction with each other.

Mr. Showe: Yes.

Mr. Dale: In other words, if we were to do an RFP and then a different vendor was selected, then we would have to issue 90 days later, a termination letter.

Ms. Showe: Yes.

Mr. Dale: So the two should go concurrent with each other, which is where we are at. Then if we run into an issue with whether we need more time, you can extend every lease. I do lots of leases with my tenants. You can extend it monthly, do 90 days, whatever you need to do. Pete, do you have anything to add?

Mr. Carnesale: My only comment is in line with Terri's statement. She has product that she has bought that she wants to sell. Basically, the product belongs to her if she bought it. It doesn't belong to Divots if she bought it. So, either she has to have the ability to take that product with her or we have to be able to reimburse her for the product she leaves.

Mr. Dale: I almost don't want to have that discussion right now because it almost seems premature because Terri might win the RFP.

Mr. Carnesale: Okay. I'm just saying if that should happen, I want to make sure that Terri is not left with the stock.

Mr. Dale: I don't think that would be the intent of the Board.

Mr. Carnesale: Okay.

Mr. Dale: I just think it's premature to have that discussion until we know who and what is going to happen there.

Mr. Colasinski: Course of action.

Mr. Dale: Exactly. Steve, do you have anything to add?

Mr. Colasinski: No. I think the strategy proposed, Rob, is something that we should do.

Mr. Dale: Okay. Then at this time I will entertain any motions.

Mr. Showe: The motion is to advertise this RFP. I know, Rob, we talked about putting an ad in *The Viera Voice*.

Mr. Dale: Correct.

Mr. Showe: Letting people know. Process-wise for anybody that would like to bid on this, would need to request the packet from us. That way we keep track of anybody who bids. If there are questions from vendors, we will address all of those questions in accordance with the proposal no later than August 9<sup>th</sup>. We address those to all of the vendors and that's why we keep track of who gets the proposal so they can keep up with any addendums that are issued for the RFP. So I think the motion would be to open up the RFP process for anyone selected. This

doesn't require a formal advertisement so it won't be advertised in the newspaper. It will have to depend on using that small ad in *The Viera Voice* plus any word-of-mouth we can use.

Mr. Carnesale MOVED to advertise a Request for Restaurant Proposals in The Viera Voice and Mr. McCarthy seconded the motion.

Mr. Dale: Is there any discussion?

Mr. Colasinski: No. I'm in favor of this.

On VOICE VOTE with all in favor advertising a Request for Restaurant Proposals in The Viera Voice was approved.

Mr. Showe: I think the second part is if I'm hearing the Board correctly, I think you would want to have a motion to terminate the current contract in accordance with the termination provision, which is a minimum of 90 days. My recommendation would be that you make that termination effective September 30<sup>th</sup>. That way, you have time from the time you make a selection to negotiate a contract and have somebody in place.

Mr. Dale: So in other words, it would be a backwards plan from September 30<sup>th</sup>.

Mr. Showe: Right.

Mr. Dale: I would concur with that and not wait until September 30<sup>th</sup> to exercise that.

Mr. Showe: Correct. Three months would put you right about September 20<sup>th</sup>. So it's really just a few extra days beyond the 90 days.

Mr. Dale: That sounds like a very good suggestion.

Mr. Colasinski: I agree.

On MOTION by Mr. Carnesale seconded by Mr. McCarthy with all in favor terminating the contract with Ms. Terri King effective was approved.

Mr. Showe: We will get the notice out.



**C. Discussion of Bonus Program**

Mr. Showe: This is discussion of the bonus program. I know that the Board discussed it. We went to District Counsel and put District Counsel's memo in your agenda package.

Mr. Dale: We were burning up the email wires over the past couple of weeks on this one.

Mr. Showe: It is a little complicated technically for public organizations to do a bonus program, but I think Tim and Rob worked on what is front of you as a draft and it meets all of the criteria that you would need. Part of what you have to have for a bonus program is it has to be in place for the entire evaluation period prior to you giving any bonuses. So what we would have to do is look at having something formalized and approved by the Board at the latest, the end of September. That way when Tim is doing his annual reviews, he can hand this out to each staff member and say, *"Next year, this is the bonus program that is available to all employees."*

Mr. Dale: Let me give some background. I don't want to open the floor up for discussion, but I want to share for edification purposes for the audience, the bottom line is we are doing very well so far this year financially with the golf course. Last year, I believe the net revenue was \$18,000 and this year we are looking at in the hundreds of thousands. So it was a very good year. We feel that the employees should be able to participate in the profitability. In the private world, the program works a lot differently, which is what I learned. In the government world it is very limited with what you are able to do like Jason just explained. It has to be in existence for basically the entire year beforehand. I'm not sure that we are going to be able to do anything at all for the numbers that we are going to be producing this year. Tim or Jason, if you come up with anything, I'm all ears. What we are able to do going forward in future years is to offer the bonus program. The proposal is we are aware of the magic number of where \$250,000 comes from. That is basically the number that we need to hit as a golf course to keep the golf course self-sustaining. It is great that we had \$18,000 last year and we were in the black, but it is sort of like owning a house and saying, "I can afford the house. You can afford the mortgage, but you can't afford to fix the roof or put a refrigerator in or fix the air conditioner if it breaks." It is the same thing with the golf course. We have a number of capital expenses such as a roof for the Clubhouse, sprinklers for the golf course, bunkers, re-seeding of the greens, bulkheads, those kinds of things. Basically \$5 million on a 20-year cycle, is what we have to come up with. So that is why we need that \$250,000 in profitability. If we were to hit that number, our proposal was a 4% bonus to hit the \$250,000 to the employees. Basically a 4% bonus of their salary or

their annual wage. In other words, if you make \$30,000 a year, a 4% bonus represents a \$1,200 bonus to the employee. If you make \$50,000 a year, then you are going to get \$2,000. If you make a lot less than that, everybody here can do the basic math. Essentially for every \$100,000 in additional profitability that we make, that bonus amount would go up 1%. So if we were to hit \$550,000 in profitability, that would be a 7% bonus to employees. Where I'm at is if we are hitting a \$550,000 annual profitability, the employees deserve a big chunk of that, not a big chunk, but a fair chunk. You would be looking at for 7% of \$50,000, a \$3,500 bonus. What that is intended to do is to get employees more focused on the ways that we will be able to reasonably cut back on things that don't involve risking the condition of the golf course. That's been a mainstay for this Board since Day 1. We are not willing to risk the condition of the greens and the fairways. We nibble around the edges a whole lot and I know that some of that has upset a few people, but that has translated into a very healthy year so far. So where I'm at is what does the Board think of 4% at \$250,000 and \$100,000 after \$250,000.

Mr. Carnesale: Basically I have no problems with the numbers themselves, just the verbiage in the parenthesis could be more precise and say, "*Of gross yearly VECDD income.*"

Mr. Dale: We can do that.

Mr. Carnesale: Which would just make it more precise with no questions on what we are basing it on.

Mr. Dale: Okay.

Mr. McCarthy: So this is something that we are preparing a year from this coming October.

Mr. Showe: Correct.

Mr. McCarthy: We are not going to be able to do anything at this point?

Mr. Showe: No. The Statutes are really clear that you can't retroactively give a bond. The program has to be in place for the entire duration of the period you are evaluating them on.

Mr. Dale: There's no way to manipulate that even like on a quarterly evaluation period?

Mr. Showe: The Statutes are really clear on that.

Mr. McCarthy: Tim, let me ask you this just off the top of your head? What would a 4% raise cost the CDD with our 50 employees?

Mr. Melloh: \$40,000. Our annual payroll is about \$1 million.

Mr. McCarthy: Most of the people working there work on a full-time basis. It's very difficult work that they are doing in terms of the heat, rain and cold weather. It's about \$25,000 a year on the average. Would you agree?

Mr. Melloh: Yes, in that neighborhood. We have a lot of folks, especially on the golf operations side that are part-timers. They may be put in 800 to 900 hours a year. Like Pete said, you just have to go in and figure out what they earned previously in the previous 12 months gross pay.

Mr. Carnesale: That is not going to be hard to do.

Mr. Melloh: No, it's not hard to do at all.

Mr. Carnesale: You don't have to calculate that. It's going to be in the tax data that you receive.

Mr. McCarthy: I think it's an excellent idea for the employees and the direction we should be going in.

Mr. Melloh: If were to hit a \$550,000 net operating income...

Mr. Dale: Which we never hit in the history of this golf course.

Mr. Melloh: That's a \$75,000 return to the employees.

Mr. Carnesale: It would be a matter of they helped to get there.

Mr. Melloh: That's what the intent of what the program is all along, which is to make sure that every step that they take along the way is geared towards the profitability of the golf course because they have a little skin in the game.

Mr. Dale: It gives them the incentive to start selling the heck out of associate memberships, golf balls in the pro shop and everything under the sun.

Mr. Colasinski: I agree with you with the merchandise. Merchandise would make a lot of money. It is something that we can even take a look at. We have done very well with merchandise thanks to Jim and the team.

Mr. Dale: Yes. Just a procedural question. I want to make sure that there is no nuance between CDD employees and golf course employees when it comes to this. Right?

Mr. Showe: All employees have to be eligible for the program, regardless of their scope.

Mr. Carnesale: Which is good.

Mr. Melloh: That includes the District maintenance staff too.

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

Mr. Melloh: They would not be left out.

Mr. Dale: I get that the crew isn't directly involved in the profitability of the golf course, but they have busted their humps this year with regard to the fire break maintenance and the things that they have done. They've done three years' worth of work and basically six months.

Mr. Colasinski: That is correct.

Mr. Dale: Alright, I will entertain any motions if there are no further questions.

Mr. Showe: Just so we formalize it, the Board seems to be in favor of it. If Tim wants to make that final change to the verbiage, we will bring back the final form at your July meeting. That way, you approve it as this is our program.

Mr. Dale: The workshop that we are continuing.

Mr. Showe: You can do it at the workshop or the regular July meeting.

Mr. Carnesale: There isn't a rush to get this done because we can't implement it right away anyway.

Mr. Dale: I understand.

Mr. Showe: But I think we should have it in final form. That way there is no debate about the verbiage. I will mark that when we bring it back to the July meeting.

Mr. Dale: Is everybody in favor of the numbers, the 4% and 1% for each \$100,000 beyond that. Is there any opposition to that?

Mr. Colasinski: No.

Mr. Dale: Are you in favor of it?

Mr. Carnesale: I am.

Mr. Dale: Paul?

Mr. McCarthy: Yes.

Mr. Dale: It sounds like everybody is in consensus on it. I think those are good numbers. Let's move on then.

#### **D. Fiscal Year 2022 Budget Workshop – Golf Course Fund**

Mr. Showe: This is the start of the golf course budget review for the budget workshop. We made all of the changes to the General Fund, as we indicated before, so now we are looking at the golf course. I think in general, the bigger changes, I can go through what I have and then Tim can go through some of those with you. The changes that you made, Tim was adding

\$25,000 to golf operations for an Assistant Golf Professional, which comes with salaries and benefits. The one that is not in here was to add \$20,000 for janitorial.

Mr. Melloh: Yes. We also had \$10,640, which is the amount that we need to increase the hourly people that we have that are working for less than \$10 an hour. That gives them up to \$10 an hour because that changes in September. That was one of the other things with the pro shop salaries. There is an increase.

Mr. Showe: Other than that, I think we will just take any Board questions or comments on where we are at with the budget this morning.

Mr. Dale: I like the changes that we made. I like the idea of that additional pro that we've talked about. I think that would help open up a completely different demographic to the golf course, which is what we are trying to do. We are trying to make this open to everyone. I think that will help with the profitability. Paul, do you have anything that you want to add on the changes?

Mr. McCarthy: No.

Mr. Dale: Where the \$20,000 came from, I had a talk with Tim and we want to do a few things with regards to the Men's and Ladies Rooms. We want to make them a little cleaner and keep them that way. Alright.

Mr. Showe: If there are no other questions, at your next workshop, you will have one more time to look at the final budget with all of the changes. Then Tim will go over the rules and rates with you.

Mr. Dale: Okay.

Mr. Colasinski: Okay. Very good.

## **SIXTH ORDER OF BUSINESS**

### **Old Business**

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

Mr. Dale: Pete, do you have anything on the lake plantings.

Mr. Carnesale: Yes. Quick and simple, the plantings will begin tomorrow with the area adjacent to Suseda Park. At 10:00 a.m. tomorrow, we are going to actually be doing the first of the plantings along the lake.

Mr. Dale: Nice. I'm excited to see that. I actually am. We have been talking about it for six months.

Mr. Carnesale: You can't go there tomorrow at 10:00 a.m. because we are not allowed to be together.

Mr. Dale: No. Trust me. I won't be there tomorrow at 10:00 a.m. Very good.

**B. Survey Monkey**

Mr. Dale: I don't think there is anything new on Survey Monkey.

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

Mr. Dale: We are going to keep tabling this item because the condition of the park, except, Michelle, what are we tentatively targeting? Is it September or August?

Ms. Webb: For the park?

Mr. Dale: for craft fairs.

Ms. Webb: September.

Mr. Dale: So that is the tentative target date.

Mr. Showe: We are working out to insurance to see what they would require so we can be aware of those items.

Mr. Dale: Good. I think what we are going to need to do is re-coordinate with the church for parking.

Mr. Showe: Yes.

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

Mr. Dale: Before we go into that, I'm am just going to give an atta boy for finishing the fire management with Ed's crew at this stage of the game and doing the entire CDD the way he did. That's a huge accomplishment. I hope I don't upset anybody with this comment, but a lot of people say that the golf courses are our most important asset in the CDD. It's not. It is our homes. If all of our homes burned down like we almost had happened in the mid-2000s, that's why we are doing this. So it's a huge accomplishment and Thank you.

Mr. Melloh: I just have to say, thank you for the accolades, but it's all due to Mr. Ed Grasser and his crew that did that along with the two pieces of equipment that we purchased this past year.

Mr. Dale: Right.

Mr. Melloh: The mulchers. In that area, we will get it done. So going forward, there are not going to be any problems at all because now that we will be out there will be a lot less growth.

Mr. Carnesale: If you are doing it once a year, you are not going to have three years' worth of growth down there.

Mr. Melloh: Right.

Mr. Carnesale: You are going to have one year's worth of growth.

Mr. Melloh: When it comes to the fire lines, there are always going to be a few issues with people, because it does give an unsightly look to it and what have you. However, when you talk to people about nature and if that stuff was left in place, we can't get rid of it and it's meant to be there and break down and provide cover and places for birds to nest. As a matter of fact, I was out in the field talking to a lady yesterday that was having a bit of an issue with that. Lo and behold, there was a gopher tortoise right on the edge of where we were doing that.

Mr. Dale: No kidding.

Mr. Melloh: Sometimes that's the reason why we have to go around certain things so it is not always a straight line.

Mr. Dale: Right.

Mr. Melloh: There are also problems with real low areas that hold water. We don't want to dump our \$90,000 machine into a mud hole. It would be hard to unstick it because you can't get any equipment back there to get it unstuck. So we are very careful with that. Again, it's all Ed and his crew that got this done. I already told Ed, because he is the one who informed me today that we are finally done with Fawn Ridge. That is going to be the last one. As I was mentioning before the meeting, there are a couple of homes down there that we have to go back to because of the low area.

Mr. Carnesale: That's the point that I wanted to make. Basically when they skip a home or skip the little stretch because of water or whatever the problem is, they are recording what area they skipped. So when they get a dry spell, they go back and do it. So you may have somebody complain, "*It was done to the left of me and to the right of me, but they didn't do my area.*" That may be just because the land wouldn't allow for it. Okay? It doesn't mean it's not going to get done. It just means that we have to wait for it to try out.

Mr. Melloh: I will pass your comments along to Ed's crew.

Mr. Dale: Please.

Mr. Carnesale: Yes, from the entire Board.

Mr. Colasinski: I think the other thing too is some of the changes that people were astounded with was simply the big change. I haven't seen that in 12 years living on the scrub jay habitat. That was a huge change. Sometimes change can be disturbing because it was a significant change; however, it was a change for the better, but I can see where it would be unsettling for some. I think what we are trying to do with that fire break is a huge accomplishment. The amount of material that Ed's crew had to get through to get this done was astounding because you have the growth in Florida to deal with and that was amazing.

Mr. Dale: My last comment on this is one of the benefits of going to an annual maintenance that we discussed is some of the trees that were taken out were a huge diameter. With annual maintenance, things won't be growing to that size.

Mr. Carnesale: Right.

Mr. Dale: You are not going to have huge chunks of mulch and debris the way that we have them now with some of these home sights. Over time it is just going to be basically like mowing your lawn, almost.

#### **E. Action Items List**

This item was discussed later in the meeting.

### **SEVENTH ORDER OF BUSINESS**

#### **Staff Reports**

#### **A. General Manager's Report**

Mr. Melloh: We already talked about the fire lines and the normal day-to-day operations of what these guys are doing out there as CDD maintenance. The golf course is business as usual. Our second aerification will be on Monday and Tuesday, July 12<sup>th</sup> and 13<sup>th</sup>. We do three of these a year. The other one would be in September. I have your rounds and revenue report here also. Again, we are having a really good month. Right now we are trending about 20% to 23% ahead of budget for the month. That is with several days of afternoon lightning delays and rain. So we are doing really well, I have to say. The golf course is in very good condition. We do GolfNow and the dynamic discounts that we are able to do from them. It helped out quite a bit. We are hitting on all cylinders with that right now. Again, annually, we are \$275,000 ahead of



the budget and we have \$477,000 of profitability, but the next four months are our lean months where we do get some of that back. I think that would be significantly north of the \$250,000 that we talked about. It just depends on hurricanes or the weather that we had.

Mr. Carnesale: I'm looking at the chart and basically, we have eight days. Today is only the 24<sup>th</sup>. Okay? The chart goes basically through the 23<sup>rd</sup>, alright and we have eight days in there where there was even rain, lightning delays or whatever out of the 23 and yet, we are way ahead of budget on it.

Mr. Melloh: Yes. As an example, the budget for the month is \$100,062 and we are already at \$94,593 with eight months to go. So we will significantly be ahead of the budget for June, which is not always the case because it always depends on the weather. Sometimes you are getting some bit of rain. August and September seem to be the two worst months for us, with September being the worst month because you just never know. It just seems like that is when we just get hit with either a tropical storm or a hurricane that skirts up the coast.

Mr. Dale: We talked about ways that will help us with that to an extent like the cart path extensions and those kinds of things, which would add profitability or playability during inclement weather.

Mr. Melloh: That's all I have.

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

### **i. Consideration of Requisitions #42 - 45**

Mr. Dale: Jason, what do you have?

Mr. Showe: We have Requisitions #42 through #45. Two of those are reimbursements to the CDD and two are just floating out there for engineering services they provided for us a couple of months ago.

Mr. Dale: The one thing that I did notice in my review is we seem to still be getting hit with Dewberry.

Mr. Showe: We are probably a month or two behind. This is just the finishing up work. I don't expect to see anymore from these.

Mr. Dale: Okay.

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

On MOTION by Mr. Carnesale seconded by Mr. McCarthy with all in favor Requisitions #42 through #45 were approved.

Mr. Showe: The only other item we had, which Tim and I want to bring up is that we would like to get the Board for formally approve an increase to your credit card max amount. Because we are making some purchases that we need to make, the District is being reimbursed through the requisitions. I think we had a couple of times where we have gotten close to hitting the \$20,000 credit limit.

Mr. Dale: I would agree. We ran into that problem with the playground equipment.

Mr. Showe: We already started, but the company would just like a formal motion by the Board that we can show them through the record that you would improve an increase. Essentially, it's just to give us some capacity if we have to purchase the equipment quick before the District gets reimbursed through the bonds.

Mr. McCarthy: Do you have a figure in mind of what we are going to need?

Mr. Showe: I think \$20,000. Is that right, Tim?

Mr. Melloh: Yes.

On MOTION by Mr. McCarthy seconded by Mr. Carnesale with all in favor increasing the credit limit to \$20,000 was approved.

Mr. Showe: Thank you.

Mr. Melloh: The other thing, Rob, we discussed the putt-putt golf course.

Mr. Dale: I was going to bring that up.

Mr. Melloh: About the \$20,000 for design services?

Mr. Dale: Yes.

### **C. Lifestyle/Marketing Report**

Ms. Webb: I actually haven't had a lot going on. Regarding the Viera East Golf Course, we just had a meeting with Tim and Chris yesterday and we are going to meet next Wednesday to create an actual marketing plan that we are going to send to Bob now so Melissa knows the directives that we want her to work on. I know that it's summer and she's on vacation. I have been getting email blasts from the golf course on EZLinks, which I have been playing around

with. You will see more marketing going out lately. So we have been very busy in that area behind the scenes for that. We did a Father's Day thing for Goodwill. I want to ask the Board that as we are making this Marketing Plan for the golf course, is there a certain number of Goodwill events that we include in the year? I know that we are really tied to drive up the sales of the golf course. We don't want to take away from that, but we also want to be engaged in the community.

Mr. Dale: Are you asking that question of the Board right now?

Ms. Webb: Yes, I am.

Mr. Dale: Steve, did you happen to catch that?

Mr. Colasinski: I could not catch it clearly.

Mr. Dale: I know this is a big question for you. The question was essentially Goodwill events during the course of the year. Do we want to set some number or something that we would throw in to the Marketing Plan for the next year?

Mr. Colasinski: I think it's good to have an annual goal. I'm not against that at all.

Mr. Dale: What number do you think off of the top of your head? Two or three events, annually?

Mr. Colasinski: No less than one per quarter, preferably one a month, which would be four. It doesn't have to be one per quarter. It also has to do with the time of the year that is suitable also.

Mr. Dale: Right. In other words, perhaps during the summer where we don't have as much activity, you would hold a few more.

Mr. Colasinski: We do nothing but maybe a couple in the fall and in the spring.

Mr. Dale: Okay. When we are talking about Goodwill events are we talking about things that could be revenue neutral or are we talking about things that would cost the golf course money because we are effectively shutting down operations?

Mr. Colasinski: Are you talking strictly about the golf course or the District itself?

Mr. Dale: That is a good point because we have a big park that we are doing a lot with.

Ms. Webb: Yes. If we host something at the park, it's an open park and it's going to cost money to create things. Having two things with the golf course in a year and two things at the park is fine, but I think with Tim and I working in the marketing areas, we kind of have that plan because it's too hard to whip that out and throw it out there.

Mr. Dale: Right.

Ms. Webb: We need to have an idea of whether we are going to have that or maybe set aside a week in July for first responders getting 20% off. Those type of things. What is that Goodwill so we are not getting thrown? We can market it and can focus on how to drive that up.

Mr. Dale: Okay.

Mr. Colasinski: For example, if we did two events at the golf course and two events at the park for Goodwill, in a year, that might be a way we can start. For instance, we talked about doing a dog walk for the SPCA. That is something that would be a Goodwill event at Woodside Park.

Ms. Webb: Right.

Mr. Dale: I understand.

Ms. Webb: We can also do Goodwill events where you get the police cars and fire trucks to come out. Things for first responders are always good things too to support that. There are things we can do, but we need a strategic plan of how many we want to put out there and out here. Then we can work something out.

Mr. Carnesale: I think the idea she came up with initially, as far as the golf course was concerned, is on particular days with a discount. It should be a substantial discount. If you want to make Mother's Day or Father's Day 30% off, they may come alone, but they may come with other people that are doing it that are paying the regular fees. You are not losing money, but gaining less when you are doing that kind of thing. So I would think we would want to do a series of those in just a matter of thinking of what types of ones you would want to implement in terms of that kind of event.

Mr. Dale: Perhaps the way we can differentiate between the two are the events that are labor intensive and non-labor intensive, if they are basically just a static type.

Mr. Colasinski: Right, because if you have something in the pro shop where people could donate, that's static versus more interactive.

Mr. Dale: So I personally like the idea of once a quarter for something that would be labor intensive. I think splitting between the golf course and the park sounds like a good starting point. What do you think, Paul?

Mr. McCarthy: I think it's a good idea.

Mr. Dale: Pete?

Mr. Carnesale: It works for me.

Mr. Dale: Steve?

Mr. Carnesale: It was his idea.

Mr. Colasinski: I think it goes well.

Ms. Webb: It doesn't matter to me whether it is at the golf course or at the park.

Mr. Dale: We will let you and Tim fill in the blanks.

Mr. Carnesale: Basically what we were saying is it didn't have to be in the quarter, necessarily. We are saying four in the course of a year, which would equate to that.

Ms. Webb: Right.

Mr. Carnesale: So if you had a three-month period where you know there is going to be inclement weather and you are not going to be able to get something in there, but you have another quarter where it's a great timeframe that you can put two in, then that would work out.

Ms. Webb: Terri is doing a Casino Night for the SPCA. Does that count as one of quarterly?

Mr. Dale: No. That is a Divots type of event. That doesn't mean we can't help out with something like that and I would encourage helping out. Two events that should be on there would be the SPCA Dog Walk, since we are building two huge dog parks. We are going to have the Disneyland of dog parks in our backyard and we should be doing something for the SPCA, I think. One of the other events should center around some kind of Family Day or Resident Appreciation Day.

Ms. Webb: We talked about that. We also have the zoo joining forces with us once the park gets going. They are going to do a monthly thing at the park.

Mr. Dale: Right. Those are all of the activities that we have going on the side.

Ms. Webb: Right. I need to make sure that this is what the Board wants. I need to make sure that we don't fill up with those other stuff and then they are like, "*Hey, wait, we need to throw something else out there.*" So we have to pick the right times that would work because we don't want a whole bunch of people out in the park in July when it is very hot. Of course you can't go out there right now anyway because it's not ready.

Mr. Dale: Right.

Ms. Webb: If you want, we can put a Marketing Plan together for the District.

Mr. Dale: Okay.

Ms. Webb: I will work with the golf course specifically on that. We are working on having a Farmer's Market. I already have about seven people who want to be participating in this. We are not going to do it until September because it is too hot. Most of them shut down over this time. It rains out. The one in Satellite Beach is still going on, but they are having to close almost every day now because they go until 2:00 p.m. and by 11:30 a.m. to 12:00 p.m., it is rained out. So it is nothing that we would want to start. We may even push the dog park event back to October because if it doesn't get done, we don't want all of that starting at one time because we are going to have an opening day for the park.

Mr. Dale: O ye of little faith.

Ms. Webb: I have a very good feeling that it's going to be done. I have it planned for August to be done with the dog park because that is my goal now. Jason and I are working what the requirements will be. I want to put an ad in The Village Voice when it is really going to start happening for this. We are putting together packages to send out hopefully by the end of July, first of August to corporate sponsors to make the Women's Day event. We kind of played with it this past June, but we will actually make it sponsored by people. So it would be a free event for women to come out and experience golf. I'm working with Tim to get more women's golf events at the golf course that will attract women to the golf course and grow that area. It seemed to be a very good thing that is starting to happen. So we are having some big things that are happening behind the scenes that is all coming out in August.

Mr. Dale: What else do you have?

Ms. Webb: That's about it. Terri has some good events coming up such as the July 4<sup>th</sup> golf tournament, music and barbecue, Casino Night, SPCA and some music coming up as well. Those have been also marketed through the District. A couple of people showed up at the yoga. It got rained out a lot, so we are going to put that on the backburner until September. I attended a class because I wanted to see what it was all about. I have to say that I am at my desk all day long and they had Yin Yoga. The instructor made me hold poses for two-and-a-half minutes to five minutes and I thought that I was going to die, but the next morning I jumped out of bed at 6:00 a.m. and felt great. So I definitely would highly recommend it. She was really good.

Mr. Dale: Apparently, she says that there are a ton of benefits for golfers in terms of helping becoming more limber and all of those kinds of things. She works a lot with golfers when that starts back up.

Ms. Webb: The area off the side of the parking lot that has all grass, we might host one there and one at the golf course when she starts back.

Mr. Dale: Okay.

- **Action Items List** (*Item 6E*)

Mr. Dale: I'm going to throw an addendum onto your portion because somehow, I missed it in the earlier part of the agenda. I have an update on the dog park. We are now fully framed for the sidewalk that we are building that will be poured on Monday and Tuesday, weather dependent. There should be another one-and-a-half truckloads of cement beyond the county and all of the garbage we had to deal with for the past couple of months. The other reason why the sidewalk took a little while is our contract was very particular about who he gets his cement from. SeeMIX is the company he gets it from. He won't deal with the onsite mixing companies because he has cracking issues with them. SeeMIX has been sending a lot of their cement to the new facility that is being built for Amazon in Cocoa Beach. So on Monday we get poured for that. For our playground equipment, I spoke to the manufacturer. We have some stumps that we are getting and they put the finishing touches on those today and tomorrow. The bottom line is in two weeks, we will have our playground equipment. The new doghouse for the small dog park has been built. The large doghouse has been primed. I am also trying to get some more free sod for the dog park portion. We have another 10 pallets roughly that we are going to need of Zoysia grass. I'm working with LSP Nursery on that. One way or the other within probably three weeks, we will probably have new grass on the dog parks. The dog tunnels are essentially done, but they don't look like much. They just look like dirt thrown on a tunnel. You saw how nicely the natural playground hills cleaned up and we are expecting the same thing for the dog park.

Ms. Webb: People have been posting so much on social media on little things. We don't want the county back out there. We should make sure that we have all of the certificates from the county.

Mr. Dale: As an FYI to the audience, what I'm talking about with the sidewalk is we did an extension of the sidewalk along the lake. So essentially at Woodside Park, if you were to take long loop around the park, you really don't have to go that much onto Murrell Road, but you can get a .36 mile walk over at the park and it's absolutely beautiful with the Oak trees. So I encourage everybody to take advantage of it.

**EIGHTH ORDER OF BUSINESS**

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

**A. Approval of Check Register**

Mr. Showe: In your General Fund, we have Checks #4202 through #4223 in the amount of \$226,349.52. In the Golf Course Fund we have Checks #28630 through #28701 in the amount of \$88,980.80 for a total amount Check Register of \$315,330.32. Tim and I can answer any questions. Just as a note, a lot of the expenses in the General Fund are transfers to both the debt service and the Golf Course Fund.

Mr. Dale: Is there any discussion?

Mr. Carnesale: My only question would be if Steve has any problems because he signs all of them.

Mr. Colasinski: No. If I have any problems, I would let Tim or Jason know and we get things resolved. Paul, I appreciate you filling in when I cannot be there to sign the checks and your desire to keep things moving within the District.

Mr. McCarthy: I appreciate that. Thank you, Steve.

On MOTION by Mr. Colasinski seconded by Mr. McCarthy with all in favor the Check Register for May 21, 2021 through June 17, 2021 in the amount of \$315,330.32 was approved.

**B. Balance Sheet and Income Statement**

Mr. Showe: No action is required by the Board. The golf course is doing well and we are at 99% collected on our assessments up until this point. So, we are in great shape there.

Mr. Dale: Wow! We are at 94% last month. Good job.

Mr. Showe: Typically, most folks end up paying almost all of their Tax Bill by April. We still have one more decent collection.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Dale: Steve, we will start with you. Do you have any Supervisor's Requests?

Mr. Colasinski: I have nothing at the moment.

Mr. Dale: Okay. Paul?

Mr. McCarthy: Yes. I would like to give you an update on the Sheriff's Police substation at Viera East. I was asked to talk to Mr. John Case to see if we could set that up. As you know,



John, or may not know, John, I did get a note from him yesterday and it's improving so that's a good thing. Mr. Craig Ryan is here. He is on the HOA Board. If I misspeak, Mr. Craig, let me know. They hired a Certified Association Manager (CAM). She is going to work about 20 hours per week, which will help with the ongoing issues. We have a contact person in the Sheriff's Department, Ms. Sue Miller, who is the Executive Assistant. She contacted the Sheriff's Department and they came back with a situation where they wanted to meet at Viera East and set up what expectations that Board would have and the expectations that the Sheriff's Department would have. I talked to Sue a couple of days ago and at this point, they haven't set a date. They have a lot of things going on there, so it may take a little bit of time, but I think we are getting there.

Mr. Dale: I was hoping the contact with the Sheriff's Department was the local commander. I just want to make sure that we are speaking to the right people.

Mr. McCarthy: There was a commander and the information that I received from Sue was that he was the person in charge of deciding about substations.

Mr. Dale: Okay, good.

Mr. McCarthy: I don't know what his name is. I don't have that in my head.

Mr. Showe: Mr. Kelly Simpkins.

Mr. Dale: The other thing that I would want incorporated with that would be the CDD's role in this. Ours wouldn't be nearly as big as the HOA's, but we are going to allow them or actually this needs to be discussed. We talked about it. We just hadn't gone formal with it, but we have the restrooms over at Woodside Park. I propose giving the officers the codes to the restrooms to allow them to utilize those.

Mr. McCarthy: I mentioned that to John when I first spoke to him.

Mr. Dale: Right. The reasoning behind that actually became more of an issue this month with Tim and I. We are starting to get people sleeping in the park and hanging out on the trail behind Hammock Lakes in the wooded area. I don't know how they stay in there. There has to be a gazillion mosquitos in there. We are starting to have issues there. Tim, just for the Board's FYI, we have what is known as a private trespass notice.

Mr. Melloh: We have given the Sheriff's Department the authority the write trespassing warrants to people that are trespassing on our property.

Mr. Dale: Right. As an FYI, if ever a Board Member or member of the community is driving by and you see some shady looking people hanging out in the park after dark, we are all within our rights to call the Sheriff's Department and tell them that something doesn't look right. They can remove people. I don't want to sound heartless. One of the persons that was hanging out and I'm hoping is gone by now sounded like a person that holds a job at a local restaurant. We actually put a notice on Facebook in the Viera East discussion group and she said she was looking for a living situation, but my radar is starting to say that was what she wanted me to hear. We do need the Sheriff's Department keeping an eye. We are putting a lot of time, energy and money into this park and the dog parks and we don't want to have that destroyed either through vandalism or anything else that could be going on at that park after hours. So we need to have the Sheriff's Department involved.

Mr. McCarthy: I agree.

Mr. Dale: I think it should be coordinated between the HOA and the CDD. I would like to thank the HOA because the gist behind the idea was to shorten the response times for the Sheriff's Department. Right now the way things are, they have to go over on the other side of I-95 if they want to use the bathroom or fill out a form. By having them in our local area, they are there. So that is the thinking there. When you guys have that meeting, Paul, I would be very comfortable if you were the representative, but if you don't want to be the representative...

Mr. McCarthy: Their Board is very competent and if they would invite me, I would go, but I don't think I'm the appropriate person.

Mr. Dale: I guess what I'm saying is to express the CDD's interest.

Mr. McCarthy: Sure.

Mr. Dale: Obviously we can't speak for the HOA, but if you are not able to, maybe Pete or I can make it or whoever is available, but we would like to be part of that because we want to be able to offer the other amenities that we can offer as a CDD.

Mr. McCarthy: Hopefully John will be back to work and get things going.

Mr. Dale: It sounds like he's doing okay.

Mr. McCarthy: His health is the important thing. He's had a hard time, but it's getting better.

Mr. Dale: Good. I like to hear that. Pete, do you have anything?

Mr. Carnesale: Not at this point. Basically, the only thing I had was the minor change in the verbiage on the bonus program. I don't know if you received it.

Mr. Melloh: I will just take that with me back to the office. That's about it. Everything else has been pretty well discussed. I am just glad that we are finally getting to plant.

Mr. Dale: Yes. We talked about it for a long time.

Mr. Carnesale: I've been working with a monstrous sized group that we have created in terms of the group that is now representing it. It will expand beyond that in terms of the things that we will be doing. Now that we started that, we are going to keep the group together and do more.

Mr. Dale: Wonderful. Well I'm going to touch on something. We didn't include it on the agenda because it was hard to fit it in. Let me give you some background. It should be no secret that during the campaign last year, one of the things that the CCD group was promoting was the potential for a putt-putt course. The thinking there is for those who aren't aware, over in Orlando and Vero Beach, they have something called *BigShots Golf*. Basically, that is a place you go to use as a driving range, but it's more of a social aspect. It is place you go to get food, have a few drinks with your friends, play games with the top golf. I'm not talking about or advocating the top golf type facility. That's very large and very expensive, but we do have reason to believe based upon a trip that we took down to *BigShots Golf*, that one of the local golf courses is looking at doing something like that. Along with the top golf facility is what they call *LittleShots*, which is a putt-putt course. The benefit of the putt-putt would be multi-fold. First and foremost, it is a lifestyle amenity. We have a number of families in Viera East that would be able to utilize such a facility and lots of kids. It would then promote an interest in golf and that will then hopefully translate to golfers on our golf course. So that would be reasoning number 1. Reasoning number 2 has to do with money. We think that we would be able to design and implement a golf course like that. It is going to cost a little bit of money. It is going to be a six-figure type proposition, but when you weigh that against what we think we would be bringing in revenues on an annual basis, anywhere from between \$50,000 and \$75,000 on an annual basis, we would potential be able to pay off the cost of a putt-putt course within two to three years. That is the hope. That is the thinking behind it. So you are getting a lifestyle amenity and an income producer. He's the other part of the thinking behind this. If we were able to utilize the area and do some jiggering around with the way things are currently laid out at the course, we

have our current putting green. We would be able to move our current putting green over to near the driving range. You would move the starter shack over there. From what I understand, during the day, you get a big conglomeration of carts hanging around that area. You would essentially have more of direct line of starting. You would have the starter shack out there.

Mr. Colasinski: Rob, one clarification.

Mr. Dale: Sure.

Mr. Colasinski: You say that you are moving the putting green by the driving range. Is that towards where first tee is?

Mr. Dale: Exactly.

Mr. Colasinski: Thank you.

Mr. Dale: Thank you, Steve. What that does is it frees up that area where the current putting green is. That area is essentially twice the size of the *LittleShots* in Vero Beach. So it gives us plenty of area to be able to set something like that up. That would be a facility that we would be able to have open until 8:00 p.m. or 9:00 p.m. It would also benefit Divots from the perspective now instead of selling \$3 egg breakfasts, we are selling \$8 martinis or \$3 or \$4 beers or whatever it is that people want. There is a much higher profit factor in something like that. So we think for a minimal cost on an area that we already have the land and the benefit of moving it also, you get things a little more organized with the actual golf course where you have golfers lining up in a row instead of in a bunch. Things would be a little more conducive that way. I'm a little ahead of myself, but one of the things that we could also do, is there is an area directly in front of our present outdoor deck that for a nominal amount of money we would be able to set up a deck to add additional outdoor seating. You don't have to build a roof over it, you can do it with the sunshade. We would do it the most cost-effective way, is what I am thinking, but we would be able to have additional outdoor seating there. We have now turned that entire area into a venue that is not only oriented towards golf, but it's also oriented towards evening activities, which go in line with the core of what we talked about since Day 1, which is getting the golf course self-sustaining, more profitable and hopefully at the same time adding lifestyle amenities. So where I'm going with this, we don't have ever "i" dotted or every "t" crossed, but we are not anywhere near that. What I am proposing though is that we give Tim and Steve the authority to hire a design consultant. Let's just see what this is going to cost us, come up with a design, see if it's feasible and if it is, then we talk about moving forward on it. That's my pitch.

Mr. Showe: I think you had a dollar amount.

Mr. Melloh: Well, I don't know what design services for something like this would be, but I thought that if you were to approve \$20,000 then we can get this rolling. Jim and I have been trying to get a hold of the guys in New Smyrna that I was telling you about. What we want them to do is come on down, give us a quote for the design of the area and if we already have the \$20,000 approved, then we go ahead and give them approval to start the design. If not, we have to bring that quote back to the Board meeting and it can delay it.

Mr. Dale: Is this the same designer that did the Tiger Woods course?

Mr. Melloh: No.

Mr. Dale: But he is familiar with the entire concept.

Mr. Melloh: Yes, they do this type of design. They design all sorts of putting greens.

Mr. Dale: We are not talking windmills.

Mr. Melloh: This is a professional putting course where you have a whole layout of bunkers with different kinds of artificial turf. You would see a fairway, a thicker rough or a white bunker.

Mr. Dale: Aesthetically it is very pretty.

Mr. Melloh: It really is. Just to get it started, we just want to approve some money for the design. I'm thinking maybe it's \$12,000, but you may want to approve more so we don't have to come back to the Board.

Mr. Carnesale: What we have been doing in the past whenever we come up with these types of things that we want to do, we normally approve up to a specific amount and hand off that authority to someone on the Board. In this particular case, Steve and you have been working on it anyway so we basically use Steve as a member of the Board to be authorized to spend up to \$20,000 to hire a design consultant.

Mr. Dale: I don't think we are talking anywhere near that number.

Mr. Colasinski: Thank you very much for spelling it amount that it is a putting course. I think sometimes when we call it putt-putt, there are some connotations that there were novelty items on the putting course, which some places do, but this would be a putting course that would have artificial putting grass. Just so we have an understanding of what this would be.

Mr. McCarthy: What they actually do is throughout the country they have national tournaments with these types of courses. It's not the windmill type of thing, but it's actually a

skill course. It's a big thing in terms of tournaments, but I would like to see a schematic drawing of the whole thing, Tim. Are you working on that or would it come from the District Engineer?

Mr. Showe: I think that would come from the consultant.

Mr. Melloh: I can show you the basic idea next time you are in the office.

Mr. McCarthy: I would like to see the basic idea.

Mr. Melloh: Part of this entire project would be to build a brand-new putting green. While we are building a brand-new putting green, it doesn't take much for us to level and re-grass our driving range tee. We don't lose any revenue that way because we just put a temporary tee down in front of it.

Mr. McCarthy: Would that so that is there on the putting green now be re-sodded?

Mr. Melloh: No. You don't want to take that green and sod it. You want to spray it. It grows in, in eight weeks. We will be without a putting green for a little bit, but not long.

Mr. Dale: Effectively what it does is anyone that wants to do a Google search, Tiger Woods created in Jupiter the first one of these kinds of courses. It is effectively like Top Golf for putt-putt. The reason why it works well for us is we have the space right next to where we want to sell F&B from. We don't necessarily have the money or even necessarily the inclination or space to be able to do a full-blown golf course, so this is a nice in between measure that people of all skill levels and ages are able to do.

Mr. Melloh: The one thing with Tiger Woods is it is called *Popstroke*.

Mr. Carnesale: The way it is being described to me and I was not involved in this at all, so I'm just going by what you are saying, it sounds like you are building a small version of a golf course. Because you are saying that it has the greens and all of the individual things that we would normally have on a golf course. You have it there, but in a lot smaller potential.

Mr. Dale: It's decorated that way, but you only use one club. You are using a putter.

Mr. Carnesale: That's why I'm saying it's a lot smaller.

Mr. Melloh: It would emulate a regular golf course. If you stood up on Number 1 on a brand-new putting course, it would look like a miniature golf course. It wouldn't be the clown head or windmill and things like that.

Mr. Dale: Right. Nothing gaudy.

Mr. Melloh: It would definitely be a first-class high-quality type of a thing.

Mr. Dale: In essence, we would start attracting the 20 and 30 year-olds and families. It would completely be a different demographic than what we have right now.

Mr. Melloh: By The Swan hotel in Disney World, they have the Fantasia putt-putt golf facility. They have one that has a clown, but then they have one like this. It has been there for years.

Mr. McCarthy: Rob, would this project require lights?

Mr. Dale: It would. If you look at the picture, most were bollard type lights and low lights. You wouldn't want to annoy everybody in the homes.

Mr. Colasinski: Would there be some music by speakers?

Mr. Dale: Yes. Nothing that I think is going to interfere with residents.

Mr. McCarthy: I remember one time, Terri had a Fourth of July party and someone called the Sheriff's Department because of the music playing at 2:00 p.m. to 3:00 p.m. in the afternoon. Am I correct, Terri about that?

Ms. King: Yes.

Mr. Dale: That is not going to happen anymore now that we have the Sheriff's Department.

Mr. Colasinski: These are speakers that look like landscaping. The vine is going to be low and is intended to be only for that area. They will not be big broadcast type speakers. They wouldn't be on a pole. There are speakers that look like a landscape rock. If you go out there, you wouldn't hear it until you are actually playing the holes. The music is very much localized. Paul, what you were saying before about the tournaments and what Tim mentioned before about the Fantasia mini golf at Disney, they used to have their own tournament, the night before the Disney Classic, on the Fantasia mini golf course. It can be as challenging as you want it to be and we can have tournaments out there too. We could have Goodwill events out there as well because with that type of facility, you can get many more ages involved like children and elderly people.

Mr. Melloh: If you want to just put a quick number to it, a lot of places charge \$17 and \$18 for that. I'm thinking if we use a figure of \$8 and you generated 10,000 rounds on that golf course, that's \$80,000. There is really not a lot of overhead because the maintenance is a leaf blower. We already have the personnel there. It definitively could be very profitable if you had 30 people a day.



Mr. Colasinski: There is F&B also from that.

Mr. Dale: That's going to be huge. Right now we are at the initial stage. We are not talking about voting for it right now. We are just talking about what it would look like and whether it is feasible.

Mr. Colasinski: I think we are looking for is a conceptual drawing out of this to start with.

Mr. Dale: Maybe a little bit more where you are going to have to look at materials that would be required and the cost associated with it.

Mr. Colasinski: We really would like to see what it would look like.

Mr. Showe: What it would look like and the potential cost. I think that is what you would be looking for.

Mr. Dale: Like when we built the playground. The two hills required 48 truckloads of fill. I want to know if we are looking at something like that because we have a lot of contouring going on out there.

Mr. McCarthy: If there will be hidden expenses.

Mr. Dale: Yes, so I would like to have kind of a rough idea. I don't need it down to the exact thousands, but I want to know if it is going to be between \$100,000 and \$150,000.

Mr. Colasinski: You want a range of value.

Mr. Dale: Exactly.

Mr. Colasinski: Between \$50,000 and \$100,000 or \$100,000 to \$300,000.

Mr. Dale: Right.

Mr. Colasinski: Okay. Are you making a motion?

Mr. Showe: I can craft a motion. The potential motion would be to approve a not-to-exceed of \$20,000 with the authority for both Steve and Tim to initiate a consultant to bring back a scope and potential pricing of the design that the Board discussed.

On MOTION by Mr. Dale seconded by Mr. Colasinski with all in favor approving a not-to-exceed amount of \$20,000 with the authority for Supervisor Colasinski and Mr. Tim Mellow to hire a design consultant to prepare a scope and provide potential pricing for a putt-putt course was approved.

Mr. Dale: Nice. It's exciting.



Mr. Showe: Are there any other Supervisor requests?

Mr. Dale: That's all.

## **TENTH ORDER OF BUSINESS**

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

Mr. Showe: Please state your name and address for the record and keep your comments to three minutes.

Resident (Phil Blanchard, Aberdeen): I have two comments. First, you were talking about Divots. Did you receive comments from a group?

Mr. Dale: They actually sent a letter and said that they won't utilize Divots any longer.

Resident (Phil Blanchard, Aberdeen): Who signed it?

Mr. Dale: We will get you an answer.

Resident (Phil Blanchard, Aberdeen): My suspicion is you got a letter signed by one person. Personally, I have no problems with Terri. She does a great job. I heard lots of complaints from other people, but I'm fine with Terri. So if you received a letter, see who it is from. I belong to the group. No one person is authorized to speak for them.

Mr. Dale: Good to know.

Resident (Phil Blanchard, Aberdeen): My second comment is I was a little surprised to hear about this putt-putt course. I think you guys are out of your mind to consider something like this with the things you have on your agenda now. You are doing a lot of good things. A lot of things are happening. The golf course is shaped up nicely. You are making some money. There are probably some things that should be done long before you consider putt-putt. Before you do that, I think you should canvas the community. You can talk to our community, all 800 members of Viera East. We don't want an amusement park on our golf course. Before you spend time and money looking at it, I think you should get the opinion of the entire community because I think it will be very negative.

Mr. Dale: I appreciate the comment, Phil. I don't want to get into a debate with the audience, but that actually was a lot of what the last election was about. I don't want to be argumentative with this, but I want to remind the audience that the golf course is only 15% of the CDD. When we went forward with our campaign last year, one of the top two issues that consistently was brought up as a top want, need or desire, whatever you would call it by the rest

of the CDD community was some variation of a putt-putt course. We spent an entire year doing a survey on that.

Resident (Phil Blanchard, Aberdeen): You are going to get resistance.

Mr. Dale: Maybe.

Resident (Phil Blanchard, Aberdeen): I guarantee it.

Mr. Dale: I appreciate it. Yes Ma'am?

Resident (Kathy Shiffrin, Parkstone): My question to all of you is you are trying to find fault with Divots and you have of these wonderful ideas. Are you planning on making your kitchen larger or making the restaurant larger in order to have all of these wonderful events that you are going to have? We are not Rockledge Country Club. We are not La Cita Golf and Country Club in Titusville. Those are well established restaurants. Those are huge kitchens that can hold all of those wonderful things that you want to do. Divots is a small restaurant. It has been a small restaurant and Terri does what she can do with the restaurant size she has. So if you would like all of those great things and evening dinners, then you need to consider having a larger restaurant and much larger kitchen.

Mr. Dale: I appreciate it. I don't think anybody is looking for evening dinners or those kinds of things.

Resident (Kathy Shiffrin, Parkstone): I thought that's what you wanted to do.

Mr. Dale: No. That's not what I said. I don't want to get into an argument on it. What I was saying is that we are trying to attract a different demographic and present different services. So in other words, there would be more alcohol and pub type food. That is going to be part of the RFP process. Everything is negotiable. Any tenant is able to ask for things. That doesn't mean we are going to grant it, but things are on the table. Without going into detail because I don't have the detail and I'm not the king of the Board, but what I would envision happening is yes there are going to be changes to the restaurant. I'm not talking about moving walls or anything like that, but I do think there are going to be improvements made at restaurant that are affordable.

Resident (Kathy Shiffrin, Parkstone): So you want more people to come just for the alcohol? Is that what you are talking about when you are talking about demographics?

Mr. Dale: It's not what I want. It's what the District wants. It's what the Board wants. It's what the residents that have spoken to us have wanted. So it's not what Rob wants.

Resident (Kathy Shiffrin, Parkstone): There are other options with the various restaurants that Viera East should offer. If they want those nighttime events where they can go to someplace for alcohol, they can do that.

Mr. Dale: That's part of the problem because what you just described is exactly what I see every Thursday night when I go to Beef 'O' Brady's and every Wednesday night when I go to Beef 'O' Brady's. I don't go all the time, but on the nights that I go for the past seven times that I have been to Beef 'O' Brady's over the past five months, the incredibly frustrating thing for me is I see a very large table of 15 golfers. Those are people that we are letting slip through our fingers. That is what is going on. Head on down to Beef 'O' Brady's. Every time we go, we ask, "*Where did you guys play?*" They say "*Viera East, but the restaurant is closed right now.*" That's why those guys are there. We are losing that business.

Resident (Kathy Shiffrin, Parkstone): Like I said, if you want to offer dinner for these gentlemen that you are talking about, then you probably need to think about a bigger restaurant or a bigger kitchen, so that those wonderful things can be done.

Mr. Dale: Thank you for your time.

Mr. Carnesale: Assuming we are dealing with dinners and not just pub food, which is snack type food. I'm just saying we could compromise and have pub food and drinks. You may still lose some of the people that want a full meal, but you will keep a good deal of them here. Okay? So it becomes a matter of how much you want to spend here in order to be able to gain the business. Basically you are right in terms of full dinners would require more space, require more skills and require more of a restaurant, but pub food doesn't require a lot.

Resident (Kathy Shiffrin, Parkstone): How many times do you want to go to the restaurant or play golf and just have pub food?

Mr. Dale: I don't want to do a tit for tat. We understand your point. Believe me, I understand. It's part of the consideration. Again, I'm not the King of the Board. This is going to be part of the discussion. It's part of the cost consideration. There have been other things that this Board has considered that we get the price tag on and say, "*Woah, we are not going that route.*" So it's part of the RFP process. We are going to be hearing from maybe just one restaurant or from 20 restaurants. As part of the RFP, we are asking them a boatload of questions. Who knows? Somebody may come up with something real inventive. I don't have all of the answers,

but I understand where you are going. Yes, I agree. It's a 70 square foot kitchen with two friers and a small skillet.

Resident (Kathy Shiffrin, Parkstone): There is one frier and a 4-foot grill.

Mr. Dale: Okay. I understand and agree with you. Anyone else?

Resident (Janet Helms, Golf Vista Boulevard): I think it's a neat idea. I really do, but I have a hard time approving to spend up to \$20,000 to decide whether it's a good idea. Perhaps you can make some phone calls to other locations that have them. Someone may take a drive if it's not too far away and say, *"This is awesome. We have the space for this. How does it cost? Do we have the space to build this and is this space going to accommodate any potential competition? Are we going to have to do something to meet our competition or do something on a smaller scale?"*

Mr. Dale: Right.

Resident (Janet Helms, Golf Vista Boulevard): I heard this was discussed at workshops.

Mr. Dale: Actually, this is the first time that the Board as a whole has heard of this. This was part of our campaign literature and posted on *Nextdoor* that I have been mocked about. However, it was a very, very popular idea. You have to remember, we knocked on every door in the District.

Resident (Phil Blanchard, Aberdeen): You didn't knock on my door. Nobody came and asked me about it.

Mr. Dale: I may not have knocked on your door, but the team as a whole knocked on every door in the District. There was a whole huge threat on *Nextdoor* about us going around door to door.

Resident (Janet Helms, Golf Vista Boulevard): That's great that all of those ideas were floated out there, but was it discussed at a workshop before it came here?

Mr. Dale: No. We are just conceptualizing it right now. We don't know what it is going to cost. We don't know anything about it. That's also part of the reason why as a check and balance, we have the Treasurer on the decision-making process for what we are going to spend on it.

Mr. Carnesale: That's why we gave it to Steve and Tim to handle. Steve is the treasurer.

Mr. Dale: You are not talking anywhere near \$20,000 to design something like this.

Mr. Carnesale: Basically, we have given various amounts as a maximum for various projects. We gave some funds for the parks. We gave funds towards my planting projects. We are now giving it for this. I'm just saying. Each time we give that amount as a maximum to that particular Board Member to keep in line.

Mr. Dale: Yes.

Mr. Carnesale: That does not mean we expect him to spend that amount. It just means that he has some authority there so he can maneuver. Since we have no idea where that number of going to be, we have to set some kind of guidelines.

Mr. Dale: I appreciate your opinion and your comment, but the Board has already voted on that and the Board already has their feelings about it. Tim?

Resident (Tim Bianchi, Auburn Lakes): I like the vision, so let's see what we can come up with. Where are we at with the sidewalk?

Mr. Melloh: We are using the same contractor.

Resident (Tim Bianchi, Auburn Lakes): I've been talking about this for months. It's a safety hazard and school is going to be starting soon.

Mr. Dale: You are talking about the one is Osprey.

Resident (Tim Bianchi, Auburn Lakes): Yes.

Mr. Dale: You have to remember, we have a lot of sidewalk work going on.

Resident (Tim Bianchi, Auburn Lakes): What about the one I've been complaining about?

Mr. Dale: We are not anywhere with that right now.

Mr. Melloh: If you want us to find another contractor, we can, but I think everyone is in the same boat.

Mr. Dale: It's a cement issue.

Mr. Melloh: It's on the list. We had the guy come out.

Resident (Tim Bianchi, Auburn Lakes): It's a safety issue.

Mr. Carnesale: But at the same time, we don't want to use inferior cement, which is what is used in some cases that you lay down and two or three years later, it's all cracked all over the place because it could not withstand the weather. We now have a quality person and now it is just a matter of how much cement we can get in a period of time, because we are using a lot of it.

Mr. Dale: Tim, give me another month on this one.

Resident (Tim Bianchi, Auburn Lakes): This has nothing to do with me.

Mr. Dale: I understand.

Resident (Tim Bianchi, Auburn Lakes): That is a traversed area going to the school. An accident is going to happen.

Mr. Dale: You don't understand how some of the contractors work and the supply issue.

Resident (Tim Bianchi, Auburn Lakes): You are talking to a guy that works at Kennedy Space Center. I'm very versed on what the restriction are.

Mr. Dale: That's where we are at.

Resident (Tim Bianchi, Auburn Lakes): Moving on, I have a comment about the bonus program. Federal employees, which States usually follow suit to, there are three types of incentive programs that you should look into. One of them is actually called, "Time off awards." Your employees may prefer time off versus dollars. However, a time off award is still a dollar threshold because it is hours behind at work, but typically as a Federal employee, they can give you up to 40 hours, which is a week off. It's an employee and still a cost to the District. You may want to look into that. So if Ed is crushing it, he can get an on-the-spot award for \$500 to \$600. Those are incentive programs you should look into.

Mr. Dale: Hold onto to. Let's put some consideration into time off as an addendum where somehow you come up with a dollar amount.

Resident (Tim Bianchi, Auburn Lakes): It's a dollar amount of whatever you guys determine.

Mr. Dale: That's an option.

Resident (Tim Bianchi, Auburn Lakes): You can give up to 40 hours and in some cases, it can go up to 80 hours. To me, it's a great incentive program because you can hand that out, even during the year as a performance. Tim or whoever manages that, that is a great tool, even for part-time employees. I heard that you were doing this 4% for employees of the CDD based off of what the golf course makes.

Mr. Dale: Yes.

Resident (Tim Bianchi, Auburn Lakes): Are you taking into account for year on end with the special assessments that we are all paying when you are talking about profit coming from the golf course? Yes or no?

Mr. Dale: Are you talking about your number where you are going back to 2012?

Resident (Tim Bianchi, Auburn Lakes): There are two special assessments that were hit on the residents of the Viera East CDD strictly for the golf course. They were O&M assessments.

Mr. Dale: From 2012.

Resident (Tim Bianchi, Auburn Lakes): There are two of them.

Mr. Dale: Right.

Resident (Tim Bianchi, Auburn Lakes): Jason knows what I'm talking about.

Mr. Showe: There was an increase in 2012 and then there's the bond issue. There was another one before that.

Mr. Dale: The bottom line is no.

Resident (Tim Bianchi, Auburn Lakes): You need to take that into account when you are talking about a golf course making a profit because we are subsidizing the golf course to make that look like it's making a profit. Steve and I had this conversation numerous times. You are skewing the data by throwing dollars that we are giving to the golf course to show offsets to the golf course not making money. I'm encouraging the Board to look into that before you start giving out bonuses. I am all for bonus programs. I am 100% for bonus programs and paying these employees what they should be paid and incentivizing them to do great work, but make sure that you have your delta correct, because it doesn't sound like it.

Mr. Dale: We did take some things into consideration on that. You are right about the 2012 O&M assessments.

Resident (Tim Bianchi, Auburn Lakes): There are two assessments up to \$93 per household that is subsidizing the golf course. You need to put that into your equations when you are making that profit margin.

Mr. Dale: Right. Tim, we are not talking about what Steve was talking to you about, the salary give and take that goes on at the end of the year. It is like \$40,000 to \$50,000. Steve, do you know what I'm talking about?

Mr. Colasinski: Yes. I know what you are talking about. That is understood now.

Mr. Dale: Right.

Mr. Colasinski: What the mechanism is. That is just a matter of where the money comes from to support the salaries.

Resident (Tim Bianchi, Auburn Lakes): Profitability of a golf course.

Mr. Dale: It's basically a net neutral type move.

Mr. Colasinski: Right.

Mr. Melloh: Isn't the O&M \$22,000 per year.

Mr. Dale: I don't think we are talking about a large number, Tim. We can take something like that into consideration.

Resident (Tim Bianchi, Auburn Lakes): I'm asking you to look into it again.

Mr. Dale: We will.

Resident (Tim Bianchi, Auburn Lakes): As the VP of my HOA, I am hearing now that you guys are going to be doing cutbacks annually, which is a first for me. Our Board did not know that. So thank you, I guess. Why weren't they done in past years? We are an HOA of 249 homes.

Mr. Dale: We have different priorities now.

Resident (Tim Bianchi, Auburn Lakes): Apparently. Is it going to be annual, tri-annual or bi-annual?

Mr. Showe: I think the plan is to do it moving forward, but they also bought another piece of equipment.

Resident (Tim Bianchi, Auburn Lakes): So the question is why the delay when we had the fires?

Mr. Dale: We didn't even have the equipment when we had the fires.

Resident (Tim Bianchi, Auburn Lakes): There's the answer. So we didn't have equipment.

Mr. Carnesale: They were planning it with fire breaks, which they decided not to do because it was too dangerous. If you have a change in wind, you would destroy a bunch of houses. So they kept putting it off and putting it off. So even though the plan was to do it in three years, they quite often didn't get it done in three years because the weather did not allow them to do the fire break.

Resident (Tim Bianchi, Auburn Lakes): That is the fire. I'm referring to the cutbacks.

Mr. Dale: What Pete is trying to say is the money we allocated towards control burns is money that we are putting towards the equipment now.

Resident (Tim Bianchi, Auburn Lakes): Good. Is this going to be done annually now?

Mr. Dale: Yes.

Resident (Tim Bianchi, Auburn Lakes): Is there a schedule?



Mr. Colasinski: The schedule depends upon the environment, not just rain but also whether the ground is wet or not. Last January, the ground was so wet. Like where I live in Heron's Landing, there were parts we couldn't get to because it was too wet.

Resident (Tim Bianchi, Auburn Lakes): I don't want to make more about this anymore than it has to be. I get that. I understand environmental constraints. I'm 100% behind you, Steve.

Mr. Colasinski: Well, I'm trying to explain the schedule. The resolution of the schedule cannot be absolute.

Resident (Tim Bianchi, Auburn Lakes): Right, but if it's annual, if we did it this year in Auburn Lakes in February, are we anticipating February of next year?

Mr. Dale: Yes. It's essentially going to be a mirror of this schedule.

Mr. Melloh: Even this year, we started in certain subdivisions and had to go back to them.

Resident (Tim Bianchi, Auburn Lakes): One thing I noticed the other day is according to Brevard County, we increased our number of residents by 80,000.

Mr. Dale: Right.

Resident (Tim Bianchi, Auburn Lakes): So we are going to have an uptake of a lot of things going on in the community. I'm anticipating that. It was just something that came out the other day. I didn't know if you guys knew that. Finally, I think your lovely wife mentioned about having a 5K through the golf course.

Ms. Webb: We may look at it for November.

Resident (Tim Bianchi, Auburn Lakes): I just wanted to go back to my Board and say, *"Hey, here is what your CDD is doing."*

Mr. Dale: We have a lot of plates in the air. Please, when you go back to your HOA, get them on the Facebook site.

Resident (Tim Bianchi, Auburn Lakes): You may not want this on Facebook. I'm on the Landscape Architectural Committee for the Viera East Community Association (VECA) and we are trying to make Viera East great again and aesthetically pleasing. We are having some difficulties ourselves. So we are going to be coming to you. We already talked to Jason about some issues and Tim with some areas that you guys own and some that we own and are maintaining and you are not. It got left off on the transfer of the contractors for grounds for VECA. It is sticking out like a big sore thumb, but it is a CDD property so Tim said there is

some agreement out there and we are going to try to get some things done. My point is we are uncovering a lot of things that is going to affect the both of us tremendously. Paul, you are coming for the interaction with the Cops. I would also encourage one of you guys to come to a VECA meeting. I know Pete does.

Mr. Carnesale: I come to the VECA meetings.

Resident (Tim Bianchi, Auburn Lakes): There are a lot of moving parts that we need to have that working relationship. I don't think it's there at all. I think it's kind of broke actually, so I hope you guys listen to me and help out.

Mr. Dale: Mr. Bill Harris has been to a couple of these meetings and you're right, we need to reciprocate.

Resident (Tim Bianchi, Auburn Lakes): My father is an old school Floridian just like me. He says, *"If you do this, there are three of them coming right back at you."* That's kind of where I think we are at right now. The CDD would say, *"No, this is it and VECA is doing this,"* but for me it's more of, *"We were doing it before, so why are we going to the CDD and asking them to do it now?"* We were budgeting for it for umpteen years, why are we opening pandoras box? There's no need for it.

Mr. Dale: We will take a look at the area. I don't know specifically which areas.

Resident (Tim Bianchi, Auburn Lakes): The sidewalk going up Murrell Road from Wickham Road all the way up to our marquis sign going into Rockledge. All of those Oak trees and all of those bushes that are aligned on the side is not VECA responsibility.

Mr. Melloh: It is. I have the document.

Resident (Tim Bianchi, Auburn Lakes): When he said that, that helps my argument with them. Let's stop the finger pointing because an area got missed and that is what started everything up. We are also doing some soil sampling in VECA.

Mr. Dale: That is some old school stuff here.

Resident (Tim Bianchi, Auburn Lakes): Big time. We were told for many years that the median in front of the church didn't have water and Bill went out there and found a water source. So we were told a lot of things that did not come to fruition. We cut down trees in Suseda Park and got our hands spanked by the county.

Mr. Dale: I like the new trees that you guys planted.

Resident (Tim Bianchi, Auburn Lakes): I'm not a fan at all. As a matter of fact, the whole time I've been sitting here talking, I just received the invoice on how much it cost us.

Mr. Carnesale: To what the groups of four?

Resident (Tim Bianchi, Auburn Lakes): Look, I'm just a small fish in a big pond. A change is coming to VECA's aesthetics and we need to work together to make all of these things happen seamlessly.

Mr. Dale: I absolutely agree. Let's carry this on after the meeting.

Mr. Showe: Are there any other audience comments? Hearing none, we are continuing the meeting this evening for consideration of the engineering Request for Qualifications review and tabulation on July 8<sup>th</sup> at 7:00 p.m.

Mr. Dale: And for the bonus program consideration.

Mr. Showe: We can throw that in there. I thought we were going to do that at the regular July meeting.

Mr. Dale: You're right.

Mr. Carnesale: That doesn't have to be in place that soon.

## **ELEVENTH ORDER OF BUSINESS**

## **Adjournment**

On MOTION by Mr. Carnesale seconded by Mr. McCarthy with all in favor the meeting was continued to Wednesday, July 8, 2021 at 7:00 p.m. at this location for consideration of the engineering Request for Qualifications review and tabulation.

  
Secretary/Assistant Secretary  
Chairman/Vice Chairman