

MINUTES OF MEETING  
VIERA EAST  
COMMUNITY DEVELOPMENT DISTRICT

The recessed meeting of June 24, 2021 of the Board of Supervisors of the Viera East Community Development District was reconvened on Thursday, July 8, 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 <i>via phone</i>	Vice Chairman
Steve Colasinski	Treasurer
Paul McCarthy	Assistant Secretary
David Bedwell	Assistant Secretary

Also present were:

Jason Showe	District Manager
Tim Melloh	General Manager
Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Showe called the meeting to order at 7:00 p.m. All Supervisors were present in person, with the exception of Mr. Carnesale who was present via 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: I will note for purposes of the recording that no members of the audience are here today. Just staff and the Board.

**FOURTH ORDER OF BUSINESS**

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

Mr. Showe: The purpose of the meeting is to review proposals and select a firm to provide District Engineering Services. We compiled everyone's individual scores and placed that on the Compilation Sheet in front of you that was emailed to the Board. Based on the individual rankings, you ranked Robb and Taylor Engineering Services, Inc. as number one, Allen Engineering Inc. as number two and JMT Inc. as number three. We can open that up for discussion of the Board and if there are any amendments to anyone's score after discussion, we can take those. Otherwise, we can just take a motion to approve the number one ranked vendor.

Mr. Dale: Just as a general comment, I was amazed at how close the number one and number two ranked firms were. It was matter of just a few points.

Mr. Carnesale: That's how my numbers were.

Mr. Bedwell: I don't know how they were number one. They have three or four projects here compared to JMT that has 22 CDDs and 26 drainage projects. They came in last place. I'm sorry, but I have done a lot of review of proposals and this is pathetic. It is a small boutique engineering company. Go ahead and select the number one company. It's amazing.

Mr. Dale: I didn't realize, but the one area that meant a whole lot to me for a couple of reasons was distance. It isn't just the fact that they are there and we can't get them here as quickly. That really wasn't it. It was more of the fact that as part of the things that we are going to do with the District Engineer, there is going to be an extra expense involved in travel time. The biggest issue for me hit home after all of the problems we had with the dog park and the natural playground. It made me realize how important it is to have somebody local that has a relationship with the Permitting Department. I don't want to go through some of the things that we went through again. So, that was my reasoning behind the much lower score that I gave on proximity. Are there any other comments?

Mr. Carnesale: I gave a lower score on geographic, but a higher score on having done work for the District. Those two are what brought them up on my scale.

Mr. Bedwell: I understand the proximity, but this guy is in Orlando. Do you know where his headquarters are? Knoxville, Tennessee.

Mr. Showe: The President lives in Tennessee.

Mr. Bedwell: Does he have an office up there?

Mr. Showe: Yes, he has an office there.

Mr. Dale: I understand, but he's not doing a lot of coordinating with the County Government.

Mr. Bedwell: Okay. You make a good point.

Mr. Dale: For the record, they weren't my number one either.

Mr. Bedwell: Yeah, I know.

Mr. Dale: But I don't know that I really want to change any of mine. I'm not implying anything here, Dave, but I have respect for the way that the other members compiled their numbers.

Mr. Bedwell: I don't have any argument with that. You read the Request for Proposals (RFPs) and that is what you came up with. I just came up with something totally different.

Mr. Dale: I understand.

Mr. Bedwell: It's important that they went through the process with permitting locally. I guess that's important. Okay.

Mr. Dale: The other thing that did hit home for me for Robb and Taylor was an important comment he made about the other firms having Marketing Departments to put the packets together. The comment that he made, "Usually what winds up happening in a lot of these situations, is you work with the new engineering firm, but then the person you get assigned to is a Junior Engineer." Whereas one of the benefits that I see with Robb and Taylor is that we are working with the Professional Engineer that lives right up the street.

Mr. Colasinski: Each of these companies requires a Professional Engineer's Certification from the State. All three companies have that person. It is really important that they have that qualification. Everything else kind of falls in after that.

Mr. Showe: Alright, if there are no other changes or any other discussion, if the Board is amenable to the scores, I think you would have a motion to rank Robb and Taylor Engineering Services, Inc. as number one, Allen Engineering Inc. as number two and JMT Inc. as number three and authorize staff to bring back a contract for the number one ranked firm as quickly as possible.

Mr. McCarthy MOVED to rank Robb and Taylor Engineering Services, Inc. as the number one firm to provide engineering services, Allen Engineering Inc. as number two and JMT Inc. as number three and authorize staff to bring back a contract for the number one ranked firm as quickly as possible and Mr. Colasinski seconded the motion.

Mr. Bedwell: If for some reason that we are dissatisfied, I assume that we can terminate them.

Mr. Showe: Absolutely. We will talk about what we need to do with our current vendor. That is step two.

On VOICE VOTE with Mr. Dale, Mr. Carnesale, Mr. McCarthy and Mr. Colasinski in favor and Mr. Bedwell dissenting, ranking Robb and Taylor Engineering Services, Inc. as the number one firm to provide engineering services, Allen Engineering Inc. as number two and JMT Inc. as number three and authorize staff to bring back a contract for the number one ranked firm as quickly as possible was approved.

Mr. Showe: The current contract typically requires a 30-day termination. So, the next step would be my recommendation to terminate the current vendor effective August 31<sup>st</sup>. That would give us time to work on the current contract for the new vendor, plus allow for some overlap because there is going to be a lot of education and he might benefit from having some access to the new engineer, but that's up to the Board. We can terminate them within 30 days, which is August 8<sup>th</sup>. We have to get notice out, so maybe it should be August 15<sup>th</sup>.

Mr. Dale: I prefer August 15<sup>th</sup>. The reason for it is we are coming into the home stretch with the park.

Mr. Showe: Okay.

Mr. Dale: In case we need some help there.

Mr. Showe: Yes. We will terminate the current vendor if the Board is amenable effective August 15<sup>th</sup>. We will bring you back a contract for Robb and Taylor Engineering Services, Inc. at your next meeting in two weeks. He can start working as soon as you sign that contract. It is just that the old contract would still be active.

Mr. Dale: Right.

Mr. Showe: Obviously, we wouldn't assign him any work that is outside of the scope.

Mr. Colasinski: I would like to request with the previous company that they submit any and all outstanding bills to us quickly so we don't have those lingering.

Mr. Showe: Yes. We can make that effective on August 15<sup>th</sup>. So, we need a motion to approve the termination of the current vendor starting on August 15<sup>th</sup>.

On MOTION by Mr. Colasinski seconded by Mr. McCarthy with all in favor terminating the current District engineering contract effective August 15, 2021 was approved.
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Mr. Showe: That is the only business we have for this continued meeting.

**FIFTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Dale: I may be the only one with a request for this meeting. Does anyone have anything else for this meeting?

Mr. Bedwell: Related to this meeting?

Mr. Dale: No, a different issue, but as I understand it, we are able to bring up other things. It may be something that we may want to vote on.

Mr. Bedwell: I have one thing that I want to clear up. I was looking at the CDD website and it said, "Put out an RFP for the restaurant to either have a lessee or a manager." Did I remember right? We said if nobody answers the RFP our backup is to get a manager.

Mr. Dale: That is one option. Basically, the way I read it is the way that we are giving whoever responds two options. If they want to be an independent contractor and run the place, similar to the relationship we have with Terri, then they have that option. However, if they would prefer to put forth a proposal, at least they requested the RFP, anyways. I think we are going to get one like this from a former employee. They prefer to be a District employee/associate/whatever.

Mr. Bedwell: Would they work for a salary?

Mr. Dale: Exactly and run the place. I think that's going to be a future discussion.

Mr. Bedwell: Okay. Are you enthused about that, Tim?

Mr. Dale: I know how he feels. Believe me, I was on the Board back when the hands were going in the front door and out the back.

Mr. Bedwell: When you were on the Board, the General Manager never went to the restaurant.

Mr. Dale: You are probably right.

Mr. Bedwell: He had no interest in it.

Mr. Dale: Yeah.

Mr. Bedwell: Employees figured that out.

Mr. Dale: The person who requested the RFP is an exceptional employee that has run restaurants before. It's probably the only situation that I would be amenable to something like that if the Board wanted to go that route.

Mr. Bedwell: There are some benefits to being salary. They accumulate social security and have IRA withdrawals. If you are an independent contractor, you have to set up your own company to save yourself a salary.

Mr. Dale: For the Board, the risk reward is that everybody here feels that the restaurant is capable of producing more. So, therefore, if we were to take on the risk with an employee, we are the one that gets all of the reward.

Mr. Bedwell: Yeah, I know.

Mr. Dale: Especially if we are talking about other lifestyle activities that are going to enhance the restaurant, that becomes an issue.

Mr. Bedwell: Okay. I read that sentence and I wasn't sure. If I remember right, we were also possibly going to have a manager.

Mr. Dale: Right.

Mr. Showe: I think part of the way that we work the RFP was we wanted the vendors to propose a structure.

Mr. Dale: Right.

Mr. Showe: We didn't want to be tied into that lease structure in case there was something else out there that might benefit the Board more.

Mr. Dale: Right. Have them tell us how they think it should be run. If they can sell us on it, then okay.

Mr. Bedwell: That's all I have.

Mr. Carnesale: From my perspective, I'm thinking in terms of if we wound up with an employee type of person as manager, based on our own rules. We couldn't even give a bonus if they did well. That employee would normally run the management side and get a salary.

Mr. Colasinski: We are a little ahead of ourselves.

Mr. Dale: Yeah. We are getting a little ahead of ourselves on that one, Pete. There are things that we would be able to do when designing a contract, but I don't want to get into all of the nuances of that right now. I don't even know that we are going to want to go that route or if we are going to get anybody that responds that way.

Mr. Carnesale: Okay.

Mr. Dale: The issue that I wanted to bring up during this meeting and the only reason for it is because this is still part of the meeting where we are able to vote on expenses. One of the things that we talk about in the RFP was doing improvements to the restaurant. I don't know exactly what improvements we are going to do, but my feeling is we should at least have the authority sort of like what we did with the putting course where we are able to explore and have somebody come in and give us a quote. If there's an expense associated with that, I want to be able to empower Tim or Steve. I think Steve is assigned to the putting course. So, the two ideas seem a hand in hand type thing. I guess what I'm throwing out here is do we want to authorize up to a certain amount to be able to draft and design any recommended changes for the Clubhouse. It has essentially been three months since we had given Terri her notice. She may be back in there if she wins the RFP, but we said in the RFP that we were going to make changes. At a minimum, I envisioned new flooring and a coat of paint.

Mr. Melloh: From what I understand, that's been done already, I think.

Mr. Bedwell: Are you requesting some money to bring in an Interior Designer who gives us a quote and we pay them a fee?

Mr. Dale: I don't know if we need to. They may design for free, but I don't want to wait another month for a Board Meeting, although the next one is in two weeks, because time is of the essence in this situation.

Mr. Melloh: What I was going to point out was this is similar to a couple of years ago when we were just figuring out if we wanted to do something to the Clubhouse. We hired an architect firm to give us a design of what can be done there like building larger bathrooms and

adding onto the grill. It is just the design. When you have a design, then you can get an accurate estimate on what it is going to cost to build it.

Mr. Dale: Right.

Mr. Melloh: They are not going to do it for free, so you need to have somebody set aside to pay a designer to at least come in, because we are still talking about maybe doing an outside deck or other things.

Mr. Dale: We've talked about the outside deck. We talked about having an outside bar and a bar on the inside at the other end. Let me put it this way, I don't want to spend hundreds and hundreds of thousands of dollars on the restaurant, but I think that there are things that we could do to expand things a little bit one way. Perhaps we could put in a bar at one end, which would free up room on the existing bar to be able to expand a little bit so you have more room in the kitchen. I'm not an Interior Designer or contractor or anything, but I know that you need to have plumbing lines and all of that laid out, but that is basically what I'm talking about here. We need to find out how feasible some of that is.

Mr. Melloh: The other important part about that is if you are going to put the bar where I think you are going to put it, is it going to be outside?

Mr. Dale: On the back end.

Mr. Melloh: Did that used to be the patio?

Mr. Dale: Yes. It's not up to me.

Mr. Melloh: I know, but I'm just saying that there are some structural concerns because it used to be a patio.

Mr. Dale: Right.

Mr. Melloh: A lot of loads came down on those pillars. You know how it goes. If you watch too much of that home and garden show, they always say, "There's a low bearing wall."

Mr. Dale: You are exactly right.

Mr. Melloh: So, you need to have people that know what they are doing. It's a great idea. You just need to know how much it's going to cost.

Mr. Colasinski: This may just initially be concept versus design, because there's a difference. Design is where you actually have components versus a concept, which is more measurements, ideas and so forth and nothing specified. When you have a design, then you can go to a builder with an estimate. It has to be more of a conceptual discussion or conceptual



presentation with drawings. I think there's a big difference of cost with conceptual versus a design.

Mr. Colasinski: I agree.

Mr. McCarthy: You are right on target on that, Steve. As you get into the design, it shows you where every electrical box is.

Mr. Dale: Exactly.

Mr. McCarthy: So, the design is what we will be after. That's a good idea. None of us know how to do it. Let's be honest, so let's allocate some money. Tim, what would you recommend?

Mr. Melloh: I don't know. I always like to overestimate. \$20,000 seems like a good number. We are not going to sit here and spend it, if we don't have to, but like Steve said, conceptually, it's going to be a lot less expensive than the actual design like Paul mentioned. Conceptually, we could approve \$10,000. I don't know, but I would hate for it to be \$12,000 and you only allocated \$10,000 and we have to go back through the entire process again.

Mr. Dale: The cost control measure is what the two of you have to agree on.

Mr. Melloh: Exactly.

Mr. Dale: The two of you together, I trust that you are not going to frivolously assume something.

Mr. Colasinski: Right. I think also with conceptual designs, you also have options that you can talk about. That is a much cheaper option versus an actual design where you are committed.

Mr. Dale: Right.

Mr. Colasinski: We need to do something.

Mr. Bedwell: I was on the Board when my wife was on the committee. There is a company in Merritt Island called Merritt Island Interior Designs. This gal came out and revisited the wall colors, carpet, pictures, lamps, everything. We used their people to paint. She did it for nothing.

Mr. Dale: Right.

Mr. Bedwell: So, I'm going to try to find out that name, at least for doing the cosmetics.

Mr. Dale: Exactly.

Mr. Bedwell: She did a fantastic job, but you had to use their people. Painters are painters.

Mr. Dale: Give it to Tim.

Mr. Bedwell: I will see if I can find their name.

Mr. Dale: I propose that we authorize \$20,000 for a conceptual design of what we would like to do to the restaurant and surrounding area, including any potential deck or outside bar on the patio area, the cost control measures in place and the involvement of Supervisor Colasinski and Mr. Mellow.

Mr. Carnesale: I would think we want more than one concept.

Mr. Colasinski: Right, Pete. That's what we were talking about. With conceptual designs, you have options.

Mr. Dale MOVED to authorize \$20,000 for a conceptual design to the restaurant and surrounding area, including any potential deck or outside bar in the patio area with the approval of Supervisor Colasinski and Mr. Tim Mellow and Mr. Bedwell seconded the motion.

Mr. Bedwell: With the \$20,000. I must have explained to a dozen people the last couple of weeks about the \$20,000. It should be a not-to-exceed \$20,000.

Mr. Dale: Exactly.

Mr. Colasinski: That's correct. Not to spend \$20,000.

Mr. Dale: That is kind of what I anticipated. I can't image it being much more than a few thousand dollars.

Mr. McCarthy: I wouldn't think so. And I would have to do a lot of talking to those 12 people about why you are spending \$20,000.

Mr. Dale: That's alright. They also think that we are putting windmills up too. I said that 30 times during the meeting.

On VOICE VOTE with all in favor authorizing a not-to-exceed amount of \$20,000 for a conceptual design to the restaurant and surrounding area, including any potential deck or outside bar in the patio area with the approval of Supervisor Colasinski and Mr. Tim Mellow was approved.

Mr. Dale: That's all I had. Are there any other Supervisor requests? Hearing none,

**SIXTH ORDER OF BUSINESS**

**Public Comment Period - All Items**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

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



Secretary Assistant Secretary



Chairman/Vice Chairman