

*Viera East Community  
Development District*

*Agenda*

*September 23, 2021*

# AGENDA

# *Viera East*

## *Community Development District*

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Phone: 407-841-5524 – Fax: 407-839-1526

September 16, 2021

Board of Supervisors  
Viera East Community  
Development District

Dear Board Members:

The Board of Supervisors of the Viera East Community Development District will meet **Thursday, September 23, 2021 at 7:00 p.m. in the Multi-Purpose Room, Faith Lutheran Church, 5550 Faith Drive, Viera, FL.** The call-in information for the meeting is as follows: **(267) 930-4000, Participant Access: 575-078.** Following is the advance agenda for the meeting:

- I. Roll Call
- II. Pledge of Allegiance
- III. Public Comment Period – Items on Agenda
- IV. Approval of Minutes of the August 26, 2021 Board of Supervisors Meeting and Acceptance of Minutes of the August 26, 2021 Audit Committee Meeting
- V. New Business
  - A. Consideration of Annual Service Agreements
    - i. Habitat Management Services with Kevin L. Erwin Consulting Ecologist, Inc.
    - ii. Aquatic Management Services with ECOR Industries, Inc.
  - B. Consideration of Tow Agreement for Woodside Park
  - C. Consideration of Restaurant Management Agreement
  - D. Consideration of GolfNow Agreement
  - E. Approval of Irrigation RFP
  - F. Consideration of Golf Course Equipment Lease from Toro
  - G. Discussion of Employee Discounts on Food & Beverage Items
  - H. Discussion of GM, Head Pro, and Superintendent Golf Privileges
- VI. Old Business
  - A. Brevard County Lake Planting Grant Update
  - B. Survey Monkey
  - C. Farmers Market/Craft Fairs at Woodside Park
  - D. Action Items List
- VII. Staff Reports
  - A. General Manager's Report
  - B. District Manager's Report
    - i. Consideration of Requisition #51
  - C. Lifestyle/Marketing Report
- VIII. Treasurer's Report – Consideration of Financial Statements
  - A. Approval of Check Register
  - B. Balance Sheet and Income Statement
- IX. Supervisor's Requests
- X. Public Comment Period – All Items
- XI. Adjournment

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

The fourth order of business is approval of minutes of the August 26, 2021 Board of Supervisors Meeting and Acceptance of Minutes of the August 26, 2021 Audit Committee meeting. A copy of the minutes are enclosed for your review.

The fifth order of business is New Business. Section A is consideration of annual service agreements. Section 1 is Habitat Management services with Kevin L. Erwin Consulting Ecologist, Inc. A copy of the agreement is enclosed for your review. Section 2 is Aquatic Management Services with ECOR Industries, Inc. A copy of the agreement is enclosed for your review. Section B is consideration of tow agreement for Woodside park. A copy of the agreement is enclosed for your review. Section C is consideration of restaurant management agreement. A copy of the agreement will be provided under separate cover. Section D is consideration of GolfNow agreement. A copy of the agreement is enclosed for your review. Section E is approval of Irrigation RFP. A copy of the RFP will be provided separately. Section F is consideration of golf course equipment lease from Toro. A copy of the lease is enclosed for your review. Section G is discussion of employee discounts on food & beverage items. Section H is discussion of GM, Head Pro and Superintendent golf privileges.

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

The seventh order of business is the Staff Reports. Section A is the General Manager's Report. Section B is the District Manager's Report. Section 1 is consideration of requisitions. Copies of the requisitions are enclosed for your review. Section C is the lifestyle/marketing report.

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

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

Sincerely,

Jason Showe  
District Manager

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



# MINUTES

MINUTES OF MEETING  
VIERA EAST  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Viera East Community Development District was held on Thursday, August 26, 2021 at 7:00 p.m. at Faith Lutheran Church in the Multi-Purpose Room, 5550 Faith Drive, Viera, Florida.

Present and constituting a quorum were:

Rob Dale	Chairman
Pete Carnesale	Vice Chairman
Steve Colasinski	Treasurer
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.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Public Comment Period – Items on Agenda**

Mr. Showe: The first item we have on the agenda is audience comments for items on the agenda. We received some requests to speak forms. So, we will take those in order and Mr. Stephen Bortner.

Resident (Stephen Bortner, Wingate Estates): Yes.

Mr. Dale: I have two other requests for this evening. I understand that the Board during workshops is a little lenient with the time that we give tonight because of the number of people here. We don't want to be here all night, so we are sticking to our strict three-minute time frame

for comments. We want to know what address and subdivision you're from when you're speaking.

Mr. Showe: Out of courtesy, we ask that you probably not repeat the same points over and over again with consideration of everyone's time. We do have a pretty busy agenda, so we're trying to get through in consideration of everybody.

Resident (Stephen Bortner, Wingate Estates): My name's Stephen Bortner. I live in Wingate Estates. I have been here since 2003. I have played golf with a group of gentlemen who have played golf at Viera East since 2004. I'm here speaking for myself. I'm asking the Board to take some of the policies such as charging an extra \$10 on top of your green fees, so that a person can take a cart out by himself. We're in the middle of a pandemic and are supposed to have social distancing, and to pay an extra \$10 over and above the regular fees is ridiculous. This policy should be changed. Our group is also very disappointed and other members I've spoken to are disappointed about discontinuing the GPS system. The GPS system, when it was installed, that year they raised the price to cover the cost of the GPS. You gentlemen have decided to discontinue it. You didn't reduce your rates, but raised your rates. I'm also here to talk about the condition of the golf course since you have taken over. The sand traps need work. The tees are lacking grass. This has been this way since Tim took over a few years ago. Then we heard rumors that you are planning to put a miniature golf course on our putting green. A miniature golf course is different than a regular golf course. The two do not belong together. Then about your ad in the paper regarding the restaurant. The restaurant has been there. You keep it open for 8:00 p.m. It's not going to find people. It's a sandwich shop. The more you offer, the busier that golf course is going to be. So, I'm asking you to make these changes immediately.

Mr. Showe: You have 30 seconds.

Resident (Stephen Bortner, Wingate Estates): I'm done. (*Applause*)

Mr. Showe: The next one I have is from Ms. Sonya Kopliner.

Resident (Sonya Kopliner, Woodhall): Good evening. I live in Woodhall Circle on the Viera East golf course. I'm here to voice my thoughts. Regarding Divots, you let people be misled and believe untruths. As an example, people complain that the old Board set \$3 million aside to renovate the restaurant. We know for a fact that it's only six figures for that restaurant. The rest was for the clubhouse offices. You don't correct this misinformation because you want

people to believe what you want them to believe, so you go on and you set your agenda and get your way. You yourself stated that the new restaurant would be renovated and cost six-figures. The same six figures as the old Board amount, but you don't correct people's misperceptions. You've made it obvious that you don't like Terri and you want her out. This was your campaign to get rid of her. You could have executed a new contract or amended the existing contract to include reservations, renovations and changes that you want made, but instead you got someone to come in to propose what you want to happen. I've never of heard any Board in 25 years of attending and assessing the Board of Directors ever micromanage the business in the way that you want to micromanage this restaurant. On top of that, be extremely irresponsible by not conducting a background check verifying that someone actually ran the restaurant and not conduct a credit and criminal check on the person you want to run a restaurant generate several hundreds of thousand dollars in revenue. Are you insane? In regards to the newest Board Members and their behavior towards the members of the community of 7,000 residents, for 25 years, I was a Supervisor Regulator at the Federal Reserve Bank of New York. One of my responsibilities was to assess Board of Directors at banks, from the smallest community banks to the largest world banks. Working in New York City, I sat at numerous Board meetings with the likes of Jamie Diamond, James Gonman and numerous banks from all over the world represented in New York City. I sat in and presented to the Federal Reserve System Board of Governors in Washington DC, including Ms. Janet Young our current chairman, Mr. Ben Bernanke and many more. In my 25 years of experience, I've never ever met any Board Member behave in the manner of which you are conducting yourselves. Your responsibilities are to represent the best interests for the 7,000 residents in this community and not your own personal agenda. Never has a Board ever expressed their own personal opinions on anything that is being discussed in between meetings. Your personal opinions DO NOT MATTER and they do not belong in communities. *(Applause)*.

Mr. Showe: Thirty seconds.

Resident (Sonya Kopliner, Woodhall): I along with countless numbers of this community find your own your behavior as unprofessional and an embarrassment. For the mere fact that Jason has to create a statement for you to use on social media, one can only perceive that you don't know how to conduct yourselves in public. You really showed your lack of integrity and true character in your responses to what people were writing. My job is to assess

the Board Members that they are qualified to serve. You are not and you'd have been removed by now. You've shown this community that you do not know how to conduct yourselves in the manner of which a Board Member actually should.

Mr. Showe: That's the three minutes.

Mr. Dale: Thank you for your comments. Next, please. (*Applause*)

Mr. Showe: Next we have Mr. Bianchi.

Resident (Tim Bianchi, Auburn Lakes): Mr. Tim Bianchi, Auburn Lakes HOA. When was the repair job done on the walkway between Osprey the Clubhouse?

Mr. Colasinski: It was done three years ago.

Mr. Dale: To my knowledge all the repairs have been done.

Resident (Tim Bianchi, Auburn Lakes): It didn't look like it when I ran by yesterday. I'm just saying, that's what I've been screaming about for months. So, somebody needs to look at that.

Mr. Colasinski: Is it the one part where the culvert is?

Resident (Tim Bianchi, Auburn Lakes): No.

Mr. Colasinski: Where the corner is?

Resident (Tim Bianchi, Auburn Lakes): They have marked it off.

Mr. Melloh: By the rail, right?

Resident (Tim Bianchi, Auburn Lakes): The inside of the rain.

Mr. Dale: Where the column was.

Resident (Tim Bianchi, Auburn Lakes): I just ran by it yesterday. I didn't run by it today.

Mr. Melloh: Our contractor also did the one outside the golf shop between number 18 and number 27.

Resident (Tim Bianchi, Auburn Lakes): I don't care about that one. I only care about this one.

Mr. Melloh: Well, I was just trying to tell you that at the same time, he said that he was finished with that one, he said that he was finished with this one.

Resident (Tim Bianchi, Auburn Lakes): I'm just saying that it wasn't.

Mr. Melloh: Okay.

Resident (Tim Bianchi, Auburn Lakes): I would say you go and take a look. Additionally, you guys were voted in to make change and while you're going to obviously get some feedback from that change, the ones that did vote you in, the other 6,750 that live outside of the golf course...

Resident (Sonya Kopliner, Woodhall): Excuse me?

Resident (Tim Bianchi, Auburn Lakes): Look lady, I didn't interrupt you. So, I would like to say thank you for what you're doing. We appreciate it from the other demographics that don't reside in the golf course. I really got to hats off to you for the dog park. That thing is just unbelievably nice. I really do appreciate you doing all that you're doing for that. Just remember what got you voted in is because of this very scenario. We are sitting here with a room full of people about a restaurant. A restaurant. I mean think about that for a minute. With all the stuff that is going on in the world today, we've got a room full of people upset about a Request for Proposal (RFP) for a restaurant change. I think it's just ridiculous that we're at this level, but this is where we're at. I just want to let you know, I applaud your efforts and thank you. Continue what you are doing.

Mr. Dale: Thank you, for the comment.

Mr. Showe: Can you state your name and address, please?

Resident (Edith "Edie" Caggiano, Grand Isle): Ms. Edie Catrino, Grand Isle, 1560 Lago Mar Drive. I am going to talk about the restaurant, of course. I wrote a letter that was sent to the Board or emailed to Jason that was forwarded to the Board. Basically to me, this looks like a project in such of a problem. There didn't seem to be a problem with the restaurant and now we seem to have created a problem with the restaurant. I commented on several items that were in the *Viera Voice* article about the fact that the only people who are served there are the older folks. My husband and I have gone there dozens and dozens of times and honestly...

*(Voices on phone)*

Mr. Showe: Hold on one second. Those folks on the phone, we can hear you and it's interrupting audience comments. We ask you to either mute your phone or keep the noise down, please. Thank you. Sorry.

Resident (Edith "Edie" Caggiano, Grand Isle): I commented, specifically defining the diners as old folks, seemed offensive. I'm sure it was unintentional, but it certainly seemed interesting to me.

Resident (Not Identified): It was rude.

Resident (Edith “Edie” Caggiano, Grand Isle): What I don't know is if they're looking for a casual yet high-quality full-service restaurant. It is already a casual full-service restaurant, so I'm not sure what that's about. It says that we're looking for something that will satisfy the Viera population. What I haven't seen and I looked for closely, maybe I missed it, in the July 24th or August 24th meeting minutes, was talking about a changing demographic, but I never saw a definition of what that demographic was meant to be. Who was it meant to be for? Who comprised that demographic? I still don't know the answer to that. If it's looking for a different demographic, I guess the question I have is, how is that demographic being underserved now? Are there not restaurants for this other demographic? If so, I don't know who they are. I think that's what it was implying. So, those are my comments to the Board. I just don't understand what the problem is that's trying to be fixed here. We have a restaurant that served its purpose that seemed to be popular, the food was good and the service was always cheerful. I don't know what's wrong.

Mr. Showe: Thirty seconds.

Resident (Edith “Edie” Caggiano, Grand Isle): I think that they could've used an infusion of cash, but beyond that, I don't know what the problem is. (*Applause*)

Mr. Showe: Next one is Mr. William Maher.

Resident (William Maher, Worthington Circle): Yes. I live at 4930 Worthington Circle, Stratford Place. I'm not here to chastise the Board, okay? I can't help but speaking on a few issues that were already said because those are the important ones. First, let me address that gentleman that mentioned the golf course residents. It is nice that everybody is involved. This is the Viera East Community and nobody has ever been shut out. I'll give you an example. Terri has been doing a fine job in my estimation. She has had entertainment, myself included, where it's been great nights but I don't see anybody from outside the golf course attending these events. Now, we have a marketing director. I guess it's Ms. Michelle Webb. Right?

Mr. Dale: This isn't my time. This is your time.

Resident (William Maher, Worthington Circle): Okay. Well, I think that she should spend more of her time not worrying about the beer and hot dogs at 4:00 p.m. and talk to Terri about the events that she has where she has entertainment, she has people coming down. It's a great night for the people that come down and as far as keeping it open later, let me say this,

there are so many restaurants in Viera East that we all, I'm sure, utilize. The restaurant at Divots is a breakfast, lunch type of place. Terri has done dinners and she's done special things. I don't see any problem with what the restaurant has been doing. Now, if your intention is to bring somebody else in, if it isn't broke, don't fix it. I can only assume you have somebody in mind that you want to replace Terri. If that's the case, then I want to know who it is, what their qualifications are and what they're going to do to make it better. Now, that's as far as the restaurant. *(Applause)*. As far as the golf course, like the gentleman said, the GPS system is what brought people here. Nobody else has it.

Mr. Showe: Thirty seconds.

Resident (William Maher, Worthington Circle): For the amount of money that you try to save, I think you lost revenue in the golfers. Now we've got the snowbirds coming. I know three out of the five Board Members are not golfers, but you got to realize the revenue part of it. Okay? This is not about size, the golf course and the rest of the community. We all want to be together. We're one community, let's work together. *(Applause)*

Mr. Showe: Mr. Ralph Reid.

Resident (Ralph Reid, Woodhall Circle): Hi. I live in Viera. I live in Woodhall Circle on the golf course. It's not a big thrill. My house gets hit probably four times a week, especially on Saturday mornings. I'm on the second hole, so please take it easy. But anyway, I have got some questions more than anything. Has the golf course increased golfers or decreased in the last six months?

Mr. Melloh: It's increased quite a bit.

Resident (Ralph Reid, Woodhall Circle): Okay. So, the iPads didn't work. I don't know. Most people have that app on their phone. You can go to any golf course you want and it helps you calculate your handicap any place in the country, so I don't know. I mean, if your world is Viera East, I guess that would mean something to you, but using that iPad for me wouldn't do anything. It would give me a sport for that day, but I have an app where I do it all the time everywhere I go.

*(Overlapping voices)*

Mr. Dale: This isn't anybody's time but Ralph's time.



Resident (Ralph Reid, Woodhall Circle): Thank you. There seems to be a lot of hostility that I see on social media? Is there any liability that the actual people here have for that? Have you checked with your counsel about that?

Resident (Edith “Edie” Caggiano, Grand Isle): Freedom of speech is a liability?

Resident (Ralph Reid, Woodhall Circle): Freedom of speech, but then there's character assassination and there's liable. We're hearing today about this lady that was a contender and isn't anymore, but we're hearing an awful lot of her personal information that I really don't appreciate even knowing. It's not fair and it's not right. I don't know who she is, but if she's out, she's out. What kind of people are you just spreading crap about people? It's very nasty.

*Multiple voices speaking*

Mr. Dale: Hey, all right. I'm going to be exceptionally clear with the crowd tonight. This is not going to turn into a drama session. This is not going to turn into Nextdoor.com or social media. People when they have their time to speak, are going to speak and if people cannot accept that fact, then you will be asked to leave. That's the way we're doing this tonight. Thank you.

Mr. McCarthy: I also would like to reinforce, let the people speak for three minutes, be quiet, listen to what they have to say, and go on to the next person.

Resident (Judy Joyce, Aberdeen): Judy Joyce: Could I hold off until you're talking about the restaurant?

Mr. Showe: This is public comment period for any items on the agenda. There's not going to be another public comment period for these items.

Resident (Judy Joyce, Aberdeen): I would like to read the following from Tess, a former employee. *“Mr. Showe, in light of the contentious and rather malicious atmosphere of the current Board, as well as the hateful and personal nature of the recent attacks on my character, I respectfully withdraw my proposal from consideration for the General Manager position of the golf course restaurant at Viera East. It's unfortunate that I only became aware of a hostile environment at this late date. I will only say that recent events and revelations have brought me to the conclusion that I am not a good fit for this position after all and have nothing further to add to the matter. I apologize for any inconvenience that my withdrawal may cause but it is the best interest of all. Regards, Tess.”*

Mr. Showe: Lastly, we have Ms. Terri King.

Ms. King: First of all, I'd like to thank all my customers for their support and the friendships I've developed in last six years here at Viera East. You have made my business a true success for me. To the Board, you never shared the numerous complaints that you supposedly have made apologies on behalf of the restaurant. Well, how do I fix things if you don't share what is wrong or what people are complaining about? I have sat silently at these meetings while you attacked my integrity and personally launched a character assassination. You obviously don't want me here operating the restaurant at the golf course for the CDD. Otherwise, you probably would have approached me before the 90-day termination was given back in June, to discuss your intentions of the termination of my contract and work together a partnership on these negotiations. Mr. Dale, I'm sorry you have such ill regard for me and my business in the current situation of the restaurant industry. You just don't understand what it is to keep the restaurant going in this pandemic. It's been very difficult times these past 18 months, when other restaurants are either cutting back or closing. I don't want to hear any more of your antics or answer any more of your questions, just for you and the new members to approve your new authority at any consequence. With that being said, guys, I'm also withdrawing my proposal for the bid to operate the restaurant. I will be vacating the restaurant on September 30<sup>th</sup> as printed in the letter I received from Mr. Jason Showe. I'm moving on, and not continuing with the Viera East CDD. Good luck gentlemen, because you're going to need a whole lot more doing that. (Applause)

Mr. Dale: Jason, I'm going to take that as a formal resignation, whatever paperwork that we need to do on our end.

Mr. Showe: The contract expires. There's a 90 day termination on either end, so it expires on September 30<sup>th</sup>.

Mr. Dale: Okay. Thank you.

Resident (Tompkins, Brightwood): Mr. Tompkins: Jason, can I have 30 seconds?

Mr. Showe: That was all the speaker forms that we have, so we'll open up for any other comments. This is specifically for items on the agenda. For everything else we have other public comment periods for.

Resident (Tompkins, Brightwood): My name is Tompkins and I live at Brightwood Circle.

Mr. Dale: Where on Brightwood Circle?

Resident (Tompkins, Brightwood): Viera East around the golf course.

Mr. Dale: Okay. Thank you.

Resident (Tompkins, Brightwood): I'm asking Rob Dale to step down and leave his position. *(Applause)* If that doesn't happen, I'm asking Jason what our procedures might be to have a vote to remove Rob, because the debacles that have happened over the last 10 months, have been unparallel and continuous. Everything you put your hands on goes to hell in a handbag. As a result, I don't think you're fit to lead.

Mr. Dale: Thank you for your comment.

Resident (Tompkins, Brightwood): Can I have 30 seconds?

Mr. Dale: No, you've had your time.

Resident (Tompkins, Brightwood): Can I have another time?

Mr. Dale: No, you can't.

Resident (Sonya Kopliner, Woodhall): I just want to know where the 6,700 residents are, why they don't show up at these meetings.

Mr. Dale: Do we have any other comments?

Mr. Showe: Any public comments? Okay, the public comment is closed.

Resident (Mary Ann Ferrara, Fawn Ridge): Yes, I have a comment. I just wanted to address what Mr. Reid said about social media. One of the worst offenders I saw was Mr. Dale disparaging one of the former Board Members on a public site. Then all of a sudden, it just disappeared, so quickly as soon as he got called to the table. I believe he owes a public apology to that person that he disparaged. *(Applause)*

Mr. Dale: Alright, do we have any further comments?

Resident (Helen Leitner, Aberdeen): We moved here right before the pandemic. I'm not a golfer. I enjoy going to Divots. I'm not geriatric person. I like it. I have a dog. I like the idea of dog park. It just seems that you all are so indecisive and you avoid liking people. It's terrible *(Applause)*

Mr. Dale: Are there any further comments? We're going to close the floor for comments. You had your three minutes, Bill. The first thing I'd like to do is I would like to see a show of hands of everybody sitting in the audience that's here from the Viera East golf course community. What are we estimating that number at? Thirty. Okay. You can put your hands

down. Now, I'd like to see a show of hands of people from Osprey. I'd like to see a show of hands of people from Fawn Ridge.

Resident (Not Identified): What's your point?

Resident (Not Identified): I'm on the phone from Osprey.

Resident (Mary Ann Ferrara, Fawn Ridge): I have been here since the debacle of the 350 people that we put in this room, before you guys were elected. Don't tell me I don't care. I'm here every month.

Mr. Dale: Thank you, Mary. I don't want to start a tit for tat on this. I appreciate that though. I appreciate that. Let me see a show of hands for Hammock Lakes and Hammock Trace. Let me see a show of hands for Bay Hill please.

Resident (Mary Ann Ferrara, Fawn Ridge): Why aren't they here?

Mr. Dale: I'm not asking you questions. I'm asking where the show of hands is. Do we have anyone here from Heron's Landing?

Resident (Not Identified): We're the people that care.

Mr. Dale: Do we have anyone here from Heron's Landing? There is one person from Heron's Landing. Do we have anyone here from The Villages? One and Auburn likes? Okay, so two people. Roughly about five people or so. Board Members, the reason I'm bringing this up is...

Resident (Not Identified): You forgot Lakes at Viera Condos.

Mr. Dale: Thank you. Are you on the Lakes at Viera Condos?

Resident (Not Identified): Yes. I am representing two people there.

Mr. Dale: Thank you for your comment. If we're doing that, then I suppose I get to represent the business community because I'm one of the few there. The purpose for the Board is I want you to take notice of this. We have a responsibility as Board Members, not just to represent a vocal minority that shows up at a meeting. There was an election in November, and a lot of the faces that I see making these claims or having contrary opinions, are the same people in the election and those kind of things. So, my point is, we are here to represent Bayhill and all of those other communities that I just named, not just the golf course. With that said, one of the many questions was, why did the Board do this? Three months ago, the Board listed 15 reasons. It's actually up to 16 or 17 now. For the purpose of the minutes, I'm going to go through the RFP reasoning again. We're going to start with restaurant operations. Restaurant operations and

service is a reflection of the District and of the golf course. The Board wants to steer away from private events for example, Valentine's day, closing the restaurant early for such events, nine and dine, mock gambling three times weekly, which was not open or advertised as being opened to the public. Weekly events, such as mock gambling. We have a narrow audience of participants for the mock gambling. It gives the perception that the restaurant is there for personal enjoyment. Reserved seating for private events removes the opportunity for new and increased service to our golf course and has driven customers away. A prominent member of our community recently experienced substandard service which required a letter of apology from the Board Chair and an expense to the golf course to continue the business relationship. That individual was probably one of, if not the most affluent person in Brevard County. During the mock gambling, he was asked to move several times until he finally left the restaurant. In addition to that, we've had multiple online complaints. I'm going to read just one of them that had numerous comments on it and numerous sub-comments underneath it where people were expressing a very similar opinion. I know people will come for me for my personal opinion. *"My girlfriend and I were looking for a good lunch spot. I read all the positive reviews on this app in regards to Divots. Unfortunately, I didn't even sit for a bite. No one was friendly at all. Not even a "Good morning" or a smile. We walked out and decided to go elsewhere. You can't believe everything you read. A smile and a greeting go a long way. I sent an apology letter to this person. She wrote me back a long response, which I'm not going to read in its entirety, but the part that was most disturbing to me was, "It was my personal opinion," she stated. She said some person, I'm not going to name the person, stated that she did see us and that, "My caliber, should go elsewhere." She deleted her comment from my post. I've heard at least three times as many complaints as there are people from the golf course sitting in this room right now about the service standard at Divots.*

Resident (Not Identified): We got to join...

Mr. Dale: I'm sorry. I'm going to ask one more time to please stop. This is the business part of the meeting now. I've heard at least three times as many complaints as people in this room. We did not manufacture this. So, therefore continuing on with the RFP reasoning. The restaurant hours are not conducive with the needs of the golf course. Until the RFP started, the golf course changed the closing time as 5:00 p.m. and was open on several occasions until 2:00 p.m. or 3:00 p.m.

Resident (Not Identified): That's not true.

Mr. Dale: Well, tell that to the people that we're trying to get service from. Again, I'm not going to keep this going. This is the business part of the meeting. The District is utilizing a monthly calendar posted on several District websites. Several events that were listed were canceled due to restaurant staffing issues. That was a concern for the Board. 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 restaurant and it was personally embarrassing to me as the Chairman when I had to correct the golf course manager and make complaints about private coolers being brought onto the golf course. Then I find out that the golf course at that time was closing at 2:00 p.m. and 3:00 p.m. I had the Golf Course Manager make up signs to correct the private cooler problem. Our customers are not able to get private beverage service on the golf course.

Resident (Not Identified): When was the last?

Mr. Dale: Excuse me. One more time and I'm going to ask you to leave. The previous CDD Divots Facility Use Request was met with resistance from the owner at the April workshop. When discussing an increased Sheriff's Department presence at Divots for community response benefit, Terri stated, *"I don't want them there during operating hours"*, referring to the Sheriff's Department. You can go back and check the minutes on that. 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 because of increased employee losses. The District is looking at using daily and food...

Resident (Not Identified): I've had enough of this crap.

Mr. Dale: Okay. Thank you, Phil. You can leave.

Resident (Phil Blanchard, Aberdeen): No, I'm not leaving. You make me leave.

Mr. Melloh: Phil, come on, man. Let's go.

Mr. Colasinski: Alright, we'll call the Sheriff then. We will call the Sheriff.

Mr. Dale: We will call the Sheriff's Department.

Mr. Melloh: Phil, listen, we're going to stop the meeting and call the authorities if you don't leave.

Resident (Phil Blanchard, Aberdeen): Call the authorities.

Mr. Melloh: They are going to stop the meeting and call the authorities. Can you please leave? Thank you.

Mr. Colasinski: Every meeting, he does something like that.

Mr. Dale: The District is looking at using daily and weekly food and beverage specials that enhance the golf course and can be marketed weekly. Food and beverage campaigns drive a lot of the marketing for golf courses. Requests for marketing input in this area are frequently ignored. There was a desire of the Board to broaden the restaurant's customer age and serving demographic. That does not mean younger people solely. It doesn't mean older people solely. It means we want a mix of customers. We want customers from Osprey. We want customers from Fawn Ridge. We want customers from every community. That is what the Board is trying to achieve. The District is looking to change the selection of food and spirits available based on different demographics. These suggestions have been met with resistance in previous discussions with the current tenant. We were not able to get the wine and liquor and other events that we were trying to get going for the entire District. One of the largest two issues, the restaurant gross revenue, has not significantly increased over the last six years of business. In the 2020 fiscal year, the District only netted roughly \$12,000 from Divots, \$12,000 from a 17-square-foot restaurant.

Mr. Carnasale: If you can't be quiet, we will ask you to leave.

Mr. Dale: Despite gross revenues of roughly \$225,000 for Divots, the District sought \$12,000 of that. It's hardly worth our time keeping the doors open with that kind of money. With different marketing concepts, the potential for Divot's profitability is quite significant. The largest reason that we just ran into, is we just apparently discovered that the owner of Divots, who doesn't want to answer questions on this, maintains no Workers Compensation on her employees. That is potentially a felony in the State of Florida, and it has been for quite some time apparently. If we had had an accident in that restaurant, the District was liable partially for that, even though we have a lease that says we aren't. Believe me, some attorney is going to come back and say, *"Oh yeah, you guys own the restaurant,"* and we'd have been part of that lawsuit. I've got another page here I was going to read, but I'm not going to. I did not want this at the start of this RFP process. At the start of this RFP process, Terri had every opportunity to meet the requirements that we were asking for. She stated that nobody talked to her. That's not true. I talked to her in the breezeway. Before she even had the opportunity to get any of these, I

read every one of these issues face-to-face her and I privately. I told her, *"I hope you take that RFP constructively and I hope you try to do something with this."* She was every bit as much a player in this RFP process until things started happening where we started getting the online attacks and the drama and everything that went with that. Somebody was reading an e-mail and she is no longer here. The woman read the e-mail that I got. I'm the chairman of the Board. I got this e-mail at 9:00 p.m. last night from Tess, a former employee who thought everybody at the golf course was her friend. I got the e-mail from Jason who was forwarding it or I was cc'd on it. I don't know how I got it but I got that e-mail from Tess at 9:00 p.m. Yet here we are at 7:00 p.m. the next day, somebody that wasn't even on that e-mail...

Resident (Phil Blanchard, Aberdeen): Did Tess provide that to you?

Resident (Not Identified): Excuse me. I have a question for Rob.

Resident (Not Identified): Isn't it illegal for you to meet with an individual in regards to a proposal prior to your Board knowing about it?

Mr. Dale: We're not going down this drama. Frankly, I'm going to address this because I've heard this garbage and I heard some of this stuff from Bill at the last meeting. So, I'm going to address this one. There was help given by the Community Liaison to both parties. The majority of Terri's RFP came from the Community Liaison. Terri took the community liaison out for dinner asking her questions about the RFP proposal. One of the other problems that I have with this entire process, is that we had things that should not have been going on. Terri was contacting other bidders. I am friends with Mike and Tracy of Tracy's Lounge. Mike and Tracy got contacted by Terri as to whether or not she was part of the process. She went to a potential bidder and said, *"Are you going to submit a bid?"*

Resident (Not Identified): As well as spreading bad stuff about anybody else's life.

Mr. Carnasale: We're done with public comments.

Mr. Dale: I appreciate your comment though. Yes, it does make me hot on why we had a former employee dragged through the mud on social media. I saw Facebook comments from a gentleman. In fact, I'm going to address this one too because I believe Tess deserve some of her character back.

Resident (Not Identified): Yes. Thank you.

Mr. Dale: There was there was a gentleman that has actually been in this room who made his Facebook comment today and actually made the comment, *"Why do we have somebody*



*in the process that does not have any restaurant experience?"* Number one, where did you get that information? There was other stuff that you received. I'm wondering how that wound up on Facebook. Number two, I have news for everybody. Tess had more restaurant ownership experience than the current vendor, well over 20 years of restaurant experience.

Resident (Not Identified): And security clearance too.

Mr. Dale: Thank you. I am going to address that. One of the other things that was extremely upsetting for me is the fact that we started talking about. Well, we need a background check. Apparently, I've heard through the grapevine that the rumor mill, the *Coconut Telegraph* today shared, "Well, she dropped out of the race because she wasn't able to pass a background check. Tess has her PhD in juvenile justice. She works for the Department of Juvenile Justice part-time. You cannot work for the Department of Juvenile Justice unless you have been fingerprinted and have an extensive background check.

Resident (Not Identified): Exactly.

Mr. Dale: Hopefully, I have given Tess some of her character back here tonight even though she has dropped out of this process. So, with that said, now the Board is in the position where we have no RFP candidates. But we did have an issue happen today. Actually, one of the things that happened is I received a text on Friday from somebody saying, *"Hey, there's a prominent restaurant owner in the area that would like to get involved in the RFP response process."* My response to that person was the RFP process close today, the timing stunk because it's a very credible person and a very good person. I am not going to name this person because I am not going to let that person get bullied or slandered. So, where we are is I have asked that person if things did not work out tonight and we were in need of this, to come by and take a look at the restaurant. Do a tour of the restaurant. The person has agreed. He is very interested in being part of that. My blunt question was if we were to continue the Board meeting onto our workshop, would you be able to have a proposal to us by that workshop? It was a resounding yes. So, we do have another person. We did not have to accept any of the RFP proposals this evening. To be blunt, after everything that has happened and the contention that has arisen in the community about all of this, my recommendation was going to be do not accept either proposal. So, the Board, as I understand it, does not have to go through an RFP process. We are able to take a look at the vendor. When they submit a packet, I think the Board will be surprised and

pleased at who the vendor is and quite possibly prepared to ask some questions and maybe even approve, at the workshop in two weeks.

Mr. Showe: Just as a clarification, if you continue the meeting you're continuing a Board meeting to that date. So, you wouldn't be making a decision at a workshop. You would be making some decision at a Board meeting.

Mr. Dale: Yes.

Mr. Showe: Just for clarification.

- **Review of Proposals and Selection of Firm to Provide Restaurant and Catering Services**

Mr. Showe: For those on the phone and those at the audience, I think the Board has, because of the contention of the restaurant, rearranged the agenda a little bit to tackle the restaurant issue now. That way, folks don't have to stick around for the entire meeting. Obviously, there are a lot of other business items.

Mr. McCarthy: I've got a couple of things. I think that's a wonderful idea that became available. I suggest you hook them up with Tim and let Tim show them around the place and so forth.

Mr. Dale: I've already asked him to conduct the tour.

Mr. McCarthy: Thank you. I appreciate that. Regarding Terri, I've been on the Board six-and-a-half years. Terri has strengths and weaknesses like everyone in this room. We all make mistakes. Basically, I would just like to read this. "The year prior to Terri open Divots, the CDD lost \$37,500 on the restaurant. Upon Terri's direction, in Fiscal Years 2016, 2017, 2018, and 2019, she produced \$947,390. During COVID in 2020, she produced \$188,395 for a total of \$1,135,785. During that time with the COVID, she did some wonderful things where she had venues outside, which were very difficult. There was rain involved, electrical wires and so forth. We had dinners out there. It was open to the public. We had a user account there. So, I wish Terri nothing but good luck in her future endeavors. She decided to leave and we have to go on as a Board onto the next thing. So, let's get going on that and we'll hook them up with Tim and see what we can do.

Mr. Dale: Steve, do you have any comment?

Mr. Colasinski: It's a good time to take a step back and Rob's indicated one potential person. I think before the next workshop we should all come with some ideas and think about

other potential alternatives. The other thing is, do we really want an entire restaurant or just a hot dog stand? Think about that as well. Do we want simplicity? Because there's risk involved with each and every option and I think that's something we should think through before our next session.

Mr. Dale: Dave?

Mr. Bedwell: I think it would be best if the Board gets out of this process and turn it over to him. Let him interview this guy and see the proposal or maybe gets a proposal, discuss with the guy if it's going to be a lease and then Tim comes to us and tell us what he thinks. He's had restaurants for 30 or 40 years and I think it'd be better if we just let him do the process and come to us. I don't know what he's going to say but let him do the process.

Mr. Dale: I would tend to agree with half of what you said, Dave. I do think technically on the line and block chart. Tim and I actually had this conversation. Ultimately, the restaurant, like any other part of the CDD, is going to report to the Board, but from an immediate perspective, I see the restaurant as being under the Golf Course Manager. I don't think that just because we've gotten a little bit of resistance here, that the Board should take a step back from it's responsibilities to the District. So, I do think that we should be involved in the process. I wasn't going to share this part because I don't want Tim getting acosted, but Tim and I were the two that went out and interviewed this person this afternoon.

Mr. Bedwell: Okay. That's fine.

Mr. Dale: We did this jointly. I want Tim involved in the process. Believe me I've read every wacky thing on social media. I actually got one letter from a person that accused me of trying to get my personal friends the job. I was like, "*Who is my personal friend?*" That's not what we're trying to do.

Mr. Bedwell: I'm just saying that all of this happened because you're involved.

Mr. Dale: Right.

Mr. Bedwell: I think it's best politically if you step back and let him do it. It's just my suggestion.

Mr. Dale: I'm fine with that.

Mr. Bedwell: That's just my suggestion.

Mr. Dale: If you would like to meet with Tim on the day that we have the schedule, I am more than happy, but here's the issue. We didn't have anybody. It's the same thing that

happened with the engineer. Not that I'm looking for pats on the back. That's not what I'm saying it for but, I scrambled. I'm happy to entertain anybody else that anybody comes up with, but I don't see anybody coming up with anything.

Mr. Carnasale: Basically, ugh two days ago, I went through a long liturgy with a packed audience. I made very strong points as to what at I, I can't say for the rest of the Board, was looking for in the production of the manager. I did not lean myself towards either one of the two individuals. Alright? I have one or two comments from people that sent me emails that I went this way and I've got people that sent me emails saying that I went that way. However, the fact that I got comments in both directions is telling me that I was right down the middle. Okay? What I had done effectively, is said, *"I've read the two. , I have problems with both and I have given lists of my problems on each one of them to those individuals so that we can review that going forward."* I announced basically the problems that I had with both. So it was a matter of I was not taking a side saying, *"Hey, he wants this guy."*

Mr. Dale: Pete, let's keep it in regard to not *"I"* and in regard to what the District wants.

Mr. Carnasale: The only reason it's an *"I"* is because, I was the only one here physically making the comments and I can't make *"We"* comments for the Board, if they were my comments on that day.

Mr. Dale: Right.

Mr. Carnasale: I can't refer to the Board as the initiator of a comment that I made as an individual and that's the reason why I said it that way. Alright? It had nothing to do with the vote and nothing to do with which way. I had people that said I was leaning this way and I wanted that individual and all I said was I would like to see a restaurant that is more open to change than what we have now. That does not mean with total revisions.

Mr. Dale: I don't think that's changed in any part of the RFP requirements that we're looking for.

Mr. Carnasale: That's right.

Mr. Dale: That is exactly for from a new owner. So, with that said, where I'm at is I know we have other business to go to and we'll have to make the motion later on, but my recommendation is that we continue this business meeting onto the workshop. At that point, we will take a look at it. I'm going to open this to the audience. If you all know somebody that wants to put in an RFP for the restaurant, that's interested in it, tell him to submit paperwork.

This is not a closed process. There's nobody that's trying to do anything untoward or secretive. With that said, two weeks from now, if that is the only one that we have to review, let's review it and see if we would entertain that person, if we can come to terms with them. Is that acceptable?

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

Mr. Dale: Steve?

Mr. Colasinski: It's fine with me.

Mr. Carnasale: Basically, we will get an RFP. We will read the RFP and will probably have comments and questions to whoever it is, even if there's only one RFP to try and get them more in line with what we're looking for. Because their mindset, without our mindset in talking at the same time, is not going to be on a perfect line up. That would never happen with no matter who it was. However, if we get a chance to sit down and talk and the only way that we can talk is during meetings because it's the only time we can get the entire Board together in order to allow us to talk. That means two weeks from now, we're looking at hopefully an RFP coming from somebody and all Board Members present so that we can ask questions, give guidance, request information and ask them what they feel they can or cannot do. Maybe some of the things that we want done, they can't do, and maybe we're willing to accept that. Alright? But we need to have that conversation going back and forth.

Mr. Dale: At this point, we are going to move on from the restaurant discussion.

#### **FOURTH ORDER OF BUSINESS**

#### **Approval of Minutes of the June 24, 2021 and July 8, 2021 Board of Supervisors Meeting**

Mr. Showe: The minutes of the June 24th and July 8th meeting were provided as part of your agenda packet, We can take any corrections or comments or a motion to approve those.

Mr. Dale: We need a motion to approve the minutes.

On MOTION by Mr. Bedwell seconded by Mr. McCarthy with all in favor the Minutes of the June 24, 2021 and July 8, 2021 Board of Supervisors Meeting as presented were approved.

**FIFTH ORDER OF BUSINESS****New Business****A. Public Hearings****i. Rules and Rates**

Mr. Showe: This is the public hearing for the rules and rates and also the budgets and assessments. We will start with a motion to open the public hearing.

Mr. Bedwell: Do we have an open public hearing?

Mr. Showe: We open the public hearing specifically for the rules and rates.

On MOTION by Mr. McCarthy seconded by Mr. Bedwell with all in favor the public hearings for the rules and rates and the adoption of the Fiscal Year 2022 budget were opened.

**a) Consideration of Amendments to Attachment A to Chapter IV of the Rules of Procedure****b) Consideration of Golf Course Rates for Fiscal Year 2022**

Mr. Showe: At this time, we will let Tim go through any changes to the rules and rates. We will have him give a brief explanation on those.

Resident (Not Identified): Can I ask a quick question?

Mr. Dale: No, ma'am. We are in the middle of the business part of the meeting.

Mr. Showe: As soon Tim goes through it, we are going to open it up for anybody who has comments on the rules and rates.

Resident (Not Identified): For some of us that came to the meeting there was nothing. All we had was a sign-in sheet. We didn't get agendas or anything to see what's going on.

Mr. Showe: The agenda package is online.

Resident (Not Identified): I figured you ran out.

Mr. Showe: We brought 50 copies of everything tonight.

Mr. Colasinski: When is that posted?

Mr. Showe: We post that a week in advance when the agenda goes out.

Mr. Melloh: As far as our Policies and Procedures, they remain the same as they have been the last few years. There are no changes for Attachment A, the Policies and Procedures of the Viera East Golf Club. It is going to be pretty much the common theme. We've had such an excellent year that there was really no need to increase our rates or drop our rates. Attachment A of Chapter 4, rates and fees charges, we are going to keep that the same as it's been for the last

year. You'll also notice in the report the daily golf rates. They remain the same. We try to position ourselves maybe slightly above Baytree. Probably, I'd say, a little bit more than slightly below Duran. I think that this strategy has played really well for us this year. We have golf now, where we're able to do dynamic pricing and lower rates when we feel that we have soft areas. But we have to start off somewhere and that's what we have with the daily rates. Again, you have your public rates, your associate member rates, which is a 20 percent discount and the CDD rate, which is a 25 percent discount of the public fee.

Mr. Colasinski: I just have a few questions. Can I ask things about that now? Just one little nitpick. The slow play rule is now three minutes, not five minutes in the policies. Have we considered a walking rate? Right now we have Monday to Thursday after 2:00 PM. Is there something we could do for some of the kids who want to play and can't because they aren't 16 and can't drive a cart?

Mr. Melloh: I wish we had a feel for how many there were. Our golf course is really not a walking type golf course.

Mr. Colasinski: Understood.

Mr. Melloh: There's a lot of distance from green to the next tee.

Mr. Colasinski: Like between one and two.

Mr. Melloh: Again, when you're having that, just as an example, the distance from the number 1 green to the number 2 tee and then from the number 2 green to the number 3 tee is over 500 yards of just walking and doesn't even include golfing.

Mr. Colasinski: So, is it really just a function of time in trying to keep things moving?

Mr. Melloh: Yeah. When you have a lot of walkers and then you have people in golf carts, you know how that goes. As we go along, we have our kids club program where kids can come out with a paying adult, more likely a parent and they can play for free of charge and ride in the golf cart. So, we have a really strong program for that. We probably have about 120 kids registered in our system that actually do that from time-to-time. I think we have good program.

Mr. Colasinski: Okay. With the animals and pets not permitted on course facilities, a lot of the restaurants are allowing pets on patios now. Does anyone have any thoughts? Is that something we want to consider? Anyone on the Board?

Mr. Melloh: We discussed that a while ago and that's why we put the signs up. People can go on to the south side of the parking lot or the south side of the entrance road and walk their dogs.

Mr. Colasinski: I'm referring to people who want to sit down.

Mr. Melloh: We had a discussion on that about three years ago. At the time, the Board voted not to allow pets, but that certainly can be looked at.

Mr. Colasinski: It's been evolving, even at hotels. I used to have to pay \$125 a night to have a pet and now I don't have to pay anything.

Mr. Melloh: Wow.

Mr. Colasinski: So, things are evolving. I don't know that we need to change it now, but it's something to consider as we go along.

Mr. Dale: I know Long Doggers allows animals on the patio.

Mr. Colasinski: Yeah, Long Doggers. It's just something to consider. I don't know if there is any interest from anyone on the Board.

Mr. Carnasale: My opinion would be to just limit the areas that they are allowed to go to so that we're not creating a problem on the golf course with dogs. I don't have a problem with them being allowed on the property. We should be able to segregate some area.

Mr. Colasinski: What I'm saying is that we probably don't need to do something tonight, but if there's enough interest we should probably step back and talk about it in a little more detail.

Mr. Melloh: One thought was to switch out the patio furniture out there, to make it a lot more appealing and actually have table service out there if possible. One of the things that we can do during their process is to get comments from people like, *"Would you like to bring your dog?"* I'm a dog owner.

Mr. Colasinski: We can use survey monkey for that, Tim.

Mr. Dale: Bingo. That's where I was going with it.

Mr. Bedwell: At Long Doggers, if they bring a dog, do they have to be on a leash?

Mr. Dale: I think they have to be on a leash.

Mr. Carnasale: They have to be on a leash and they basically have to be outside.

Mr. Colasinski: For the rates, not just the daily rates, but for our packages, we are going to be experiencing some inflation this year. Do we want to consider any sort of adjustment in



those at all? The daily rates that you have are excellent. I took a look at Duran and Baytree. Do we want to consider, for everybody on the Board, some potential adjustment for inflation?

Mr. Showe: Well, just as a note. Procedurally, all of these were advertised. So, what you see there in Attachment A, which is going to be on Page 90 of the digital agenda, is the range of rates.

Mr. Colasinski: Right.

Mr. Showe: We can't exceed the top end of those rates because all of those were advertised. The way we set these is that Tim has flexibility in those ranges.

Mr. Colasinski: Alright.

Mr. Showe: So, if things need to increase, as long as he's within those ranges, he has flexibility to make adjustments.

Mr. Melloh: As an example, under greens fees in Attachment A, it's a broad range. Eighteen holes of golf is \$1 to \$80. So, we need to be able to do the dynamics pricing. In times when it's snowbird season and it's January, February, March, April, we don't do as much of a discount because we have a lot of people that play.

Mr. Bedwell: Is this what Chris is doing when he is on the computer everyday?

Mr. Melloh: Yes.

Mr. Bedwell: We got people signed up and he's going to adjustment rates.

Mr. Melloh: We've lowered the price a few times in a few areas. As an example, we've noticed that the last four or five Mondays have been a little bit slower for us so we dropped the online rate a little bit. We picked up a few rounds of golf from that.

Mr. Colasinski: One other thing I had was the driving range. We've done very well this year with the driving range, but we might do a little better. Both Baytree and Duran charge \$11 for a large bucket and eight dollars for medium. We're a dollar less than each of those.

Mr. Melloh: Right. The driving range is \$1 to \$25. It is my thought that we would probably go up October 1 at least \$1 a bucket. I'd say in almost seven years that I've been here, we have not gone up on the rates of our range balls.

Mr. Colasinski: Even Eastern Florida change their rate last year, which is pretty stunning.

Mr. Melloh: Yeah. That's a good comment. Thank you.

Mr. Showe: Are there any other comments from the Board? Then we'll open it up for any public comments on just the rules and rates?

Mr. Dale: Are there comments from any other Board members?

Mr. Showe: Alright. So we will open the floor for public comment. Again, we'll ask you to state your name and address and please keep your comments for three minutes.

Resident (Stephen Bortner, Wingate Estates): Can we do away with \$10 surcharge to take a cart out by yourself?

Mr. Melloh: That's not my decision. That's a Board decision. I think that's pretty typical among those golf courses these days. Steve, when we get into a situation like February as an example, we'll run out of golf carts. So, if a foursome has four golf carts, then that means I can't get \$60 from someone having their own cart.

Resident (Stephen Bortner, Wingate Estates): Some of it, it's your part.

Mr. Showe: Yeah.

Resident (Stephen Bortner, Wingate Estates): Paying an extra \$10 because two of us have to ride in a cart is ridiculous. I would like to see the GPS system come back and I'm sure everybody who is a serious golfer would like to have it back. Tim, when you brought it in, you raised the fees a couple of dollars, than it was a year before. When you took it off, you didn't lower the fees. You kept the fees the same, but the GPS system was 88 cents per round of golf.

Mr. Melloh: We've already had that discussion, Steve, and the truth is that that's a Board decision and we can't bring it back. We can't bring it back at the same price that we had it. Somehow, if the Board wanted to see fit to do it, it would probably cost us triple or quadruple what we were paying because our system was six years old and then we just got a better rate. But as it was pointed out, there are a lot of apps on your cell phone that you can give the same type of information. It's just a hard decision.

Mr. Showe: That is separate and distinct from the rules and rates discussion.

Resident (Stephen Bortner, Wingate Estates): Also the condition of the course.

Mr. Showe: Again, this is specifically for the rules and rates.

Resident (Stephen Bortner, Wingate Estates): But this is regarding lowering the range of rates. If you raise the rates, then you've got to give us a golf course with the same conditions that we had two years ago.

Mr. Melloh: I'd like to answer this question if you don't mind.

Resident (Stephen Bortner, Wingate Estates): Sand tracks?

Mr. Melloh: The Board talked about this. This coming year, we're going to put in a \$2,000,000 irrigation system. The following year, we're going to spend maybe up to a \$1 billion worth of bunker renovation. At the last meeting, the Board approved for me and my staff to be able to put \$10,000 worth of sand in some of the bunkers and then we're going to identify some of the bunkers that need some sand. You made the comment earlier, Steve, about the tee boxes not having some grass on it, but that's really a result of us killing tropical signal grass and goose grass and it's now waiting for the Bermuda grass to fill in. So yes, you do you have a little bit of an issue where some of the stuff that was green goes away and now we're just waiting for some of the stuff to go in.

Resident (Stephen Bortner, Wingate Estates): I've never seen that.

Mr. Showe: That's because the weeds were taken over.

Mr. Dale: Are we at the three minutes?

Mr. Showe: Yeah.

Resident (Stephen Bortner, Wingate Estates): What is the Board doing about this miniature golf course?

Mr. Dale: We are over three minutes.

Mr. Showe: That does not pertain to the rules and rates. If the Board chooses to answer that, that would be at a separate point.

Mr. Dale: The gentlemen next to Mr. Bortner, what's your name?

Resident (Stephen Bortner, Wingate Estates): You have to improve the golf course.

Mr. Dale: Your three minutes are up, Mr. Bortner. I'm sorry.

Mr. Melloh: Come to my office and I'll talk to you, okay? That's it.

Resident (Thomas Caminiti, Osprey): I have been an employee of the golf course for the last 17-and-a-half years. I've been working there for about four administrations so far and three or four different people operating that restaurant. I just wanted to say at this point, I've seen this golf course go from a \$20 per round to a wonderful golf course. Mr. Tim Melloh has taken this golf course and brought it to a place where it hasn't been before. I can tell you that it has because I meet all of the people that come in, whether they live in the area or they don't. I hear all the comments because I receive the golf carts. I hear people come in and the biggest complaint I could say that I heard over the past year was over the GPS. I understand that's not an issue

anymore, but we had snowbirds coming in looking for that GPS and it's not there. We have to explain to them it's not my doing, it's just the way it is. It's no longer there. But going back to Tim. I'm really happy to work at the golf course. I will continue to work at the golf course, but Mr. Melloh has taken that golf course and really turned it around and made something more out of it. It hurts me when I hear people complaining about what's going on with the golf course. Everybody in this whole neighborhood is aware of the three new Board members and I'm not blaming the Board members at all. What I'm saying is that we're all aware of it. Golf has been the biggest industry in Florida. It remains the biggest industry in Florida. If you live in Florida, you play golf. So, I'm concerned about the golf course. I'm concerned about what's happening at the golf course. I don't like to see any of this stuff. I don't like any division that's going on, but I understand that where the golf course goes, so goes our neighborhood. That's all I got to say. I've seen the neighborhood go from small neighborhoods to thriving neighborhood to people who just want to come there and belong to that golf course and play there. That's all I have to say.

Mr. Colasinski: I'll respond a little bit to that GPS. The data we have indicates that GPS is not a factor in people playing here. The data says that we had the best month ever in the history of the golf course. The month after we removed the GPS system.

Mr. Dale: We had the the best year.

Mr. Colasinski: We've had an exceptional year without the GPS out there.

Resident (Mary Ann Ferrara, Fawn Ridge): It's COVID that's not because of the GPS.

Mr. Showe: These are public comments on the rules and rates.

Mr. Dale: Melissa?

Resident (Melissa Coleman, Woodhall Circle): I just have a couple of suggestions. We've been here about a year. We play golf on the golf course. I met Tim a couple of times. I think the rates are fine. They are comfortable. I don't think the golf course actually looks that bad. Personally I've seen worse. I've been golfing in my whole life and I'm not a great golfer. You think as long as I've been golfing I'd be better. I have never heard of the GPS system, so I really don't care about that. Maybe a suggestion is take the back nine that's a little bit smaller or the front nine, the one that is smaller because they are lengthy and have that for those who are walkers when run out of cart. Because right now it's a free for all. Like when I've had a tea time, I sit there and then they get back up and then I'm sitting here for five people waiting to golf, so we just drive to the middle of the golf course to golf. Maybe a little bit more space in between

times because it still gets piled up and if people want to walk, give them the option to walk. I know it slows things down, but it might over time increase the amount of people coming in if they know they have the option to walk because some people choose to walk.

Mr. Melloh: They have the option to walk now. In the wintertime, they don't. We don't allow that, in the high season walking at all.

Resident (Melissa Coleman, Woodhall Circle): Personally, I'm not going to walk because it's too damn hot outside. But during the winter, I prefer to walk because it's a good form of exercise.

Mr. Melloh: Most golf courses in Florida, don't really allow walking because they charge a \$20 walking fee. That's the time of the year when the golf course is expected to be busy.

Resident (Melissa Coleman, Woodhall Circle): But if you are out carts, you're going to turn away customers because you don't have enough carts and they want to walk?

Mr. Colasinski: That was the reasoning. When the question came up as to the \$10 fee, that had zero to do with raising money. The decision was made based on the fact that Tim was running out of carts.

Resident (Melissa Coleman, Woodhall Circle): Right.

Mr. Colasinski: By instituting that fee, we wound up no longer running out of carts. Because now you have a certain number of people that took the one cart instead of two and left enough carts so that he was able to fill all the requests. Even now, he only has like one or two carts left. So, we're close, we weren't talking should we raise it to \$10, \$15, \$20, whatever. We chose to use the lowest number first and if that works, let it ride. That's exactly what we did because of the fact that he's never run out of carts since we had no reason to change it again.

Resident (Thomas Caminiti, Osprey): He never runs out of carts.

Mr. Dale: This isn't going to become a free for all and I want to remind the Board that this is the public commentary part of those.

Resident (Thomas Caminiti, Osprey): He is going to charge \$10. This time of year, we don't have a problem.

Mr. Dale: Melissa, were you done with your time?

Resident (Melissa Coleman, Woodhall Circle): I'm done. Thank you.

Mr. Dale: Thank you.

Mr. Melloh: Thank you for your comments.

Resident (Melissa Coleman, Woodhall Circle): You are welcome, sir. Thank you.

Mr. Carnasale: I'm just a little perplexed. I don't know the source of this, but Tim is the General Manager of the golf course. I hear what you saying and what he said was that the Board has to make decisions on things that maybe should be in his purview. Because obviously, certain members on the Board are familiar with golf. When it comes to him being in charge, I think he should have more say. He could talk to the Board about it, but you putting him in that position. Also, I want to thank Mr. Paul McCarthy because I didn't realize those figures he talked about. When Mulligans was Mulligans, it never turned a profit. Since Terri's had it, it has.

Mr. Melloh: This is about rates and policies.

Mr. Dale: I do want to emphasize the numbers that Paul was throwing out where gross revenue numbers. We had gross revenues of \$225,000 this year and produced \$12,000 in income.

Resident (Thomas Caminiti, Osprey): I stand corrected. But my point is this, if it isn't broke, why did the Board decide to have Terri come out? I just can't understand it. You have nobody coming in.

Mr. Showe: That's not a rules and rates issue.

Mr. Dale: The 15 reasons is just a disagreement is what it's going to come down to.

Resident (Not Resident): I actually have a rate and rule question. Tim said that he is going to raise the rates on the range balls.

Mr. Showe: Probably by a dollar.

Mr. Colasinski: We are a dollar less than Baytree.

Resident (Not Resident): My question to you is I bought the little tan thing. So, is that, grandfathered in?

Mr. Melloh: Oh yeah. That won't change.

Mr. Carnasale: So, basically all they're doing is telling you to get your friends, to get that quick.

Resident (Thomas Caminiti, Osprey): Back to the rates and rules, if we're paying the \$10, is it because the capacity, we maxed out on buying the carts, we can't put them anywhere else?

Mr. Colasinski: Correct.

Mr. Showe: The building won't physically hold anymore.

Mr. Melloh: We have 75 golf carts, which is typically what any golf course would do. Because if you thought of two foursomes on every single pole, that would be 72 golf carts and then you have three in reserve. That's how you come up with a fleet of 75 golf carts. When I came here seven years ago, I was like flabbergasted because I'm seeing four guys out there playing golf in four of our golf carts. Again, it was like we can manage that at the time, but then when COVID hit everybody wanted their own golf cart. It hit us on March 10<sup>th</sup> and we were literally running out of golf carts. We were to the point people in March had tee times at 1:00 p.m. and there was a 45 minute delay for them to get on the golf course.

Mr. Dale: I don't think there's any interest on the Board to rehash that discussion.

Mr. Melloh: I'm just trying to give a little history as how we got there.

Mr. Dale: Right.

Resident (Thomas Caminiti, Osprey): The last question is, do we rent hand carts?

Mr. Showe: No.

Resident (Thomas Caminiti, Osprey): We don't rent them at all?

Mr. Showe: I'll look more into walking thing. We do have Survey Monkey. We can throw that out there to see if people are interested.

Resident (Thomas Caminiti, Osprey): I think in my demographic we like to walk. It's just the way we are and sometimes for exercise.

Mr. Melloh: I've operated other golf courses. When I was at Florida State University, we had a lot of walkers and we did have a fleet of 15 of the golf parser that players would pay four bucks to rent.

Resident (Thomas Caminiti, Osprey): It's another revenue stream that we can consider.

Mr. Dale: Let's continue this discussion at a different point. It's a reasonable idea.

Resident (Not Identified): I think it's great people want to walk, but in the mornings when most people want to play, if you have walkers out there you going to get backed up.

Mr. Dale: I would tend to agree with you. I think they're primarily talking about late afternoons.

Resident (Thomas Caminiti, Osprey): Well, technically you play through walkers. That's just the way it is with the park. You play through walkers and that's how you work through it.

Mr. Colasinski: The groups play through.

Resident (Thomas Caminiti, Osprey): The base does it all the time.

Mr. Dale: Do we have any other comments?

Resident (Stephen Bortner, Wingate Estates): Don't tell me you're running out of cars. You don't have enough play.

Mr. Melloh: Steve, why don't you come into my office one day when you're up at the club and we'll have a discussion. Okay?

Resident (Stephen Bortner, Wingate Estates): I can bring a lot of guys in.

Mr. Melloh: I understand.

Mr. Showe: Alright. We'll bring it back to the Board for consideration or approval of those rules and rates as presented.

Mr. Colasinski: I approve the rules and rates as presented. I know that Tim has discretion on those and you already indicated where you might do something with that.

On MOTION by Mr. Colasinski seconded by Mr. Bedwell with all in favor the Amendments to Attachment A to Chapter IV of the Rules of Procedure and the Golf Course Rates for Fiscal Year 2022 were approved as presented at the Golf Course Manager's discretion.

Mr. Colasinski: Nice job on the rates, Tim.

Mr. Melloh: Thank you.

**i. Budget and Assessments**

**a) Consideration of Resolution 2021-05 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations**

Mr. Showe: I'll cover the next two resolutions. The first one is Resolution 2020-05, approving the proposed fiscal year 2022 budget. For those folks in attendance, the Board has gone through several months worth of workshops to get the budget in the form where it is without rehashing every account line. We will note for the residents, there is actually a \$50 decrease in your assessments this year. The 2006 bond issue was paid off and because of some of the excess funds in that account, we were able to lower the assessments for what we needed to collect. So, you'll see a \$50 decrease on your assessments this year. Other than that, I think it's in line with all the Board's expectations. Some of the changes from the prior version, we did separate out that midge control line item as discussed by the Board, so that's in there.



Mr. Dale: Okay

Mr. Showe: We brought copies of the budget, but if you don't have one, it is on the website. We try to be really transparent with our budget, so there's details for all of those backups, for all those lines. So, where we have contracts, we described that. Where we have accounts, we described that. We tried to give you as much information as possible as the backup. You have your Debt Service Funds. You have your Capital Project Fund, which is all remaining and then the Golf Course Fund. So, with that, obviously, we can take any questions from the Board.

Mr. Bedwell: I have a question.

Mr. Dale: Sure.

Mr. Bedwell: Do we have to do it now or can we do it later? If we get a new person with the restaurant that's not a lease? We need a lot more line items in the P&L on the restaurant.

Mr. Showe: Yeah, I think given a complete different structure of the restaurant, at some point we will come back with an amended budget that reflects that.

Mr. Bedwell: I don't remember in the 2015 or 2014 budget, how many expense items we had.

Mr. Showe: It was a lot.

Mr. Bedwell: It was like the whole department.

Mr. Showe: Correct. To the extent that we change the structure, we will either on paper or we'll bring you back an amended budget.

Mr. Bedwell: You can do that in the middle of the year.

Mr. Dale: Good question.

Mr. Showe: No. Again, the main purpose of the budget really and again, this doesn't lock the Board into any of these account lines. You're not authorizing immediate expenses at all. You're setting the assessments and the financial plan for the year, but you can make any changes to that.

Mr. Bedwell: If we do the lease, we don't have to change anything.

Mr. Showe: Correct.

Mr. Dale: Exactly.

Mr. Bedwell: Internally, we used to have the whole department

Mr. Showe: It would be a whole department like everything else.

Mr. Bedwell: There are margins on beverages and food.

Mr. Dale: Right. Just FYI for the Board for what it's worth, my expectation is the other relationship I would think would probably be a lease type scenario, but you don't know until you get it.

Mr. Bedwell: I just wanted to see if we can add it during the middle of the year.

Mr. Showe: Yeah. We could do an amended budget that would reflect expenses and revenues.

Mr. Bedwell: That's all. Move on.

Mr. Showe: Any other questions for the Board?

Mr. Colasinski: Yeah. I've gone over the budget I don't know how many times since we came on the Board. I still have a couple questions and it has to do with a couple of subscriptions we have. We pay \$805 for a Florida Space membership. What do we get from that? What is that?

Mr. Carnasale: Florida Space membership?

Mr. Colasinski: That's what it's listed as in the budget under subscriptions.

Mr. Melloh: That must be abbreviated or something.

Mr. Showe: It might be. It's \$805?

Mr. Colasinski: Yes.

Mr. Showe: Is there a Space Coast Association?

Mr. Melloh: The Florida Space Coast Association has been disbanded. We should remove that.

Mr. Colasinski: So we're not paying anything?

Mr. Melloh: No, we are not paying anything.

Mr. Showe: It's in the budget, but we did not spend anything.

Mr. Melloh: It was headed up by Mr. David Tomzack at Duran and all of the golf courses pitched in money. Then we did like a Myrtle Beach type advertising.

Mr. Colasinski: Right. So it was a campaign.

Mr. Melloh: That's what that is. You're right. There's a narrative in there that we need to change.

Mr. Colasinski: I'm just trying to clean up the budget.

Mr. Colasinski: Just trying to clean it up. The other one is \$535 for the Cocoa Beach Chamber of Commerce, What do you see as far as the benefits that we are getting from that?

Mr. Melloh: Yes. We've canceled that. You asked me to cancel that.

Mr. Colasinski: Okay. Well, that was another line item in the budget. We just got to remove those two.

Mr. Melloh: Yes. Thank you for catching those.

Mr. Colasinski: Alright.

Mr. Bedwell: Jason, we don't pay taxes on this money we'll make on the golf course, right because we are tax-exempt?

Mr. Showe: Correct. You collect taxes.

Mr. Bedwell: This has been so foreign for me and I see this year that we are going to have the best estimate of making \$542,000. Next year we are going to break even. We sit here and talk about nitpicking. The whole thing doesn't make sense. I wouldn't go stand in front of my Chairman of the Board and say, *"Hey, we made \$542,000 and next year, I'm going to break even."* He'd fire me on the spot. So, I don't know why we have to budget.

Mr. Showe: It's government budgeting. That's essentially how every government works.

Mr. Bedwell: I understand, but the revenue is an assessment.

Resident (Mary Ann Ferrara, Fawn Ridge): If you don't spend it, you lose it.

Mr. Bedwell: The General Fund, I understand. That's an assessment, therefore, it's important what the expenses are. This is revenue coming from customers.

Mr. Colasinski: So what do you suggest?

Mr. Bedwell: I don't know.

Mr. Dale: I'm just making an observation.

Mr. Bedwell: Why do we have to budget to zero? I understand governmental budgeting when you are doing it for taxes for the General Fund. We're not doing taxes. We're trying to estimate what we think the golf course is going to do.

Mr. Dale: Right. But I also think we got to get a couple of years under it. I understand why you're saying that, Dave. I know you're coming from.

Mr. Bedwell: It's just numbers on a page. Go on.

Mr. Showe: You're correct.

Mr. Dale: Well, I would differ with you just a little bit, though. It's not just numbers on a page because of the fact that you're setting expectations for each of the subcategories. We know where we want to be spending and focusing our efforts. That's pretty much what the last couple months of us emailing back and forth has been all about. But I understand what you're saying.

Mr. Bedwell: I make a motion to approve.

Mr. Showe: It's a public comment. Are there any other Board questions on the budget?

Mr. Bedwell: No.

Mr. Showe: Alright. We'll open it up for public comments on the budget.

Resident (Thomas Caminiti, Osprey): I've had maybe five minutes to scan over this and I have a couple questions. One, you obviously listened to your constituents, Board members, so thank you. You haven't budgeted for midge control at all and you did for next year. So you listened to that guy that came in.

Mr. Colasinski: Yeah. We actually had a meeting today about it as well.

Resident (Thomas Caminiti, Osprey): Thank you for doing that for him. It's pretty neat. Are we not going to have control burns for FY22?

Mr. Dale: No. That's the whole purpose of all that equipment we bought.

Mr. Colasinski: Fire breaks.

Mr. Dale: We would bought the extra machinery and what that essentially did is it saves us \$10,000 on the burns.

Mr. Showe: Historically, just this information, when was the last time we did a control burn?

Resident (Thomas Caminiti, Osprey): In my subdivision, that is a huge problem.

Mr. Dale: It is a huge issue. That's why we went to the extra equipment.

Resident (Thomas Caminiti, Osprey): When I see this budget, I'm like, *"Okay, we're not budgeting for controlled burns."*

Mr. Melloh: We're doing a mechanical clearing of the scrub jay and the fire lines and we purchased two Fecon mulchers. You don't want to stand in front of all of those things, but it does an excellent job. As a matter of fact, part of my General Manager's Report is just to let you know that we're working on some areas out in the scrub jay right now. It works better, but when you see a lot of control burns, they are burning a couple of thousand acres. They have people on

horseback out there and bulldozers. We're trying to burn 35 acres and the only time we ever did it well, since I've been here, we started it up and they shut it down within ten minutes because the wind changed and was going to go right towards the houses. Beyond that, you can't even find somebody that will do just 35 acres.

Mr. Colasinski: That was the issue we had. This is why we came up with the alternative approach.

Mr. Carnasale: Yeah. The area has just grown so much in terms of housing and businesses and whatever, that there is not enough clear space that would be safe to do control burns. As a result, we're using another method to do the clearing. We're not forgetting about the clearing. Obviously it's still necessary.

Resident (Thomas Caminiti, Osprey): For us though it's just more of an answer. My three minutes are probably getting close, but like I said, I've had very little time to review this. You're approved budget from last year for salaries was \$140,000 and your approved budget for FY22 is \$166,000. Can you elaborate on the \$26,000 increase?

Mr. Colasinski: Yeah. We're adding a couple of people.

Mr. Showe: We are adding one full time person.

Mr. Melloh: Well, that's a different budget. He's talking about the golf course budget. We did increase that for an assistant golf professional.

Mr. Colasinski: Okay. So, that primarily was for additional maintenance in the park area.

Mr. Melloh: Yes.

Mr. Colasinski: We're going to be having the dog parks and playground. It's going to be more complex to maintain.

Mr. Dale: We're talking also about going to an annual clearing as opposed to every three years or even two years. The reason for it is it's much easier.

Resident (Thomas Caminiti, Osprey): It's like a light bulb because that's exactly what your communities want.

Mr. Dale: Yes. We're going to annual clearing, is what we're going to do.

Mr. Colasinski: Do you have something else that you want to say?

Mr. Melloh: It's more than just the dog park too because we do want to spend more time clearing beside the trail. They'll be other things. We want to increase our landscaping or have

you. So the dog park and playground are finished. We're going to want to add a few little more amenities like we were talking about butterfly gardens and things like that. We have to have staff to be able to take care of that because that something we haven't done in the past. So, it's a full-time job.

Resident (Thomas Caminiti, Osprey): Great answer. That's all I have.

Mr. Colasinski: It's your opportunity to ask.

Mr. Showe: Any other public comments on the budget? Hearing none, we can return back to the Board for consideration.

On MOTION by Mr. Colasinski seconded by Mr. McCarthy with all in favor Resolution 2021-05 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations was adopted.

Resident (Thomas Caminiti, Osprey): Thank you for giving back \$50 to your residents. Good job, Board.

Mr. Dale: Thank you for your comments.

**b) Consideration of Resolution 2021-06 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Showe: The second resolution is the second part of our annual budget process. This is Resolution 2021-06. This is the actual mechanism whereby the Board is authorizing the levy of assessments. So, attached to this resolution is the adopted budget you just approved, as well as the 62 page spreadsheet that I have here. You can come inspect it if you'd like, but this is the spreadsheet that gets transmitted to the Tax Collector. It's the \$7,000 spreadsheet that gets transmitted to the Tax Collector and that's how the assessments get levied on the tax bills. That's just the mechanism.

Mr. Dale: Got ya.

Mr. Carnasale: That's what's creating the \$50 reduction.

Mr. Showe: Well, in a round about way.

Mr. Dale: Actually we created that.

Mr. Carnasale: We created a piece of paper, but I'm just saying.

Mr. Showe: We can take any other Board comments on that or open it up for audience comments. Again, this is just the mechanism that levies the budget that you just adopted. Hearing none, we can return it back to the Board for Resolution 2021-06.

Mr. Colasinski: What motion do we need for that?

Mr. Showe: You'd be approving resolution 2021-06.

On MOTION by Mr. Colasinski seconded by Mr. Carnasale with all in favor Resolution 2021-06 Imposing Special Assessments and Certifying an Assessment Roll was adopted.
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Mr. Showe: We need a motion to close the public hearings.

On MOTION by Mr. McCarthy seconded by Mr. Colasinski with all in favor the public hearings for the rules and rates and the adoption of the Fiscal Year 2022 budget were closed.
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Mr. Showe: The public hearings are closed.

## **B. Consideration of Employee Bonus Program**

Mr. Showe: The next item has been discussed for awhile, the employee bonus program, which we would be able to put it in effect for next fiscal year. Tim, do you want to go through that quickly?

Mr. Melloh: Yeah. We've discussed this at workshops. The bonus paid each year will be calculated based on net operating income. As of September 30th, which is the end of the fiscal year, bonuses will be given based on the following criteria: \$250,000 NOI results in a 4% bonus of gross VECDD income, then basically every \$50,000 beyond that is a 1% increase. So, the eligibility would be for all employees full and part-time. Each person must achieve a satisfactory evaluation from their supervisors. So, that is the plan. We need to distribute that before the start of the new fiscal year because it has to be in place for the next fiscal year.

Mr. Dale: We've talked about this a lot. Is there any further discussion? If not, I'll entertain a motion to approve the bonus program.

Resident (Thomas Caminiti, Osprey): Can we comment?

Mr. Showe: No.

Resident (Thomas Caminiti, Osprey): Why is it the TOA. That's my biggest thing. An employee sometimes doesn't want the money they want the time and that's dollars too.

Mr. Colasinski: This is our first year trying it. We'll see what happens and then after that we can always readjust.

Resident (Thomas Caminiti, Osprey): Yeah. Just let them know that.

Mr. Melloh: Based on a conversation that we have. It's on my notes that for next year, we'll assess our program and see where we are.

Resident (Thomas Caminiti, Osprey): All your folks I guarantee won't like it.

Mr. Colasinski: Well, we can have that, but let's try this first and get something going.

Mr. Carnasale: Look at how many years they had nothing.

On MOTION by Mr. Colasinski seconded by Mr. Bedwell with all in favor the Employee Bonus Program was approved.

Mr. Showe: We will get it distributed. *(Applause)*

### **C. Consideration of Parking License Agreement**

Mr. Showe: Next is the Parking License Agreement with the Prince of Peace Anglican Church. The Board has been kicking this around for a little bit of time, but now we're close and we've got the date nailed down. This is just a standard agreement that our counsel looked at it as well as the church. It is just a license agreement for us to utilize their parking spaces for those farmers.

Mr. Dale: Let me make that clear just because I've seen all sorts of rumors on this one too. We do have parking now for our Farmers Market that we are going to be having starting on September 11<sup>th</sup>. Prince of Peace has graciously coordinated and decided to work with us.

Mr. Colasinski: Can that also be used for other activities we may have at the park?

Mr. Dale: We could coordinate separate days, but we only have permission for the second Saturday of the month.

Mr. Colasinski: Okay.

Mr. Showe: This one is only for one monthly Saturday event.

Mr. Colasinski: Alight. Then we'll have to coordinate because I think there are other activities that we will want to have at Woodside. So there are options.

Mr. Dale: There's options.



Mr. Colasinski: Okay. Very good.

Mr. Dale: Yeah. They've been very gracious working with us. Just FYI for the Board, in return what we've offered them is a complimentary booth at the farmers market for allowing them to allow us to use the parking lot.

Mr. Colasinski: I just want to make sure that we have opportunities for Woodside Park above and beyond just the Farmers Market. Okay.

Resident (Mary Ann Ferrara, Fawn Ridge): I know there's no public comments but since he get to ask the question, can I ask one too now? How are you going to get people across Murrell Boulevard?

Mr. Colasinski: We've talked about enlisting the Sheriff's Office to assist with traffic control.

Mr. Dale: Potentially. We're going to see how the first one goes. I mean, this is all brand new to us.

Resident (Mary Ann Ferrara, Fawn Ridge): I don't want to take my life in my hands when crossing Murrell Road.

Mr. Dale: It's a concern.

Mr. Colasinski: It's more than a concern if we have to get the Sheriff's office there because we will have to pay for that traffic control.

Resident (Mary Ann Ferrara, Fawn Ridge): Thank you.

Mr. Dale: We also have roughly between 40 and 50 parking spots that we are able to utilize in the park that we own. So with any luck, we're going to be able to utilize for residents that parking and the vendors are the ones going to be going across the road. That's what I'm waiting to see.

Mr. Colasinski: We'll work this out. Do we have the Sheriff's Department lined up for the 11<sup>th</sup>?

Mr. Dale: No we do not.

Mr. Colasinski: Okay, we need to make that contact.

Ms. Webb: I have volunteers scheduled.

Mr. Dale: So, we do have volunteers scheduled. Thank you.

On MOTION by Mr. Colasinski seconded by Mr. Bedwell with all in favor the Parking License Agreement with the Prince of Peace Anglican Church for use of their parking lot for the Farmers Market was approved.

**D. Ratification of Agreement with Robb & Taylor Engineering Solutions, Inc. to Provide Engineering Services**

Mr. Showe: Robb & Taylor Engineering Solutions, Inc. is the vendor that the Board selected. We went ahead and executed it to give him as much time as possible to get started. He's already actually met with Tim, so we got him queued up on some projects. This would be a ratification of the contract.

Mr. Bedwell MOVED to ratify the agreement with Robb & Taylor Engineering Solutions, Inc. to provide engineering services and Mr. Carnasale seconded the motion.

Mr. Colasinski: I have one question. We stated in there about having the engineer at each meeting. Is that's something we can come to an agreement on that the engineer does not need to be at every meeting?

Mr. Showe: Yeah. We've typically not invited staff for this District, ever, unless the Board is requesting it.

Mr. Colasinski: Okay. Very good. Then I'm ready for the vote.

On VOICE VOTE with all in favor the agreement with Robb & Taylor Engineering Solutions, Inc. to provide engineering services was ratified.

**E. Review of Proposals and Selection of Firm to Provide Restaurant and Catering Services**

Mr. Showe: We've already dealt with the restaurants.

**F. Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services for Fiscal Year 2021**

Mr. Showe: Earlier this evening, it seems like forever ago, the Audit Committee recommended Grau & Associates as their number one ranked vendor. So, we would like to have a motion from the Board to accept the Audit Committee recommendation.

On MOTION by Mr. McCarthy seconded by Mr. Colasinski with all in favor the Audit Committees recommendation to select Grau & Associates as the number one ranked firm to provide auditing services for Fiscal Year 2021 was approved.

## **SIXTH ORDER OF BUSINESS**

### **Old Business**

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

Mr. Showe: With that, we can start with the lake planning grant.

Mr. Carnasale: We are not up to the point where we're making the grant yet. However, we have done the initial planting right along Murrell Road and going around the corner by Suseda Park. The plants are going well, they're growing nicely. We've been checking in on them. We replaced a couple because a couple weren't doing nicely. We've also now, since then, put up signs to prevent more of them from disappearing or getting messed up. We're going to do two more plantings, which will be more in line with real world, what would happen behind two homes in separate areas. Those, I do not intend to do until after the October time frame. The reason for that is Brevard County and the State are having a monstrous meeting on subject matter that interrelates with that particular project. I feel that it would behoove me to learn that information before going forward with things that are interrelated. So basically, I will be attending that two-day meeting, which will have loads of experts in terms of plantings, water clearing and stuff that relates to all of the ecology type events that we may be interested in. So, I'll be taking all kinds of notes on that and I'll be taking whatever I can out of that to be used in the plantings that we're doing.

Mr. Dale: Thank you, Pete.

#### **B. Survey Monkey**

Mr. Colasinski: I think I will do a SurveyMonkey before the next full meeting based upon the request for the walking choice on the golf course. Not before the workshop, but the next full meeting. I'll get that out there.

Resident (Mary Ann Ferrara, Fawn Ridge): How do we get a copy of the SurveyMonkey?

Mr. Colasinski: You send an email. There is a list.

Mr. Dale: You have to get on the Survey Money email list. Then anytime we do one, you'll be on it.

Resident (Mary Ann Ferrara, Fawn Ridge): Who needs my email to do that?

Mr. Colasinski: Email [vecddsurvey@yahoo.com](mailto:vecddsurvey@yahoo.com). Just send me an email and I'll have your name added to the list.

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

Mr. Dale: I am going to let Michelle handle the Farmers Market. She was ill this evening and passes on her regrets to the Board for not being able to be here. Michelle, are you still on the line?

Ms. Webb: I am. You can just tell them I've had COVID and I am not allowed there.

Mr. Dale: Okay. I was trying to be respectful.

Ms. Webb: I know. I appreciate that.

Mr. Dale: She's just about out of quarantine. Do you have anything on the Farmers Market?

Ms. Webb: I have about 20 people signed up and actually, signed up three more tonight. I am in the process of sending them applications. We've got four food trucks on top of that. So, it's coming together quickly and a lot of people are really interested. As I said, I've already got some people willing to volunteer that day to help with traffic control, especially at the beginning and towards the midday; 10:00 a.m. to 2:00 is what the time frame is. We'll know more after this one how busy it gets and what we're going to need for future ones. I did not put the report in yet tonight because as I said, just last week I was dealing with COVID symptoms. It's been a long two weeks, but I'm still reaching out and getting more people involved. Then we got approval for the playground that came through from the county. We have our permit for the playground.

Mr. Dale: I'll give a timetable update on that.

Ms. Webb: We're doing good on the Farmers Market. I think it's going to be a really nice addition to this side of Viera.

Mr. Dale: Wonderful. Again, for the record, the Farmers Market is on September 11<sup>th</sup>, from 9:00 a.m. until 2:00 p.m.

Ms. Webb: It is from 10:00 a.m. to 2:00 p.m. They can start setting up as early as 8:00 a.m., but the actual event starts at 10:00 a.m.

Mr. Dale: Right. We have over 20 vendors signed up currently in Ford food trucks.

Ms. Webb: Yes. That's what we currently have. I got three more tonight. I'm working with them.

Mr. Dale: Awesome. This is where all that new sidewalk that we put into that park recently, at some point, may come in handy. Thank you, Michelle.

#### **D. Action Items List**

Mr. Showe: I think we've covered everything on the Action Items List.

Mr. Colasinski: I have just one more thing. I guess it's kind of old business, but I want to make people aware of it since we have a line item in the budget. I've been working with Tim and Jason on midges for people on Lakes 19, 20 and 21. Last week we had a meeting with Mr. Joe Follack from the county, along with Mr. Mike Ruges from ECOR. Today, we met with Mr. Craig Ryan, Mr. Jeff Peters and Mr. David Shores. Joe suggests that we come up with a hybrid solution, so we've kind of come up with something today as a recommendation. Currently, Mike is going to look into giving us an estimate for applying a Methyldred for three months on Lakes 19, 20 and 21. That seemed to be fairly effective. Mr. David Shores indicated as of today, he has no images at all at this home, but that can vary from year-to-year. So we'll try that. That's one thing. We have to look at the quote on that. There was also suggestion by Mr. Craig Ryan about potentially dragging at the bottom of the lake to help stir up the sediment so that we could actually kill more of the midges. That was something that Tim was going to take a look at the cost and the practicality of that because strategically, it seems a bit complex. The other item was the HOA. Mr. Craig Ryan, Mr. Jeff Peters and Mr. David Shores are going to work more on the education. One of the things that Mr. Jeff Peters said that worked very well at his home, was he put a bug zapper out there. He said, the first three days you can even see the light anymore because it was so full of midges. After that it cleaned up all the midges for his home and on each side of him, but it's not a very wide range area. So, just some education on potentially recommending people use bugs zappers, about grass clippings and lighting as well. We found that 360 degree lighting will attract them. If you can keep the light from going out over the lake, then the midges will not head in. So, we're trying to work on something with the HOA and Tim's working on something with the potential dragging. Then we're going to get a quote. It sounds that will probably be within budget on that for the Methyldred spraying.

Mr. Melloh: I think based on Mike's comments today, you've done that. It was well within the budget. We just have to determine if we need to do that every single month or if we only need to do it six months out of the year.

Mr. Colasinski: Or just three months out of the year.

Mr. Melloh: We can spread out the application every 60 days instead of 30 days. So, there's a little playing with it. I think that feedback from those three guys that you mentioned, is important because we don't want to spend money needlessly, but the thing is we want to control those midges.

Mr. Colasinski: They're very strong nuisance to people's homes. Very strong.

Mr. McCarthy: They are terrible.

Mr. Showe: I think we're learning more about midges than I ever thought I'd ever learned in my whole life.

Mr. Colasinski: We talked about a number of different things. That's it.

Mr. Dale: Thank you, Steve. Jason I have question for you. Where's the dog park on the agenda?

Mr. Showe: I just figured that would be covered under the Action Items List.

Mr. Dale: Regarding where we are with the dog park, we got a small update from Michelle. We are fully permitted now, 100%. Last week, the split rail fencing started going up. Most of that should be completed this Saturday at our next Volunteer Day. Tim, we're probably going to have to buy a little bit more, so if you can be on standby on Saturday.

Mr. Melloh: Yes.

Mr. Dale: We just need your for your credit card. I hate to say it.

Mr. Melloh: That's fine.

Mr. Dale: If that happens, but we may not be able to get any further than the materials that we currently have, in which case we'd have more time to purchase more. Next week, the pads for all the benches and six or seven pads plus two 16 x 16's are going to be poured. In the playgrounds, we are going to have the hurricane cantilever umbrellas. Those will be placed in concrete also, at least the pole part, not the actual fabric part. That is next week and then the week after, in talking to our contractor, most of our playground equipment which we have now, he feels he's going to be able to get up that week. The only thing he pretty much says he probably won't be able to complete will be the bridge connecting the two hills, but we will have

the swing set, the slides, the rock wall, the spider pit, all those kinds of things. So it's going to go fast and furious now that we have the county out of our hair.

Mr. Colasinski: We don't have the weatherman out of our hair.

Mr. Dale: That can always impact things. You are correct. So, that's why we're at with the dog park.

Mr. Showe: I think the rest of the items we've covered. I added the midge control to it, which will be an ongoing item.

Mr. Dale: Awesome.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

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

Mr. Showe: I will have Tim go through his report.

Mr. Mellow: Okay. Out in the CDD maintenance world, we are doing some scrub jay mechanical clearing. This time of year, we kill a lot of Petter trees, Malleuccas and what have you in specific areas designated by our ecologist. The guys are doing a really good job with all of that. The next verification for our greens will be September 13<sup>th</sup> and 14<sup>th</sup>. We're going to try a little different method, with some smaller holes spaced closer together, so we can hopefully get some quicker recovery time on that. That is something in the industry that those people are experimenting with. It is all about getting rid of organic material. Jim and I met with our engineer to discuss the drainage issue on the left side of hole number 6. He recommended soil bearings in six locations.

Mr. Colasinski: Borings.

Mr. Melloh: Yes. Borings going down six feet or more, to find out why that's not percolating through. So, I've already ordered that through KSM Engineering and Testing.

Mr. Dale: So that's a test

Mr. Mellow: It is a test.

Mr. Colasinski: They get samples.

Mr. Melloh: We have to scrape off 3 feet of topsoil to get down to the place where it will percolate through more.

Mr. Colasinski: What are we up against?

Mr. Melloh: Our engineer understands what we're trying to accomplish. He said the first step would be to do these soil borings. We launched our new website with GolfNow. We have some new pictures on there and it looks really good. At the bottom, it scrolls public comments across. It is kind of like what we looked at when we were talking to them. We finally got to that point. Rounds and revenue for August, we're doing pretty well. We are averaging about \$400 a day ahead of budget. We will exceed our revenue budget for August.

Mr. Dale: Awesome.

Mr. Colasinski: We have two or three more days.

Mr. Melloh: So, we are doing really well. Again, as we've mentioned before, this is an unprecedented year. I've never seen anything like it in all the time I've been doing it. It's been a really good year. The weather has really cooperated for us. We haven't had too many lightning delays and haven't had any too many rain delays.

Mr. Dale: Wow.

Mr. Mellow: Although this month we did have to close the golf course twice because of a heavy rain.

Mr. Colasinski: That's not bad.

Mr. Melloh: But ever since then, we've made it up.

Mr. Dale: I do want to draw attention to it, because I recall from earlier in the evening, everybody said, *"Oh, well, you're making all that extra money because of COVID,"* but we had COVID last fiscal year also.

Mr. Melloh: Yeah.

Mr. Dale: We are on track to doing some phenomenal numbers for this year.

Mr. Bedwell: We used to make money six months out of a year and lose six months. I always said if we can just eliminate those six months and break-even that's a big swing. Now, this is the first time, July is the first month we lost money. It was only \$8,000. We used to start losing money in April.

Mr. Dale: Right.

Mr. Bedwell: It looks like based on this, that we will probably come in at \$8,000 to \$10,000.

Mr. Dale: Along that line, we've had the discussion about the cart path extensions. So, if we can get some of that done where more of the course is usable, maybe...



Mr. Bedwell: We need to do whenever we can maybe next year to try to eliminate, at least, to break-even on those months. It makes a big swing in profitability.

Mr. Dale: Right. That's the objective, that balancing act.

Mr. Bedwell: This is the best I've ever seen it.

Mr. Colasinski: We're lucky because I played yesterday in Daytona and it was cart paths only. The place was saturated.

Mr. Melloh: Last night, I heard the storm coming. I looked at my radar and it was just to the south. It came out of the ocean and we never got anything. It's funny, I had just told Ed, "*I think we need to start turning the sprinklers on the hills down on the playground,*" because it hadn't rained in 10 days. Then it rained that night. It worked out. Sometimes the weather is our friend. That's the end of my report. I have nothing further.

Mr. Dale: Thank you. Tim, what else?

Mr. Melloh: One thing that I do want to mention to you. I did talk to Ed about that 45-degree angle where we were leaving that 15-foot gap, is perfect.

Mr. Dale: For the fence?

Mr. Melloh: You mentioned that to me the other day.

Mr. Dale: I'm not sure if we will do the chain or not. We can decide after the fact, but we will look into it. Thank you.

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

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

Mr. Showe: I have two items under the District Manager's Report. First, is the approval of requisitions. We have Requisitions 46 through 50. These are largely just items that the District paid for and are getting reimbursed for items in the park. Additionally, there is one for a sidewalk repair that happened in places outside the park. The rest of them are park playground reimbursements. So, all of that is there. We can take any questions from the Board or 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.

**ii. Approval of Fiscal Year 2022 Meeting Schedule**

Mr. Showe: The last item is the approval of the annual meeting schedule for Fiscal Year 2022. It is set at the same time as currently. I will note that, obviously, the November and December meetings get moved up a week so it doesn't interfere with Christmas and Thanksgiving. Other than that, we've got them advertised here at 7:00 p.m. on the same days. That doesn't preclude the Board from setting any other meetings or making changes throughout the year, but you are required under Florida Statutes to advertise an annual meeting schedule. Again, we can take any questions, comments or any motion to approve that schedule.

On MOTION by Mr. Colasinski seconded by Mr. McCarthy with all in favor the Fiscal Year 2022 meeting schedule was approved.

Mr. Carnasale: Can you send me an email with that list?

Mr. Showe: Yes. Do you want it in Word?

Mr. Carnasale: Word, Word Perfect, PDF. My computer can open anything. Whatever format you want to send it in, that's fine.

**C. Lifestyle/Marketing Report**

Mr. Dale: Michelle, do you have anything to add to the things we've already talked about?

Ms. Webb: No. Actually, you guys have done a great job.

Mr. Dale: Thank you.

**EIGHTH ORDER OF BUSINESS****Treasurer's Report – Consideration of Financial Statements****A. Approval of Check Register**

Mr. Showe: Next are the financials. We have the approval of the Check Register. Those items are in your agenda package. We can take any questions or comments at this time or a motion to approve.

On MOTION by Mr. Colasinski seconded by Mr. Carnasale with all in favor the Check Register for July 16, 2021 through August 19, 2021 in the amount of \$129,865.18 was approved.

**B. Balance Sheet and Income Statement**

Mr. Showe: The last item is the Balance Sheet and Income Statement. No action is required by the Board. It falls in line with everything we've seen. The financials are in good shape.

Mr. Colasinski: Yes, they are. It's encouraging.

Mr. Showe: You are over 100 % collected on your assessments. So we've collected all of our assessments.

Mr. Dale: How are you over 100%?

Mr. Showe: When you pay your taxes in November, you are afforded the 4% discount. We also pay the Tax Collector 2% for collection services. So, for us to collect \$100, we have to assess \$106. For anyone who doesn't pay in November, you accumulate a shade more than you need.

Mr. Dale: Okay.

Mr. Showe: So, you assess a 106% total because everybody can get a 4% discount and you pay the Tax Collector 2%.

Mr. Dale: Got you.

Mr. Showe: So, you have to assess \$106 to collect \$100.

Mr. Dale: Okay. That makes sense.

Mr. Showe: The vast majority of people take advantage of the 4%, so you have to factor that in with the budget or else you'd only get 96%.

Mr. Dale: Right. Thank you. That was interesting.

Mr. Showe: That's all I have.

**NINTH ORDER OF BUSINESS****Supervisor's Requests**

Mr. Dale: Dave?

Mr. Bedwell: I don't have any Supervisor's Requests.

Mr. McCarthy: I have a question with Jason and my fellow Board members. I'm a little confused about something. The email that you sent out to Tess that I considered, was not in the public forum. Correct? It was sent to the Board Members.

Mr. Showe: Well, once anyone of the Board and staff receives an email, it's a public record. If somebody called me and requested that email, I'd have to provide it.

Mr. Dale: You had the same concern I did, Paul, but apparently she's no longer here. I'm guessing that she's a friend of Tess' based on her responses.

Mr. McCarthy: We're just curious.

Mr. Dale: Tess would have given it to her. I was quite upset about that. I'm wondering why something like that is floating around.

Mr. Showe: In technical terms, as soon as she sent that email to a Board member, it's a public record.

Mr. Dale: I understand.

Mr. McCarthy: What I'm a little concerned about is I know Tess working there and so forth. To me, she was a very pleasant woman. I know what it takes to get a PhD. It can be 10 years of hard work and so forth. When she received it, she made me aware of it. I congratulated her and so forth. She just was a very pleasant woman. What I'm having a hard time with, I'm not going to read the whole thing, but she said, "*Contentious, malicious atmosphere of the current Board as well as hateful.*" These are very strong words. I wonder where this is all coming from. I cannot imagine. Is that a reflection of the six questions that you had, do you think, Jason?

Mr. Showe: I don't know. I got the email with no other context. There wasn't a conversation. No one reached out.

Mr. McCarthy: Okay. I'm okay to let it go, but I just found that very harsh.

Mr. Showe: For full clarity of the Board, we sent a similar email to Terri, with the similar questions that you asked from her as well. She got a very similar email.

Mr. McCarthy: Okay. We'll let it go. Thank you.

Mr. Colasinski: I have nothing at this time.

Mr. Dale: Pete?

Mr. Carnasale: I'm okay.

Mr. Dale: I'm good.

## **TENTH ORDER OF BUSINESS**

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

Mr. Showe: Are there any additional public comments?

Resident (Stephen Bortner, Wingate Estates): I have one question.

Resident (Stephen Bortner, Wingate Estates): What is going on with the miniature golf course?

Mr. Dale: I will touch on some of this. Mr. Bortner, give me a chance since it's a concern for you. Number one, I'm going to dispel the miniature golf course part of it. It is not a miniature golf course. It's a professional putting course. It's very similar to the one that is called "*Popstroke*" down in Jupiter. That's the Tiger Woods one. The Board has made no decisions on anything yet. We haven't even had the discussion. We don't know what the cost is. We're in the exploratory phase of it, but I appreciate the fact that you are a golfer and that you don't want that. However, there is another 90% of the community that wasn't represented here tonight, that does want additional lifestyle amenities. I've heard this from other residents. One of them was asked to leave this evening. He's firmly against it. I understand, but the entire CDD owns that property. We're not looking at taking anything away from the golf course, we're looking at enhancing. We're not looking at taking away the putting course or the golfers that would be replaced. It would just be relocated in another part, but if this is something that we feel as a Board that the community wants, then we'll move forward with it. But if we don't feel the community wants it, then that's where we're at.

Resident (Stephen Bortner, Wingate Estates): Let me say this. There's plenty of places that you can put it if you want to, but not on the golf course. That doesn't belong where there is real golf. If you want to put it in one of your parks, fine. Do not put it on the golf course because you're going to lose a lot of players. People will not put up with it. Because the only people that are going to use it are kids, and having kids around where we're swinging golf clubs is not a good thing.

Mr. Dale: I appreciate your comment. Mary Anne? Are you with Fawn Ridge?

Resident (Mary Ann Ferrara, Fawn Ridge): Fawn Ridge. I live on Raccoon Court, which is right next to a playground, which I'm sorry to say, we're going to lose our gazebo that was put there years ago by a family who was their little girl. Right now, the wood it's rotting and the roof is leaking, so they're going to tear it down. We haven't figured out how we're going to replace it. We just about get three people to come to our HOA meetings. So that's my sad news. I have three questions. What is a widget?

Mr. Dale: You mean midge.

Mr. Colasinski: A midge is similar to a mosquito. It has a very nasty life cycle. It doesn't need much oxygen. It also tends to be active two hours before sunset and a couple of hours after sunset.

Mr. Dale: There are millions of them.

Mr. Colasinski: Yeah. They are very obnoxious. The homeowner that I went to earlier in April, you try to walk on their property and you are get them in your nose, your ears and your mouth. It's horrible. So we're trying to do something,

Resident (Mary Ann Ferrara, Fawn Ridge): Where do they breed?

Mr. Colasinski: They breed in the lakes.

Resident (Mary Ann Ferrara, Fawn Ridge): That segueways into my next question. Actually, it's going to segue into two questions. Has anybody seen the little canal where I live, between the church and the playground. Now, I don't know who mows back there. I don't know if the church mows or if HOA mows or the Viera East Community Association (VECA) mows. I was going to take a picture today. It is loaded with grass clippings. There is no drainage. The wind comes down the plains and down the water. If it gets any thicker, I'll be able to walk across it. Who do we contact to get rid of it? I screamed at my landscaper. I said, "Did anybody tell you how to cut grass?"

Mr. Colasinski: So there's two different properties on each side of that. The church is on one side.

Mr. Dale: Are you talking about the side where you've got the church here and the embankment that you stare at looking at the church?

Resident (Mary Ann Ferrara, Fawn Ridge): Near my house. Not only my house, but there are six or seven others.

Mr. Dale: I tell you what. Let's do this. We will look at it and get you an answer. So let's go onto the next question.

Resident (Mary Ann Ferrara, Fawn Ridge): Okay. The cul-de-sac at the end of Fawn Ridge Drive and Crane Creek Boulevard. What is back there? Do you have to cut that?

Mr. Dale: Do we even own that property?

Mr. Colasinski: When you come into Fawn Ridge, I think it's the first street that you turn left on after you make your entrance off of Murrell Road. Is it the very first street that you turn left on?

Resident (Mary Ann Ferrara, Fawn Ridge): It's Crane Creek Boulevard. If you go all the way down Crane Creek Boulevard, there's a cul-de-sac there. There's a gate with a lock on it.

Mr. Colasinski: There's a creek there. Isn't there?

Mr. Showe: That's the Viera East property.

Resident (Mary Ann Ferrara, Fawn Ridge): There is vegetation. It looks like there might have been a road, but it looks there is a creek there or something. Whose property is that?

Mr. Showe: It's a wetland conservation drainage area.

Mr. Melloh: It's a wetland. We don't mow wetlands.

Resident (Mary Ann Ferrara, Fawn Ridge): Do we spray?

Mr. Showe: Actually, it's a conservation area. We have very limited ability to do anything in there. It's supposed to be left as-is. Sometimes you can remove invasive species or other things, but if it's a conservation area, it's typically designed to be left untouched.

Resident (Mary Ann Ferrara, Fawn Ridge): Alright. That was asked at the HOA meeting. Tim, you mentioned a new website for golf news?

Mr. Colasinski: GolfNow.

Mr. Melloh: Vieragolf.com.

Resident (Mary Ann Ferrara, Fawn Ridge): Okay. Last but not least, what is happening to the fountain?

Mr. Melloh: We need to have a source for electricity.

Resident (Mary Ann Ferrara, Fawn Ridge): Did we ever go to the medical building on Spyglass Hill Road?

Mr. Melloh: The amount of piping and tubing to cross that to get to where we want it to be would be impractical. So, if you can find somebody in your neighborhood that will allow us to pull electricity from their home, we'll pay the electricity cost. That's the only thing we can do.

Resident (Mary Ann Ferrara, Fawn Ridge): The only one in my neighborhood that has it is the church.

Mr. Showe: We're exploring options of power, both for aerators, fountains, stuff for midge control. Getting power is a huge challenge on all of these.

Resident (Mary Ann Ferrara, Fawn Ridge): I think I covered everything. Unfortunately, these people that left and you said, *"Oh, well, they don't care,"* I do care. Thank you for doing that. Congratulations to all of you for putting up with the good, the bad and the ugly. It's not

easy. I feel bad for Terri because I ran a concession stand of 90 square feet in a commuter train station. That didn't make a turnover. But there's so much viciousness and if people would just stop, take a deep breath, sit down and shut up, everybody would be a little bit more understanding. They should listen to people instead of speaking over people and one person at a time. I'm the parliamentarian for an organization of 28,000. If you think that's easy, this would be a piece of cake.

Mr. Dale: Yeah.

Resident (Mary Ann Ferrara, Fawn Ridge): Thank you,

Mr. Dale: Thank you, Mary Ann.

Resident (Mary Ann Ferrara, Fawn Ridge): For all of you for the work that you are doing.

Mr. Dale: Thank you. We're going to get everybody. We received that email from the woman in Bayhill wondering if on Lake 21, we were going to get the fountain going also.

Mr. Melloh: It's Lake 43, the big lake in Bayhill.

Mr. Dale: Yeah. I'm sorry. I'm thinking midges.

Mr. Melloh: Lake 21 is the one with the midgets.

Mr. Dale: Right.

Mr. Melloh: We got the email and we're just going to have to get the electrician out there to see what was going to have to happen. We are going to have to trench through her yard and somehow we're going to have to look at the light sources.

Mr. Showe: Well, the challenge we're running into now, is nobody can tell us who is paying the power bill for the lights. I'm assuming FPL is not out of the kindness of their heart, powering the streetlights. So we're trying to track which organization because Bayhill says that they don't pay for the streetlights. So I'm wondering if VECA does. It's going to take some investigation to figure out who is paying for the streetlights.

Mr. Bedwell: FPL is.

Mr. Carnasale: Well, if we get lucky, everybody says they don't do it and we can just run a line to it.

Mr. Dale: So, she didn't send back a response that they've asked somebody if we could hook up to their power?



Mr. Showe: Not a house. They said you can run through their yard and hook into the streetlight in front of their house.

Mr. Mello: To trench through there, they have to put in a compressor. It will be on our property, but it's going to be visual from their back porch.

Mr. Dale: So, we have to find out who pays for that light.

Mr. Melloh: All of it is just the power source. We've got the bids from ECOR to put them in.

Mr. Dale: Let's not drop the ball on that one.

Mr. Showe: It's in my email. I'm looking at it every day.

Mr. Dale: Yeah. Those are the poor people that had the worst fish kill in everything that we were dealing with.

Mr. Melloh: The good news behind that is we haven't really had a fish kill this year.

Mr. Dale: That's correct.

Mr. Melloh: We had a couple of lakes flipped and we lost a few fish, but we didn't have that bacteria problem that killed all those fish from last year. So, we're in good shape that way, but we're working on it. Like we said earlier, everything is about the power source.

Mr. Melloh: We're working on the issue. But again, we're trying to track down who pays for it is becoming difficult.

Mr. Dale: Beautiful. Thank you.

Resident (Mary Ann Ferrara, Fawn Ridge): Let's just go back to that put-put course. I looked at the pictures. How close are homes to that place?

Mr. Dale: They are as close as they are to the putting course.

Mr. Colasinski: Initially, we were looking at putting it in where the putting green is right now.

Mr. Dale: They're moving the putting green. That's where it will be located.

Mr. Colasinski: The lighting would be low-level lighting and not any overhead lighting.

Resident (Mary Ann Ferrara, Fawn Ridge): Yeah, but how long would it stay open?

Mr. Colasinski: Probably until 9:00 p.m.

Resident (Mary Ann Ferrara, Fawn Ridge): Because we live close to there.

Mr. Dale: I understand.

Resident (Mary Ann Ferrara, Fawn Ridge): We face the 9<sup>th</sup> Fairway and I don't want to hear kids screaming and yelling.

Mr. Dale: The lighting that you have right now on the floodlight and everything, is more obnoxious than the lighting we have for this.

Mr. Colasinski: She's talking about noise.

Resident (Mary Ann Ferrara, Fawn Ridge): I'm talking about kids screaming and yelling from 8:00 p.m. to 10:00 p.m. when we're trying to sit outside.

Mr. Dale: Yeah, and then that'll all be part of what we talk to people about and consider.

Resident (Mary Ann Ferrara, Fawn Ridge): That is what concerns me, the noise level.

Mr. Dale: I understand.

Resident (Mary Ann Ferrara, Fawn Ridge): That's something to consider.

Resident (Stephen Bortner, Wingate Estates): Why not put it in one of your parks?

Mr. Dale: Stephen, we only have one park. We don't have parks.

Mr. Showe: Woodside Park is the only park the CDD owns.

Mr. Colasinski: We used to have other parks.

Mr. Dale: We're commingling it with VECA. VECA runs several parks.

Resident (Stephen Bortner, Wingate Estates): Can you get together with them and use one of their parks?

Mr. Showe: No, we can't use them.

Mr. Dale: Janet?

Resident (Janet Helms, Golf Vista Boulevard): Jason is going to work on it, but on Facebook page, we've got Jason's fax machine as our telephone number.

Mr. Showe: I know.

Resident (Janet Helms, Golf Vista Boulevard): On the website or whatever, where I guess our real number is, nobody answers there. Can that be changed?

Mr. Dale: We are in the process.

Resident (Janet Helms, Golf Vista Boulevard): The other thing is, September 11<sup>th</sup> is an important day in history. Are we doing anything to honor that?

Mr. Dale: Actually, that's interesting. You're a little ahead of me. Actually, I hadn't had the chance to ask, but one of our Board Members has a fairly substantial September 11<sup>th</sup> display.

Resident (Janet Helms, Golf Vista Boulevard): We need to have the guard, open it up or something, and have a little memorial around there or something. We've got to do something and I can help with that if you want to.

Mr. Dale: Actually, Michelle would you be willing to work with Janet on that, and for the Farmers Market. I meant to ask you and then everything's been like insane.

Ms. Webb: Yeah. It would have to be done at the Farmer's Market.

Resident (Janet Helms, Golf Vista Boulevard): September 11<sup>th</sup> is supposed to very busy, but we may be able to get someone for the benefit of the memorial, a couple of guys to come out and open the flag.

Mr. Dale: A BFW member.

Resident (Janet Helms, Golf Vista Boulevard): You better do something quick.

Mr. Carnasale: Well, the only problem you run into on September 11<sup>th</sup> is that every organization you turn to for help is doing their own.

Resident (Janet Helms, Golf Vista Boulevard): Well, I know that. That's why I said I'll get on it, if we can find somebody.

Mr. Carnasale: As far as displays, I probably have just about everything you need for display.

Resident (Janet Helms, Golf Vista Boulevard): Okay. So we just need somebody to put flags up.

Mr. Carnasale: I have a garage of displays for 9/11.

Mr. Dale: With that said, if we do the date of the Farmers Market, September 11<sup>th</sup>, if we were to get a booth or whatever we would be setting up, would we be able to get some kind of Honor Guard for an event that would be coordinated?

Resident (Janet Helms, Golf Vista Boulevard): Just a mini opening ceremony?

Mr. Dale: You're right.

Resident (Janet Helms, Golf Vista Boulevard): That's it.

Resident (Stephen Bortner, Wingate Estates): Typically I would tell you, yes.

Mr. Dale: Because of that day.

Resident (Stephen Bortner, Wingate Estates): Well, being an Afghan vet for 20 years, significant events have just occurred even today that's affecting a lot of us Vets. I'm going to say

that I couldn't promise that, yes they would probably do that without a doubt but right now, I couldn't promise anything from us.

Mr. Carnasale: Then don't. That's fine.

Resident (Stephen Bortner, Wingate Estates): But I like the approach.

Mr. Colasinski: If you can inquire.

Resident (Stephen Bortner, Wingate Estates): I will do that.

Mr. Colasinski: We'll be more than grateful if you inquire.

Mr. Showe: But just be cognizant.

Mr. Dale: Pete, I'm asking you to head that up and as a Board member, coordinate with Janet.

Mr. Carnasale: I have no problem in coordinating that with her, but Michelle through the schools might be able to get an Honor Guard because they use an Honor Guard all the time.

Mr. Dale: I don't care where it comes from, but I need somebody that will be in charge. So, are you willing to?

Mr. Carnasale: I need your information.

Mr. Dale: Pete, you are in charge of this. Janet, please coordinate this through Pete. Pete, if you need to ask anything of School Board employees, try to coordinate with Michelle. I also know Coronel Tim Thomas over at Viera High might be able to supply something.

Resident (Stephen Bortner, Wingate Estates): I'll ask the VFW and let Pete know.

Mr. Dale: Right. Between that, make sure that everybody has everybody's phone numbers.

Mr. Dale: Are there other audience comments?

Resident (Stephen Bortner, Wingate Estates): Yes, I do. Tim, kudos to your team. Mr. Bill Macheras is with the US Air Force and the President of VECA. So, if you have any VECA issues, I would definitely go to see him. I sent an email to Bill and said, *"Hey, there was some wood was back there and you guys crushed it. You came back there and just cleaned it all up."*

Mr. Melloh: Those are the small place that kind of get away from you. With that new machine, we can do a lot.

Resident (Stephen Bortner, Wingate Estates): You guys crushed it. I'm sure the homeowners back there are happy. I think Bill is on that Board too. You guys really nailed it.

Mr. Melloh: We have a great staff. I can't say enough about Mr. Ed Grassor and the whole crew for CDD maintenance.

Resident (Stephen Bortner, Wingate Estates): Oh my God, that was amazing.

Mr. Melloh: They do an amazing job. They really enjoy what they do.

Mr. Dale: In the spirit of cooperation, I mean, if you guys at VECA ran into situations like that in the future and you've got a difficult piece, not that I want to volunteer all the CDD equipment to take care of everything, that's not what I'm trying to say. But if there are certain areas that they don't have the equipment for, that's an area I would like to think as a community we can pull together.

Resident (Stephen Bortner, Wingate Estates): That's what I was going to say. It's all Viera East.

Mr. Dale: Exactly.

Mr. Showe: Absolutely.

Mr. Dale: Bill, that's from this Board.

Resident (Bill Macheras, VECA): Right. There are questions between you and I as far as what areas belong to whom. We had an area by the Heritage and I sat down with Mr. Eric Byrd. When you look at that map sometimes it gets confusing. Even the terminology. I think we at a good place and I think we have a great relationship. Not that we always have to agree. We just need to get decisions made like you said. I think we've mended through some of these little areas that we're not sure of. The bottom line is who needs to take care it. Both of us have done a good job.

Mr. Colasinski: Tim, we're looking to do that annually now too, right?

Mr. Melloh: Absolutely.

Mr. Carnasale: I can see you going back to your people saying that the fire of every three years is now becoming non-existent.

Resident (Stephen Bortner, Wingate Estates): I would never say that.

Mr. Carnasale: No, because fire is becoming none-xistent and being replaced by a machine which is going to do that same clearing every year.

Resident (Stephen Bortner, Wingate Estates): That's perfect for us.

Mr. Colasinski: That's a good one.

Resident (Stephen Bortner, Wingate Estates): To me, I think it is. This tells a lot of positives that we've been doing here. So, I was looking at your revenue sheet. We had \$14,600 in play from Associate Members and almost \$13,000 in play for CDD Members. But the big story here, the one you guys should be selling, is public use. There was \$48,000. That's 50% percent of the play.

Mr. Dale: That's depending on the month you're looking at. It's been as high as 55%.

Resident (Stephen Bortner, Wingate Estates): If you look at the entire year, it's 48% for the public playing on our course. It's not us residents. It's not as members.

Mr. Colasinski: That's where the profit is coming from.

Resident (Stephen Bortner, Wingate Estates): I would be selling that. That's a huge success program right there when you get the public to come in and play at that level.

Mr. Colasinski: That's because of the banners on Murrell Road.

Mr. Dale: There's no banner on Murrell Road.

Mr. Colasinski: There is a sign up there.

Resident (Stephen Bortner, Wingate Estates): I just wanted to say. This is a direct reflection of you guys.

Mr. Carnasale: It is not there, Steve.

Mr. Dale: There's nothing on Murrell Road.

Mr. Melloh: A lot of things have gone into that. The exchange that opened up on 95 has helped out. There is a massive construction and homes being built and apartments being built on the other side of the road. A lot of those people come to us. COVID has helped out. So, it's not just one single thing.

Mr. Showe: Another thing is in 2012, the Board refinanced the bonds and at that point, we were actually dependent on people pre-paying their golf in October in order to make that bond payment. But one of the things that we did when the Board restructured those bonds, is we set aside enough money so we didn't need that upfront money. So the Board wasn't so dependent on all of those people paying all at one time. Then once you have that freedom, you can look at other programs. That's where Tim has come along and develop the full program to really take advantage of it.

Resident (Stephen Bortner, Wingate Estates): These are all success stories. I think for me as a HOA member and Bill being the the VECA President, you guys got to get out there in front of these success stories.

Mr. Colasinski: We are actually planning to do something at the end of the fiscal year when we have all of the data.

Resident (Stephen Bortner, Wingate Estates): I was telling Rob and even Bill that we have fillers every year. We have put out mailer to every resident.

Mr. Colasinski: What time frame do you do that, Bill?

Resident (Bill Macheras, VECA): Usually November.

Mr. Colasinski: Okay. Our fiscal year is end of September. We should have the data.

Mr. Showe: We should be close enough. It may not be final.

Resident (Stephen Bortner, Wingate Estates): Let's make that stance scream because a \$50 reduction is huge to people.

Mr. Dale: Next year it's going to be even more significant as well.

Resident (Stephen Bortner, Wingate Estates): That's all I have. Thanks.

Mr. Colasinski: Thank you.

Ms. Webb: What I'm working on right now is the Viera East annual newsletter for our community subdivision. So, I am reaching out to them and asking if they will put an article in about Woodside Park to inform the community. That would save that money if we can print them and provide them to the HOAs.

Resident (Bill Macheras, VECA): We can do that and give it to Jason. As far as the individual, we don't do anything, but of course through VECA we're going to reach everybody.

Mr. Dale: Right.

Resident (Bill Macheras, VECA): Like I said, that's usually done in November, so the next month or so, we can see what that entails.

Mr. Dale: Yeah. Maybe that's potentially an area that we can cost share on and that saves both of us money.

Resident (Bill Macheras, VECA): Right

Mr. Dale: Very cool.

Mr. Showe: Are there any other audience comments?

Mr. Dale: If not, we need a motion to adjourn.

Mr. Showe: Your motion is to continue the meeting to September 9<sup>th</sup> at 7:00 PM to discuss the restaurant options.

Mr. Dale: Good catch. We need a motion to do exactly as Jason just stated

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. McCarthy seconded by Mr. Colasinski with all in favor the meeting was continued to Wednesday, September 9, 2021 at 7:00 p.m. at this location to discuss restaurant options.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman



MINUTES OF MEETING  
VIERA EAST  
COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Board of Supervisors of the Viera East Community Development District was held on Thursday, August 26, 2021 at 7:00 p.m. at Faith Lutheran Church in the Multi-Purpose Room, 5550 Faith Drive, Viera, Florida.

Present were:

Rob Dale  
Pete Carnesale  
Steve Colasinski  
Paul McCarthy  
David Bedwell  
Jason Showe  
Tim Melloh

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Showe called the meeting to order at 7:00 a.m. A quorum was present.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Showe: There is a public comment period, but these are specifically public comments just on the Audit Committee. There will be plenty of public comments at the regular meeting. Are there any public comments on the Audit Committee selection process? Hearing none,

**THIRD ORDER OF BUSINESS**

**Review of Proposals for Fiscal Year 2021  
Audit Services**

Mr. Showe: We actually went ahead and did the public solicitation for audits. We received one from Grau & Associates (Grau). This year has been a particular challenge for all of the auditors in terms of staffing. Right now, we are only receiving one bid for each audit proposal that we are putting out, whereas in the past, we would get two, maybe three proposals. There are really only a couple of firms in the State that do this kind of CDD auditing. Grau is probably the one that does the vast majority of them. They do a great job. I have no hesitation

in recommending them. They are going to do a fantastic job for you. Some of the other companies we used earlier this year had some staffing challenges and some of the audits weren't completed in the statutory timeframe. So, we would let you know if any of those folks proposed, but it would be our recommendation if the Committee is amenable, to select Grau as your number one ranked vendor. It is totally up to the Board. You can choose to go through the selection process again, but it is likely that will yield you pretty similar responses. The auditors know where to go to look for these selections.

**FOURTH ORDER OF BUSINESS****Tally of Audit Committee Members  
Rankings and Selection of an Auditor**

Mr. Colasinski: I shared my concerns with Jason on the phone over the issue. In other years, I would prefer to see more of a choice from local firms, but as he just said, I think this year may be a bit of an exception. I am fine with the firm as our auditor. It is the only firm that we have as a choice.

Mr. Showe: The motion would be as an Audit Committee, you are selecting Grau as your number one ranked vendor. Later at the Board meeting, the Board of Supervisors can choose to accept that ranking.

On MOTION by Mr. McCarthy seconded by Mr. Hooker with all in favor selecting Grau & Associates as the number one ranked firm to provide auditing services was approved.

**FOURTH ORDER OF BUSINESS****Adjournment**

On MOTION by Mr. McCarthy seconded by Mr. Carnasale with all in favor the Audit Committee Meeting was adjourned.

## SECTION V

# SECTION A

# SECTION 1

**AGREEMENT BETWEEN KEVIN L. ERWIN CONSULTING ECOLOGIST, INC.,  
AND THE VIERA EAST COMMUNITY DEVELOPMENT DISTRICT REGARDING  
THE PROVISION OF HABITAT MANAGEMENT SERVICES**

This Agreement is made and entered into this 23<sup>rd</sup> day of September, 2020, by and between:

The **Viera East Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Brevard County, Florida, and with offices at 2300 Clubhouse Drive, Viera, Florida, 32955, ("District"), and

**Kevin L. Erwin Consulting Ecologist**, a Florida corporation located in Melbourne, Florida, with offices located at 2077 Bayside Parkway, Fort Myers, Florida 33901 ("Contractor").

**RECITALS**

**WHEREAS**, the District is a special purpose unit of local government established pursuant to and governed by Chapter 190, Florida Statutes;

**WHEREAS**, Contractor submitted a proposal attached here as Attachment "A" incorporated herein by reference;

**WHEREAS**, the Board of Supervisors of the District selected the proposal submitted by Contractor; and

**WHEREAS**, Contractor represents that it is qualified to serve as an aquatic management contractor and provide such services to the District.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows;

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

**SECTION 2. DUTIES.** The duties, obligations, and responsibilities of the Contractor are those as described in incorporated Attachment A. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Contractor shall report to the District Manager or his designee.

**SECTION 3. COMPENSATION.** District agrees to compensate the Contractor in accordance with Exhibit A. Contractor shall provide the District with an invoice on the first of the month on a monthly basis stating the services provided in the preceding month. Payment shall be made by the District after approval of the invoice by the District's Board of Supervisors.

**SECTION 4. INDEPENDENT CONTRACTOR.** The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District.

**SECTION 5. TERM.** This Agreement shall commence on October 1, 2020, and shall continue for a period of one (1) year unless terminated in accordance with this Agreement.

**SECTION 6. INSURANCE.** The Contractor shall maintain the following insurance coverage's during the execution of this Project:

- Comprehensive General Liability covering all operations, including legal liability and completed operations/products liability, with minimum limits of \$1,000,000 combined single limit occurrence;
- Comprehensive Automobile Liability Insurance covering owned, non-owned, or rented automotive equipment to be used in performance of the Work with minimum limits of \$500,000 combined single limit per occurrence; and
- Workers compensation insurance in a form and in amounts prescribed by the laws of the State of Florida.

**SECTION 7. INDEMNIFICATION.** Contractor agrees to indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute.

**SECTION 8. ENFORCEMENT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

**SECTION 9. RECOVERY OF COSTS AND FEES.** In the event that either Party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all attorneys fees and costs incurred, including reasonable attorneys' fees and costs.

**SECTION 10. CANCELLATION.** The District shall also have the right to cancel this Agreement at any time upon seven (7) days written notice due to Contractor's failure to perform in accordance with the terms of this Agreement or for any reason.

**SECTION 11. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

**SECTION 12. AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

**SECTION 13. ASSIGNMENT.** Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

**SECTION 14. APPLICABLE LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

**SECTION 15. CONFLICTS.** In the event of a conflict between any provision of this Agreement and the terms and conditions, then this Agreement shall control.

**SECTION 16. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Jason Showe ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure



requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, [JSHOWE@GMSCFL.COM](mailto:JSHOWE@GMSCFL.COM), OR C/O GOVERNMENTAL MANAGEMENT SERVICES - CENTRAL FLORIDA, LLC, 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.**

**IN WITNESS WHEREOF**, the parties hereto have signed this Amendment to Agreement on the day and year first written above.

ATTEST:

**VIERA EAST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

WITNESS:

**KEVIN L. ERWIN CONSULTING  
ECOLOGIST, INC.**

\_\_\_\_\_  
\_\_\_\_\_  
Print Name of Witness

\_\_\_\_\_  
By:\_\_\_\_\_  
Title:\_\_\_\_\_

# Habitat Management of Florida Scrub Jay Preserves

Authorization No. 24  
Job No. **CDDSCR112.9**  
Date: August 31, 2021

## **VIERA EAST CDD** **REQUEST FOR AUTHORIZATION** **PER CONTRACT**

### **1. SCOPE OF SERVICES**

- A. Coordinate and Supervise Off-site Habitat Management
- B. Coordinate and Supervise On-site Habitat Management
- C. Scrub Jay Surveys During Nesting Season (April 2022)
- D. Annual Habitat Management Report

### **2. BASIS OF COMPENSATION**

Hourly rate per our agreement. Estimated fee is \$18,800.00, plus reimbursables, a total of \$20,680.00.

### **3. TIME OF PERFORMANCE**

Service to be rendered will commence upon District approval and will be completed by September 30, 2022.

### **4. APPROVAL**

Submitted by: \_\_\_\_\_ Date: \_\_\_\_\_  
Kevin L. Erwin Consulting Ecologist, Inc.

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
Viera East CDD

**NOTE:** The above is based on previous work and may be subject to change due to construction, new projects, agency requests, etc.

# Habitat Management of Florida Scrub Jay Preserves

## VIERA EAST CDD

### FEE ANALYSIS

W.A. #

Scope Item	Senior Ecologist	Admin/Clerical	GIS
A. Coordinate and Supervise Off-site Habitat Management	35		2
B. Coordinate and Supervise On-site Habitat Management	20		2
C. Scrub Jay Surveys During Nesting Season (April 2022)	40		2
D. Annual Habitat Management Report	12	8	6
<b>TOTAL</b>	<b>107</b>	<b>8</b>	<b>12</b>

### Summary

Senior Ecologist	107 hours @ \$160	=	\$17,120.00
Administrative/Clerical	8 hours @ \$75	=	\$600.00
GIS	12 hours @ \$90	=	\$1,080.00

Subtotal	\$18,800.00
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(Reimbursable @ 10%)	\$1,880.00
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<b>TOTAL</b>	<b><u>\$20,680.00</u></b>
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## **CDD - General Services**

Authorization No. 24  
Job No. **CDDC3123.X**  
Date: August 31, 2021

### **VIERA EAST CDD** **REQUEST FOR AUTHORIZATION** **PER CONTRACT**

#### **1. SCOPE OF SERVICES**

- A. Review of CDD Preserve Areas Upon Request
- B. Miscellaneous Permit Review and Project Coordination
- C. Review and Comment on Property Issues Upon Request
- D. Meeting with Board and Staff on Ecological Items Upon Request
- E. Coordinate and Plan Activities with Maintenance Department

#### **2. BASIS OF COMPENSATION**

Hourly rate per our agreement. Estimated fee is \$17,085.00, plus reimbursables, for a total of \$18,794.00.

#### **3. TIME OF PERFORMANCE**

Service to be rendered will commence upon District approval and will be completed by September 30, 2022.

#### **4. APPROVAL**

Submitted by: \_\_\_\_\_ Date: \_\_\_\_\_  
Kevin L. Erwin Consulting Ecologist, Inc.

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
Viera East CDD

**NOTE:** The above is based on previous work and may be subject to change due to construction, new projects, agency requests, etc.

## CDD - General Services

### VIERA EAST CDD

### FEE ANALYSIS

W.A. #

Scope Item	Senior Ecologist	Admin/Clerical	GIS
A. Review of CDD Preserve Areas Upon Request	45	1	1
B. Miscellaneous Permit Review and Project Coordination	25	8	
D. Review and Comment on Property Issues Upon Request		3	15
E. Meeting with Board and Staff on Ecological Items Upon Request	10		
F. Coordinate and Plan Activities with Maintenance Department	10	1	3
<b>TOTAL</b>	<b>90</b>	<b>13</b>	<b>19</b>

### Summary

Senior Ecologist	90 hours @ \$160	=	\$14,400.00
Administrative/Clerical	13 hours @ \$75	=	\$975.00
GIS	19 hours @ \$90	=	\$1,710.00

Subtotal \$17,085.00

(Reimbursable @ 10%) \$1,709.00

**TOTAL \$18,794.00**

## SECTION 2

**AGREEMENT BETWEEN ECOR INDUSTRIES, INC., AND  
THE VIERA EAST COMMUNITY DEVELOPMENT DISTRICT REGARDING THE  
PROVISION OF AQUATIC MANAGEMENT SERVICES**

This Agreement is made and entered into this 23<sup>rd</sup> day of September, 2021, by and between:

The **Viera East Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Brevard County, Florida, and with offices at 2300 Clubhouse Drive, Viera, Florida, 32955, ("District"), and

**ECOR Industries, Inc.**, a Florida corporation located in Melbourne, Florida, with offices located at 2820 Electronics Drive, Melbourne, Florida 32935 ("Contractor").

**RECITALS**

**WHEREAS**, the District is a special purpose unit of local government established pursuant to and governed by Chapter 190, Florida Statutes;

**WHEREAS**, Contractor submitted a proposal attached here as Attachments "A", "B", "C", "D", and "E", incorporated herein by reference;

**WHEREAS**, the Board of Supervisors of the District selected the proposal submitted by Contractor; and

**WHEREAS**, Contractor represents that it is qualified to serve as an aquatic management contractor and provide such services to the District.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows;

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

**SECTION 2. DUTIES.** The duties, obligations, and responsibilities of the Contractor are those as described in incorporated Attachments "A", "B", "C", "D", and "E". Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Contractor shall report to the District Manager or his designee.

**SECTION 3. COMPENSATION.** District agrees to compensate the Contractor in accordance with Exhibit A. Contractor shall provide the District with an invoice on the first of the month on a monthly basis stating the services provided in the preceding month. Payment shall be made by the District after approval of the invoice by the District's Board of Supervisors.

**SECTION 4. INDEPENDENT CONTRACTOR.** The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District.

**SECTION 5. TERM.** This Agreement shall commence on October 1, 2021, and shall continue for a period of one (1) year unless terminated in accordance with this Agreement.

**SECTION 6. INSURANCE.** The Contractor shall maintain the following insurance coverage's during the execution of this Project:

- Comprehensive General Liability covering all operations, including legal liability and completed operations/products liability, with minimum limits of \$1,000,000 combined single limit occurrence;
- Comprehensive Automobile Liability Insurance covering owned, non-owned, or rented automotive equipment to be used in performance of the Work with minimum limits of \$500,000 combined single limit per occurrence; and
- Workers compensation insurance in a form and in amounts prescribed by the laws of the State of Florida.

**SECTION 7. INDEMNIFICATION.** Contractor agrees to indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute.

**SECTION 8. ENFORCEMENT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

**SECTION 9. RECOVERY OF COSTS AND FEES.** In the event that either Party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all attorneys fees and costs incurred, including reasonable attorneys' fees and costs.



**SECTION 10. CANCELLATION.** The District shall also have the right to cancel this Agreement at any time upon seven (7) days written notice due to Contractor's failure to perform in accordance with the terms of this Agreement or for any reason.

**SECTION 11. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

**SECTION 12. AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

**SECTION 13. ASSIGNMENT.** Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

**SECTION 14. APPLICABLE LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

**SECTION 15. CONFLICTS.** In the event of a conflict between any provision of this Agreement and the terms and conditions, then this Agreement shall control.

**SECTION 16. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Jason Showe ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure

requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, [JSHOWE@GMSCFL.COM](mailto:JSHOWE@GMSCFL.COM), OR C/O GOVERNMENTAL MANAGEMENT SERVICES - CENTRAL FLORIDA, LLC, 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.**

**IN WITNESS WHEREOF**, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:

**VIERA EAST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/ Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

WITNESS:

**ECOR INDUSTRIES, INC.**

\_\_\_\_\_  
\_\_\_\_\_  
Print Name of Witness

\_\_\_\_\_  
By:\_\_\_\_\_  
Title:\_\_\_\_\_



2840 Electronics Dr - Melbourne, FL 32935  
(321) 254-0930 - Fax (321) 254-4695

## ATTACHMENTS A, B, C, D & E AQUATIC SERVICE SCOPE OF WORK

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This Agreement made the date set forth below, by and between **ECOR Industries Inc.** also hereinafter called **ECOR**, and

**Viera East Community Development District**  
**2300 Clubhouse Drive**  
**Viera, FL 32955**

One Year: 10/01/21 – 09/30/22  
Monthly Thereafter

hereinafter called “**Customer**”. The parties hereto agree as follows:

**ECOR** agrees to maintain the lakes and natural areas referenced in Attachments A, B, C, D & E in accordance with the terms and conditions of this agreement as listed below:

- ◆ Control of invasive and exotic emerged shoreline grasses, cattails, torpedo grass, etc., growing up to the high-water mark. Native plants deemed beneficial and desirable by the **Customer** will not be targeted.
- ◆ Control of filamentous and macrophytic algae.
- ◆ Control of invasive and exotic floating vegetation such as hyacinths, waterfern, and duckweed.
- ◆ Control of invasive and exotic submerged vegetation such as pondweed, eleocharis, and hydrilla with contact herbicides. Lakes requiring a whole water body dosage with a systemic herbicide will be quoted as needed.
- ◆ Supplemental stocking of 100 triploid grass carp as permitted under Florida Fish and Wildlife #MT-19-CR-97-0451
- ◆ Monthly inspection and treatment as may be required by **ECOR** to maintain a clean body of water.

### **Service Fees:**

A statement and invoice for the month’s inspection and treatments will be mailed at the end of the month. **Customer** agrees to pay **ECOR** in the following manner and amount with terms of Net 30:

**Attachment A - \$3,777.06 monthly**  
**Attachment B - \$3,654.15 monthly**  
**Attachment C - \$1,400 quarterly**  
**Attachment D - \$250 every other month**  
**Attachment E - \$736.44 monthly**

## **AQUATIC SERVICE ADDENDUM**

1. **ECOR's** "Aquatic Service Agreement" will be conducted in a manner consistent with integrated lake management practices. This may include chemical and biological control along with the acceptance that some species of vegetation may be beneficial in maintaining a balanced aquatic ecosystem. **ECOR** is fully insured, licensed, and certified with documentation provided upon request.
2. It is the **Customer's** responsibility to notify **ECOR** of all work areas that are designated as mitigation sites and have desirable plants installed. **ECOR** assumes no responsibility for damaged plants where **Customer** has failed to notify **ECOR** of such areas.
3. **ECOR** will not be responsible for removal of dead vegetation such as cattails, hyacinths, or torpedo grass, which may take many months to decompose. **ECOR** may provide a quotation for such services upon request.
4. **ECOR** will not be responsible for the cleanup of any dead fish unless directly resulting from a negligent application by **ECOR** such as using an aquatic herbicide inconsistent with label directions. Fish kills may occur for a variety of reasons including but not limited to runoff, algae blooms, cloudy weather, water temperature, and low dissolved oxygen. **ECOR** may provide a quotation for such services upon request.
5. **ECOR** will not be responsible for the removal of trash or debris unless contracted to do so as an optional service.
6. **ECOR** will not be responsible for the installation or maintenance of any aeration devices.
7. **ECOR** will notify the **Customer** of any deficiencies in the water control structures that may require repair.
8. **ECOR** will notify the **Customer** of any erosion or washout problems. The report will site the specific lake with a general location (ie. Lake 10, northeast corner). **ECOR** is not responsible for any repairs or maintenance of erosion or washout areas.
9. **ECOR** advocates the use of triploid grass carp as a biological means of lake management. The stocking of these carp or any other fish is provided for vegetation management purposes only.
10. Water use restrictions after treatments are not often required. When restrictions are required, **ECOR** will notify the **Customer** in writing of all restrictions that apply. **ECOR** will not be held liable for damages resulting from the **Customer** failing to follow restrictions.
11. Customer agrees to pay **ECOR** upon completion of the work as reported and invoiced for that month with terms of Net 30. Past due balances shall be assessed a finance charge of 1.5% (18% APR) until the entire balance is paid in full. If the **Customer** fails to make payments as required, the account may be considered by **ECOR**, at its option, to be in default and the **Customer** shall be responsible for the payment of all costs of collection, including reasonable attorney fees, as allowed by law.

*NOTE: Please refer to site maps. Use the map/site numbers listed below to find general location of each site. The map/site number and site name shall be referenced on all invoices.*

<b>MONTHLY FEE</b>	<b>\$ 3,777.06</b>
<b>ANNUAL FEE</b>	<b>\$ 45,324.72</b>

**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT 2021-22  
NATURAL AREAS MANAGEMENT & AQUATIC WEED CONTROL  
ATTACHMENT B - 31 SITES**

*NOTE: Please refer to site maps. Use the map/site numbers listed below to find general location of each site. The map/site number and site name shall be referenced on all invoices.*

<b>MAP GRID #</b>	<b>SITE NUMBER</b>	<b>SITE NAME</b>	<b>SURFACE ACRES</b>	<b>MONTH</b>
B 3	1	GOLF COURSE 12/13 FAIRWAYS	18.53	\$ 472.52
B 2	7	DURBAN-ADDINGTON	10.73	\$ 273.62
A/B 1	14	PARKSTONE	1.90	\$ 48.45
B 1	15	OAKLEFE-HOLE 17	1.61	\$ 41.06
B 1	16	VEGC NORTH ENTRANCE	0.94	\$ 23.97
B 1	17	GOLF VISTA BLVD	0.75	\$ 19.13
A 1	18A	STRATFORD ENTRANCE	0.55	\$ 14.03
B 1	23	COLLINGTREE	14.15	\$ 360.83
B/C 7	28	HAMMOCK TRACE-WEST	4.83	\$ 123.17
D 3	29	HERON'S LNDG-VIERA BLVD	8.40	\$ 214.20
B 2/3	30	MAINTENANCE GARAGE SOUTH	0.67	\$ 17.09
C 4	36	GRAND ISLE-SOUTH	3.46	\$ 88.23
B/C 4	41	BAYHILL	9.82	\$ 250.41
B 3/4	42	BAYHILL NORTH	1.39	\$ 35.45
B 3/4	42A	STAR RUSH POND	0.10	\$ 2.55
B 3/4	42B	STAR RUSH CANAL	0.55	\$ 14.03
B 4	43A	BAYHILL-FLOWWAY	6.42	\$ 163.71
A/B 1	45	V.E.G.C. NORTH FLOWWAY WEST	7.24	\$ 184.62
B/C 3	53	OSPREY RIDGE-S	9.33	\$ 237.92
C 2	56	OSPREY RIDGE-NW	0.87	\$ 22.19
B 2	57	OSPREY LANDING	4.65	\$ 118.58
B 1	61	HERITAGE NORTH	9.01	\$ 229.76
B/C 1	62	V.E.G.C. NORTH FLOWWAY EAST	10.48	\$ 267.24
B 2	64	CLUBHOUSE DRIVE NORTHSIDE	1.82	\$ 46.41
B/C 2	65	CLUBHOUSE DRIVE SOUTHSIDE	1.66	\$ 42.33
B/C 2	66	BENNINGTON WEST	1.65	\$ 42.08
B 1	67	TEMPLETON WEST	2.95	\$ 75.23
C 1	68	TEMPLETON EAST	1.24	\$ 31.62
B 1/2	69	SOMMERVILLE	2.62	\$ 66.81
D 2/3	84	HERON'S LANDING-NORTH	4.38	\$ 111.69
C 3	85	HERON'S LANDING NORTHWEST	0.60	\$ 15.30

<b>MONTHLY FEE</b>	<b>\$ 3,654.15</b>
<b>ANNUAL FEE</b>	<b>\$ 43,849.80</b>

**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT 2021-22**  
**HEADER CANAL QUARTERLY SERVICE**  
**ATTACHMENT C - EMERGENT VEGETATION CONTROL**

*NOTE: Chemical control for emergent vegetation only.  
Hydrilla control quoted and done on an as needed basis.*

MAP GRID #	SITE NUMBER	SITE NAME	SURFACE ACRES	QUARTERLY
A-C 1-7	48	VIERA - WEST HEADER CANAL	26.61	\$ 1,400.00

**SERVICE FEE (4 TIMES A YEAR) \$ 1,400.00**  
**ANNUAL FEE \$ 5,600.00**

**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT 2021-22**  
**BAYHILL FLOW-WAY BOAT WORK**  
**ATTACHMENT D**

*NOTE: Chemical control done on an every other month basis for maintenance of the flow-way*

MAP GRID #	SITE NUMBER	SITE NAME	SURFACE ACRES	EVEN MONTHS
B 4	43A	BAYHILL-FLOWWAY	6.42	\$ 250.00

**SERVICE FEE (6 TIMES A YEAR) \$ 250.00**  
**ANNUAL FEE \$ 1,500.00**

**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT 2021-22**  
**AQUATIC WEED CONTROL FOR WINGATE & AUBURN LAKES**  
**ATTACHMENT E - 13 SITES**

*NOTE: Please refer to site maps. Use the map/site numbers listed below to find general location of each site. The map/site number and site name shall be referenced on all invoices.*

MAP GRID #	SITE NUMBER	SITE NAME	SURFACE ACRES	MONTH
C 1	71	WINGATE ESTATES - TRACT H	2.80	\$ 71.40
C 1	72	WINGATE ESTATES - TRACT I	3.24	\$ 82.62
C 1	73	WINGATE ESTATES - TRACT K	4.91	\$ 125.21
C 1	74	WINGATE ESTATES - TRACT M	1.46	\$ 37.23
C 1	75	WINGATE ESTATES - TRACT D	1.58	\$ 40.29
C 1	76	AUBURN LAKES - TRACT 3	0.98	\$ 24.99
D 1	77	AUBURN LAKES - TRACT 16	1.77	\$ 45.14
D 1	78	AUBURN LAKES - TRACT 4	2.73	\$ 69.62
D 1	79	AUBURN LAKES - TRACT 5	1.56	\$ 39.78
C/D 1/2	80	AUBURN LAKES - TRACT 6	5.43	\$ 138.47
C 1/2	81	AUBURN LAKES - TRACT 7	0.82	\$ 20.91
D 2	82	AUBURN LAKES - TRACT 10	0.62	\$ 15.81
D 2	83	AUBURN LAKES - TRACT 12	0.98	\$ 24.99

**MONTHLY FEE \$ 736.44**  
**ANNUAL FEE \$ 8,837.28**

**HELENA AGRI-ENTERPRISES, LLC**

**JAMES BOGGS 863-557-0076**

<b>Algae Control</b>	<b>Price Unit</b>	<b>10/1/20</b>	<b>8/1/2021</b>	<b>Increase</b>
Citrine FL909	Gal	\$ 15.48	\$ 17.50	13%
Copper Sulfate	50-lb Bag	\$ 75.50	\$ 103.00	36%

<b>Submerged Control</b>	<b>Price Unit</b>	<b>10/1/20</b>	<b>8/1/2021</b>	<b>Increase</b>
Aquathol	Gal	\$ 74.75	\$ 78.50	5%
Hydrothol	Gal	\$ 77.80	\$ 81.70	5%

<b>Emergent Control</b>	<b>Price Unit</b>	<b>10/1/20</b>	<b>8/1/2021</b>	<b>Increase</b>
RoundUp Custom	Gal	\$ 17.98	\$ 25.50	42%
Weedar 2,4-D	Gal	\$ 15.50	\$ 17.00	10%
Polaris	Gal	\$ 53.00	\$ 60.00	13%



## SECTION B

AGREEMENT TO HANDLE PRIVATE PROPERTY IMPOUNDS

This Agreement is entered this \_\_\_\_\_ day of \_\_\_\_\_, between **TRON'S AUTO & TOWING INC, SUDDEN IMPACT , DOUG'S TOWING ,CHUCKS TOWING AND LEGACY TOWING** and

---

The physical address of the property to which binding agreement refers is as follows :

City Of \_\_\_\_\_, \_\_\_\_\_ Country , Florida \_\_\_\_\_.

This binding agreement gives **TRON'S AUTO & TOWING INC, SUDDEN IMPACT , DOUG'S TOWING , CHUCK'S TOWING AND LEGACY TOWING** the authority to enter upon said property and remove any vehicles which is deemed unauthorized , abandoned , illegally parked or inoperable per the terms of this agreement and as shown on the attached addendum date : \_\_\_\_\_.

The exclusive use of **TRON'S AUTO & TOWING INC, SUDDEN IMPACT , DOUG'S TOWING , CHUCKS TOWING AND LEGACY TOWING** by the parties named above shall commence on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ and the contract shall remain in full force until canceled by either party.

**TRON'S AUTO & TOWING INC, SUDDEN IMPACT , DOUG'S TOWING ,CHUCKS TOWING AND LEGACY TOWING** acts as an independent contractor and will assume all liabilities for damages incurred as a result of the removal and storage of such vehicles.

**TRON'S AUTO & TOWING INC, SUDDEN IMPACT , DOUG'S TOWING ,CHUCKS TOWING AND LEGACY TOWING** , will assume all responsibilities in the notification of law enforcement agencies in reporting the impoundment of such vehicles .

If any part of this agreement is determined by a court of law to be unenforceable , the remaining parts of this agreement will remain in force.

This binding agreement shall be subject to cancellation by either party upon a ten ( 10 ) day written notice delivered by fax or Certified US Mail.

Any changes in parking enforcement procedures , such as placing the property on a temporary hold, additional vehicles allowed to park, or enforcement times not included on the original binding agreement and/or addendum must be faxed or delivered Certified U.S Mail for verification purposes.

I certify that I am authorized to execute this binding agreement on behalf of the property owner, and/ or Management Company with **TRON'S AUTO & TOWING INC, SUDDEN IMPACT , DOUG'S TOWING , CHUCK'S TOWING AND LEGACY TOWING** . I also proclaim that **TRON'S AUTO & TOWING INC,**

**SUDDEN IMPACT , DOUG'S TOWING , CHUCKS TOWING AND LEGACY TOWING** has not offered any gifts, free services , free products, commissions or the promise of any gifts for the use of their services.

X \_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Printed Name and Title

\_\_\_\_\_  
Company Name

X \_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name and Title

X \_\_\_\_\_  
Agent for Towing Company

\_\_\_\_\_  
Printed Name and Title

Agreed effective date \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

<b>TRON'S AUTO &amp; TOWING INC.</b>	435 S. Range Rd , Cocoa , Phone: 321-632-1234 Fax : 321-504-3740
<b>SUDDEN IMPACT</b>	435 S. Range Rd, Cocoa , Phone : 321-609-0397 Fax : 321-504-3740
<b>DOUG'S TOWING</b>	435 S. Range Rd , Cocoa , Phone: 321-632-1411 Fax: 321-504-3740
<b>LEGACY TOWING</b>	435 S. RANGE RD, Cocoa , Phone : 321-636-9909 Fax: 321- 504-3740
<b>CHUCKS TOWING</b>	1825 CANOVA ST SR , PALM BAY PHONE: 321-723-2858

**Addendum to Contract Dated :** \_\_\_\_\_

This form will be used to enter data into our data base. Be sure that complete and accurate information is provided. Use a separate addendum for each physical address under contract.

Property Name : \_\_\_\_\_ Street: \_\_\_\_\_

City : \_\_\_\_\_ Zip: \_\_\_\_\_

Legal Jurisdiction ( City or County name) \_\_\_\_\_

First Contact : \_\_\_\_\_ Phone : \_\_\_\_\_

Second Contact: \_\_\_\_\_ Phone : \_\_\_\_\_

**IF AN EMPLOYEE CAR GETS TOWED YOU STILL HAVE TO PAY : WE DO NOT BRING VEHICLES BACK .**

Please fill out the following with person(s) you wish to have the rights to meet us at the time of tow to sign "Tow Sheet" and give authorization to us to remove vehicles / vessels.

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Drivers License # \_\_\_\_\_

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Drivers License # \_\_\_\_\_

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Drivers License # \_\_\_\_\_

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Drivers License # \_\_\_\_\_

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Drivers License # \_\_\_\_\_

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Drivers License # \_\_\_\_\_

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Drivers License # \_\_\_\_\_

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Drivers License # \_\_\_\_\_

**NOTE : IF YOU CHOOSE TO NOT USE OUR COMPANY YOU DO NEED TO RETURN ALL SIGNS AND POLES. IF YOU CHOOSE NOT RETURN OUR SIGNS YOU WILL BE CHARGED \$ 85.00 FOR EACH POLE AND SIGN.**

Security Contact: \_\_\_\_\_ Phone: \_\_\_\_\_

FAX Number: \_\_\_\_\_ Email address: \_\_\_\_\_

Acct. type (circle one):      P (patrol)      L (limited Patrol)

(For limited patrol) Start Enforcement Time: \_\_\_\_\_ AM / PM

Stop Enforcement Time: \_\_\_\_\_ AM / PM

Contract Start Date/Time: \_\_\_\_\_ Gate Codes (IN) \_\_\_\_\_ (OUT) \_\_\_\_\_

Can Residents/Tenants call to have a vehicle removed from their assigned spaces?  
(Yes or No): \_\_\_\_\_

Is signature required? (Yes or No): \_\_\_\_\_ Assigned Parking: \_\_\_\_\_ Security/Courtesy Patrol Request: \_\_\_\_\_

Apartment Communities: Do you want a photograph of the reason the vehicle was towed: \_\_\_\_\_

**Management Request:** No vehicles are to be towed unless management or security calls. This is not a Patrol or Limited Patrol option. ~~You want your property towed.~~

What is your Management Request Passcode: \_\_\_\_\_

**Tow Codes**

(Initial all approved reasons for which vehicles may be towed.)

(The parking violations listed below are for PATROL or LIMITED PATROL accounts only)

- | Code    | Reason for Tow   |
|---------|--|
| A _____ | No valid permit. No valid resident or tenant permit. Expired visitor permit/pass.  |
| B _____ | Tow away zone. Sign posted and/or pavement markings.   |
| C _____ | Abandoned. Broken window(s) vehicle on jacks, blocks, missing wheels, major parts, remained parked in same location for longer than 48 hours. Vehicle must be stickered for a minimum of 24 hours before towing. |
| D _____ | Fire lane. Vehicle parked in a designated fire lane.   |
| E _____ | Security or Law Enforcement Officer may call to have vehicles towed.   |



- U \_\_\_\_\_ No parking at anytime. Vehicle is parked on property when posted for "NO PARKING FOR ANYONE AT ANYTIME".
- V \_\_\_\_\_ Spotter Removal. Vehicle may be towed if observed by a spotter watching the parking lot.
- W \_\_\_\_\_ Non customer. Vehicle operator is not a customer of this business located on the property.
- X \_\_\_\_\_ Parked on the sidewalk. Vehicle is parked on the sidewalk.
- Y \_\_\_\_\_ Double parked behind another vehicle.
- Z \_\_\_\_\_ Vehicle parked in Manager's or maintenance space. Could be permitted resident/tenant or guest.

**Acceptance**

\_\_\_\_\_  
Property Representative

\_\_\_\_\_  
Witness

Date: \_\_\_\_\_



## SECTION C

**From:** Rob Dale robddd@cfl.rr.com   
**Subject:** Fwd: updated ppt  
**Date:** September 14, 2021 at 4:23 AM  
**To:** jshowe@gmscfl.com  
**Cc:** tmelloh@vieraeastcdd.com

RD

Jason,

Attached as discussed is the restaurant proposal as presented by Jeff Spenser to be used as a lease template. The first few pages define Jeff's role as a restaurant consultant which he is willing to serve as during our build out phase. Estimated value of said services \$30,000 to \$50,000. The remaining key lease clauses for translation into lease legalese are as follows:

- Lessee wishes to form and be paid as an LLC.
- Lessee pay is \$65,000 plus 25% of net annual income per year as a 1099 owner managing partner with no benefits. 25% bonus of net revenues paid based on net revenues every 6 mos.
- Lessee has ownership of restaurant name, but shall grant unrestricted permanent name use as original restaurant to the lessor. Lessee has a no compete radius of 10 miles unless granted written permission by lessor.
- 90 day mutual termination clauses are in effect. Lessee is guaranteed 25% of 2 times annual net revenues if lease is prematurely discontinued as owner operator by lessor.
- Lessee is able to sell after three years their ownership interest with prior approval from lessor. Lessor shall not withhold approval provided new lessee meets reasonable approval criteria. Salable criteria may include business Goodwill and revenues, but shall not include district real property.
- Other clauses as needed/yet TBD.

If our attorney wishes to discuss aspects of this lease I am happy to discuss further. My cell is 321-243-7337.

Rob

Rob Dale  
Chairman, Board of Supervisors  
Viera East Community Development District

-----  
From: "Jeff Spencer"  
To: "robddd@cfl.rr.com"  
Cc:  
Sent: Monday September 13 2021 6:19:18PM  
Subject: Fwd: updated ppt

----- Forwarded message -----  
From: **Lillian Cassidy** <weddinglil123@gmail.com>  
Date: Mon, Sep 13, 2021 at 6:06 PM  
Subject:  
To: jeff.spencerusf <jeff.spencerusf@gmail.com>



Hook and Eagle  
Partner...E.pptx




**Viera East**  
*Golf Club*

**Hook & Eagle Tavern TAVERN**  
**at Viera East Golf Club**

**Operating Partner Proposed Agreement**  
by: Jeff Spencer

1

## **OPERATING PARTNER AGREEMENT**

This is an outline that is to be used as a basis of negotiation. Contained herein is an outlined draft of an operating partnership relationship between Jeffrey M. Spencer, operating as the Operating Partner of Hook and Eagle Tavern, and Viera East Development District (VEDD) operating as Facility Manager of the Restaurant Space within the Viera East Development District Clubhouse.

Within this outline there will be 2 levels of expectations based on Pre-Renovation and Post-Renovation of the Restaurant Space and surrounding facility.

2

## OPERATING PARTNER AGREEMENT

As an Operating Partner, Jeffrey M. Spencer will enter into an agreement with the VEDD, to operate the Restaurant Space within the VEDD Clubhouse, based on a base salary and a percentage of ownership of the business entity. The VEDD will retain the remainder of the gross profits after operating costs have been fulfilled.

With this agreement, Jeffrey M. Spencer, and subsequent LLC, will bring the name, brand, concept, Restaurant Operations knowledge and experience, and overall management and execution of what is hereafter known as the Hook & Eagle Tavern.

3

## PRE-RENOVATION

Pre-Renovation responsibilities for Jeffrey M. Spencer will include but are not limited to:

- Operation of the Restaurant Space as it transitions from previous Lessee, Divots Grille, LLC, to the Operation Partnership of Jeffrey M. Spencer and the VEDD.
- Transition the "named" individual operating partner from Jeffrey M. Spencer, to an LLC (yet to be created) that will continue the partnership with the VEDD.
- Act as Restaurant Consultant during Renovation
- Marketing services to include the development of the Hook & Eagle Brand/Logo, Branding, Social Media Marketing, and in-house cross promotional marketing
- Interim update to restaurant design and décor
- Identify gaps in equipment and dining room furnishings and replenish with VEDD funds accordingly
- Manage Restaurant Front of the House (FOH) Re-Design efforts inclusive of plan development to provide to the Contractor and FOH Décor
- Manage Restaurant Back of the House (BOH) Kitchen Re-Design efforts inclusive of Plans to the Contractor
- Project Manage and coordinate with Trades and Contractor prior to, during, and after renovation
- Re-design Menus and offerings to include Lunch, Dinner, Happy Hour, Bar, Beverage Cart, Breakfast, and additional food items
- Implement all Food and Safety practices and procedures
- Develop and implement Employee Handbook
- Develop, Document, and implement Food and Beverage Standards and Practices
- Maintain Serv Safe Manager's Certification
- Primary hours will be lunch and dinner with grab – n-go breakfast options.
- Add online ordering platform

4

## PRE-RENOVATION

Pre-Renovation responsibilities for Jeffrey M. Spencer will include but are not limited to (cont.):

- Certify all Hook & Eagle employees in Serv Safe
- Maintain relationships with Food and Beverage Vendors
- Accurately Maintain inventories
- Maintain Labor and Food Costs
- Introduce and utilize third party delivery platforms such as Doordash, Grub Hub, Uber Eats, etc.
- Manage Beverage Cart Services
- Add Credit Card purchasing options on the beverage cart
- Develop Bar inventory SOPS to prevent possible loss
- Develop inventories and Cost Controls
- Organize and Execute Special Events
- Maintain the Equipment to include Coolers, Hood System, etc.
- Maintain the FOH and BOH to exceed sanitation standards
- Hire and maintain appropriate levels of staffing to ensure guest satisfaction while keeping labor costs low
- Manage Staff to include scheduling and resource management
- Manage all Food and Beverage costs
- Manage all Logistics pertaining to the receipt of all food and beverage goods
- Partner with VEDD Clubhouse Manager to enhance F&B/Golf experience

5

## POST-RENOVATION

Pre-Renovation responsibilities for Jeffrey M. Spencer will include but are not limited to:

- Continued Operation of the Restaurant Space based on the terms of the Operation Partnership of Jeffrey M. Spencer and/or the yet to be created LLC and the VEDD.
- Continued management of Menus and offerings to include Lunch, Dinner, Happy Hour, Bar, Beverage Cart, Breakfast, and additional food items and adjusting to the community/guest feedback
- Introduction of Outdoor Seating service
- Increase in staff based on addition of outdoor seating
- Implement all Food and Safety practices and procedures
- Continued Management and implementation of Employee Handbook
- Continued Management and implementation of Food and Beverage Standards and Practices
- Maintain Serv Safe Manager's Certification
- Certify all Hook & Eagle employees in Serv Safe
- Maintain relationships with Food and Beverage Vendors
- Accurately Maintain inventories
- Maintain Labor and Food Costs
- Introduce a Pick-up "Window" service with procedures
- Manage third party delivery platforms such as Doordash, Grub Hub, Uber Eats, etc.

6

## POST-RENOVATION

Pre-Renovation responsibilities for Jeffrey M. Spencer will include but are not limited to (cont.):

- Manage Beverage Cart Services
- Continued Management of inventories and Cost Controls
- Continued Organization and Execution of Special Events
- Continued Maintenance of the Equipment to include Coolers, Hood System, etc.
- Continued Maintenance of the FOH and BOH to exceed sanitation standards
- Continued Management of Marketing services to include Branding, Social Media Marketing, and in-house cross promotional marketing
- Continued Management of Hiring and maintaining appropriate levels of staffing to ensure guest satisfaction while keeping labor costs low
- Manage Staff to include scheduling and resource management
- Manage all Food and Beverage costs
- Manage all Logistics pertaining to the receipt of all food and beverage goods
- Continued Partnership with VEDD Clubhouse Manager to enhance F&B/Golf experience

7

## CURRENT COST BREAKDOWN

Proposed Partnership Cost Breakdown with CURRENT numbers:

**EST Current Gross Receipts are: 230,000.00**

Last year's Gross for VEDD was: 23,000.00 (1,916.00 month)

8

## PARTNERSHIP COST BREAKDOWN

Proposed Partnership Cost Breakdown with projected numbers:

<b>Expected Gross Receipts are:</b>	<b>500,000.00</b>
Food Costs at 33%:	165,000.00
Labor Costs at 33%:	165,000.00
Other Operating Costs at 5%: (Fixed costs, equipment leases, etc)	25,000.00
Partner Salary:	65,000.00
<b>Total after Operating Costs:</b>	<b>80,000.00</b>
Partner 25% Business Ownership:	20,000.00
<b>Expected Gross for VEDD:</b>	<b>60,000.00 (5,000.00 month)</b>
<b>Under old Agreement Gross for VEDD:</b>	<b>50,000.00 (4,166.00 month)</b>
Last year's Gross for VEDD was:	12,000.00

9

## PARTNERSHIP COST BREAKDOWN

Proposed Partnership Cost Breakdown with POST-Renovation projected numbers:

<b>Expected Gross Receipts are:</b>	<b>750,000.00</b>
Food Costs at 33%:	247,500.00
Labor Costs at 33%:	247,500.00
Other Operating Costs at 5%: (Fixed costs, equipment leases, etc)	37,500.00
Partner Salary:	65,000.00
<b>Total after Operating Costs:</b>	<b>152,500.00</b>
Partner 25% Business Ownership:	38,125.00
<b>Expected Gross for VEDD:</b>	<b>114,375.00 (9,500.00 month)</b>
<b>Under old Agreement Gross for VEDD:</b>	<b>75,000.00 (6,200.00 month)</b>
Last year's Gross for VEDD was:	12,000.00

10

# SECTION D



**ORDER FORM**

SO-25320

This Order Form, subject the terms and conditions of the Agreement (as defined below), is entered into between GolfNow, LLC ("GolfNow") and VIERA EAST COMMUNITY DEVELOPMENT DISTRICT ("Client") (individually, a "Party" and collectively, the "Parties"), effective as of the Effective Date set forth below, and shall govern GolfNow's provision of software, marketing, and/or technology services for Client's golf courses listed below.

<b>GolfNow:</b>  7580 Golf Channel Drive Orlando, FL 32819	<b>Client (Legal Entity Name):</b>	VIERA EAST COMMUNITY DEVELOPMENT DISTRICT
	<b>Client's Mailing Address:</b>	2300 Clubhouse Dr Viera, FL 32955 USA
	<b>Client's Golf Course List:</b>	Viera East Golf Club

<b>Prepared By:</b>	Chelsea Decker	<b>Client's Contact Name:</b>	Tim Melloh
<b>Phone:</b>	(407) 893-1884	<b>Client's Contact Phone:</b>	(321) 639-6500
<b>Email:</b>	chelsea.decker@nbcuni.com	<b>Client's Email:</b>	tmelloh@vieraeastcdd.com

**TERM AND RENEWALS:** The Initial Term of this Agreement shall be effective as of the last date of the last signature written below (the "Effective Date") and shall expire May 19, 2023 thereafter and shall be non-cancellable, except as provided herein. **UPON EXPIRATION OF THE INITIAL TERM, THIS AGREEMENT SHALL AUTOMATICALLY RENEW FOR SUCCESSIVE ONE (1) YEAR TERMS UNLESS OTHERWISE TERMINATED BY EITHER PARTY IN WRITING AT LEAST THIRTY (30) DAYS PRIOR TO ANY RENEWAL TERM.**

**PRODUCT(S) & SERVICE(S)**

<b>Golf Course</b>	<b>Product</b>	<b>Program</b>
Viera East Golf Club	Platform	GolfNow
Viera East Golf Club	Platform	EZ TeeOff
Viera East Golf Club	Tech	EZTee Pro
Viera East Golf Club	Tech	EZSuite
Viera East Golf Club	Plus	Brand
Viera East Golf Club	Call Center	EZ24Pro
Viera East Golf Club	Other	Booking Engine
Viera East Golf Club	Other	Website
Viera East Golf Club	Business Intelligence	EZIntel
Viera East Golf Club	Other	Booking Engine
Viera East Golf Club	Other	Payments
Viera East Golf Club	Other	Payments

**TOTAL PAYMENT(S)**

**Trade Payment Terms**

Viera East Golf Club Trade Provided: Monday Tuesday Wednesday Friday Saturday Sunday Trade Load Time: 10:22 AM 18 Holes Cart Included Bookable for 1 to 4 Players	Days In Advance to Load: 8
Viera East Golf Club Trade Provided: All Days Trade Load Time: 11:00 AM 18 Holes Cart Included Bookable for 1 to 4 Players	Days In Advance to Load: 8
Viera East Golf Club Trade Provided: All Days Trade Load Time: 11:30 AM 18 Holes Cart Included Bookable for 1 to 4 Players	Days In Advance to Load: 8
Viera East Golf Club Trade Provided: Thursday Trade Load Time: 10:45 AM 18 Holes Cart Included Bookable for 1 to 4 Players	Days In Advance to Load: 8

**Deposit Terms**

Golf Course	Days of Week	Deposit Details	Applies to Rounds Booked Via
Viera East Golf Club	All Days	15% of sale price shall be collected at time of booking	TeeOff.com

**Transaction Fee via Course Booking Engine Terms**

Golf Course	Days of Week	Transaction Fee Details
Viera East Golf Club	All Days	\$2.49 USD per round sold and Client Share of Transaction Fee is 50.00 %Transaction Fee applies to rounds booked via: Booking Engine



**Merchant Processing Fees for GolfNow Payments**

Golf Course	Card Present Transactions*	Card Not Present Transactions*
Viera East Golf Club	2.40 % + \$0.00 cents per transaction	2.90 % + \$0.30 cents per transaction
Viera East Golf Club	2.40 % + \$0.00 cents per transaction	2.90 % + \$0.30 cents per transaction

\*Card Present and Card Not Present transactions are as defined/categorized by the card issuers. Where available, ACH transactions are charged \$1.00 fee per transaction.

GOLFNOW BOOKING ENGINE	ACKNOWLEDGED
Client shall be required to use a booking engine powered by GolfNow.	Yes
ONLINE MARKETING	ACKNOWLEDGED
Does Client agree to grant GolfNow permission to purchase keywords in search engine marketing that include Client's name, or any other trade name, trademark or other intellectual property belonging to Client?	Yes
MILITARY TEE TIMES	ACKNOWLEDGED
Does Client agree to grant GolfNow permission to add Client inventory to MilitaryTeeTimes.com at a fifteen percent (15%) discount relative to all inventory released and posted on golfnow.com?	No

GOLFNOW PLUS CLIENTS	ACKNOWLEDGED
Client acknowledges and agrees that the GolfNow Plus Team will help to manage and monitor its online brand reputation and Client further agrees that this will require Client to provide the GolfNow Plus Team with access to Client's platforms such as Facebook, Google, Instagram and Twitter.	Yes

**AGREED TO AND ACCEPTED**

This Order Form is subject to all the Standard Terms and Conditions and applicable Additional Terms located on the website: <https://business.golfnow.com/about/terms-and-conditions> (the "Terms and Conditions"), subject to change by GolfNow from time to time, and any attached addenda (collectively, the "Agreement"). The Agreement shall constitute a legally binding agreement between Client and GolfNow, and Client accepts and agrees to the terms of the Agreement by signing below.

\_\_\_\_\_ Initial Here to confirm you have read the Terms and Conditions

*Client Signature:* \_\_\_\_\_ *Printed Name:* \_\_\_\_\_ *Date:* \_\_\_\_\_

*GolfNow Signature:* \_\_\_\_\_ *Printed Name:* \_\_\_\_\_ *Date:* \_\_\_\_\_

If you are a Tax Exempt organization, please [click here](#) to upload a current copy of your tax exemption certification.



T Melloh &lt;tmelloh@vieraeastcdd.com&gt;

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**Viera East - Sales Order Adding Payments + Hardware**

1 message

**Decker, Chelsea (NBCUniversal)** <Chelsea.Decker@nbcuni.com>

Wed, Aug 25, 2021 at 11:11 AM

To: T Melloh &lt;tmelloh@vieraeastcdd.com&gt;

Good morning Tim,

I have attached a copy of the new Sales Order including GolfNow Payments and the required hardware. Please look it over and let me know if you have any questions. As we discussed, we put together a custom rate for the course of 2.4% per card present transaction (chip and pin or tap to pay) which is below the blended rate you are currently paying with Elavon. We are also providing the chip and pin readers for payments at no additional cost to the course.

There are many benefits to utilizing Payments aside from saving money, a major one is having a single source solution for all the course's needs – from booking engine to merchant processing you can go to one place. Everything is integrated. The ability for the golfers to check in and pay prior to arriving for their round is also a huge benefit and convenience for golfers and pro shop staff. It saves time and can reduce the amount of golfers in the shop at one time. I know there are some changes happening with the food & beverage side of things, however if you do take it back over and add payments there, you will have the ability for golfers to order out on the course for pick up or delivery. This is an added amenity for golfers and another way to increase food and beverage revenue.

I am happy to talk more about Payments if you have questions. Just let me know!

Thank you,

Chelsea

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**Chelsea Decker***Market Sales Manager, Golf*E [Chelsea.Decker@nbcuni.com](mailto:Chelsea.Decker@nbcuni.com)

M 407.893.1884





**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT - SO-25320 - 2021-08-25 102042.pdf**

536K

# SECTION E

*This item will be provided under  
separate cover*



# SECTION F



2101 Cantu Court, Sarasota FL 34232  
 300 Technology Park, Lake Mary FL 32746  
 7037-37 Commonwealth Avenue, Jacksonville FL 32220

**Q-04997**

Date: August 25, 2021  
 Expires: September 19, 2021

**Prepared For:**

Jim Moller  
 Golf Course Superintendent  
 Viera East Golf Club  
 2300 Clubhouse Dr  
 Rockledge, FL 32955

**Ship To:**

VIERA EAST GOLF CLUB  
 5250 MURRELL ROAD  
 ROCKLEDGE, FL 32955

**Quotation Summary**

OMNIA Partners (IPA), City of Mesa Cooperative Contract Number: 2017025

Qty	Model No	Description	Unit Price	Extended Price	Finance Term	Approx Mth Pymt
2	04358	Toro Greenmaster 3150-Q	\$36,062.45	\$72,124.90	48 FMV<600	\$1,299.69
1	03821	Toro Reelmaster 3575-D	\$59,413.79	\$59,413.79	48 FMV<600	\$1,070.64
2	03674	Toro Reelmaster 5010-H Hybrid w/ 48v Battery Pack	\$70,963.34	\$141,926.68	48 FMV<600	\$2,557.52
1	30807	Toro Groundsmaster 3500-D	\$37,273.70	\$37,273.70	48 FMV<600	\$671.67
1	41188	Toro Multi Pro 1750	\$43,323.99	\$43,323.99	48 FMV<600	\$780.70
1	08745	Toro Sand Pro 5040	\$26,962.61	\$26,962.61	48 FMV<600	\$485.87
1	07384	Toro Workman - (HDX) 2WD (Kubota Gas)	\$28,766.59	\$28,766.59	48 FMV<600	\$518.37
1	MISCEQ	Kubota M6060HD 66HP, 4WD Hyrdrostatic Power Steering, 3 Point Hitch & Drawbar, High Back Seat w/Adjustable Suspension. Front and Rear Turf Tires, Front Weight Bumper, Suitcare Weight, Fiberglass Canopy. Quote from Florida Coast Equipment- Stacy Eiben	\$34,521.46	\$34,521.46	60 CSC	\$655.56

All Financing Provided by: The Huntington National Bank

**Total Approximate Payments: \$8,040.02**

Finance Term	Equipment Total	Sales Tax	Total w/Applicable Tax*	Approx Mth Pymt
HNB FMV<600	\$409,792.26	\$0.00	\$409,792.26	\$7,384.46
HNB CSC	\$34,521.46	\$0.00	\$34,521.46	\$655.56
<b>Grand Total</b>	<b>\$444,313.72</b>	<b>\$0.00</b>	<b>\$444,313.72</b>	<b>\$8,040.02</b>

A \$ 250.00 Documentation Fee will be included with the first payment.

Please note: All lease payments are approximate and subject to credit approval. First payment in advance. Estimated lease payments are subject to financial conditions at the time the lease is booked. Wesco Turf is not responsible for any fluctuations in lease rates resulting in higher payments. **FMV monthly lease payment quoted does not include any applicable state and local sales taxes or property taxes. All CSC payments are calculated with state and county surtax. CSC payment quoted does not include any applicable personal property taxes.**



2101 Cantu Court, Sarasota FL 34232  
 300 Technology Park, Lake Mary FL 32746  
 7037-37 Commonwealth Avenue, Jacksonville FL 32220

**Q-04997**

Date: August 25, 2021  
 Expires: September 19, 2021

**Detailed Equipment Specifications**

Total Units	Qty	Model No.	Description	Finance Term	Unit Price	Extended Price
2	1	04358	Toro Greenmaster 3150-Q	48 FMV<600	\$36,062.45	\$72,124.90
	3	04654	11 Blade Cutting Unit			
	3	120-9600	High HOC Kit			
	3	04256	Wide Wiehle Roller Each			
	1	133-1308	F19 High Back Seat Cover			
	1	04554	Light Kit - LED			
1	1	03821	Toro Reelmaster 3575-D	48 FMV<600	\$59,413.79	\$59,413.79
	5	03641	22 Inch 7-Inch, 11-Blade (Fsr) Forward Swept Reel Edgeseries			
	1	03408	7 Inch Powered Rear Roller Brush For Cutting Units Without Groomers (Kit Of 5)			
	1	131-6691	Seat Cover, Large (Grey)			
	1	CTFC-17	Cool Top 2X3 Fan & Canopy 17 Degree FRW			
2	1	03674	Toro Reelmaster 5010-H Hybrid w/ 48v Battery Pack	48 FMV<600	\$70,963.34	\$141,926.68
	5	03641	22 Inch 7-Inch, 11-Blade (Fsr) Forward Swept Reel Edgeseries			
	1	03649	7 Inch DPA Cutting Unit Finish Kit			
	1	03408	7 Inch Powered Rear Roller Brush For Cutting Units Without Groomers (Kit Of 5)			
	1	133-1308	F19 High Back Seat Cover			
	1	CTFC-17	Cool Top 2X3 Fan & Canopy 17 Degree FRW			
1	1	30807	Toro Groundsmaster 3500-D	48 FMV<600	\$37,273.70	\$37,273.70
	1	133-1308	F19 High Back Seat Cover			
	1	31696	LED Light Kit GM3500/RM3100			
1	1	41188	Toro Multi Pro 1750	48 FMV<600	\$43,323.99	\$43,323.99
	11	95-9223	Brown 0.50 gpm nozzle @ 40 PSI			
	11	117-5835	Brown 0.50 gpm asm (nozzle + cap + gasket)			
	11	95-9186	Cap and Gasket for Systemic Nozzles			
	1	41159	Electric Hose Reel Kit - MP1750 KZ Valve			
	1	41208	Clean Rinse Kit - MP1750			
	1	41249	Foam Marker Kit			
	1	41157	ProFoam Concentrate (4 one gal. per case)			
	1	41010	LED Rear Work Light Kit			
	1	131-6690	Seat Cover Small Grey			
	1	106-4843	Heat Shield Blanket Kit (Recommended for Hose Reel kit operation)			
	1	120-0796	Pump Kit			
	1	136-0457	Foam Marker Finish Kit, MP1750			

1	1	08745	Toro Sand Pro 5040	48 FMV<600	\$26,962.61	\$26,962.61
	1	08713	Flex Blade			
	1	08712	Front Lift Frame Assembly			
	1	08732	Weeder Tine Toolbar			
	1	108-8496	Leveling Blade			
	1	08838	Midmount Toolbar SP3040/5040			
	1	08751	Tooth Rake			
	1	08752	Spring Rake			
	1	131-6690	Seat Cover Small Grey			
	1	08740	LED Light Kit, Sand Pro			

1	1	07384	Toro Workman - (HDX) 2WD (Kubota Gas)	48 FMV<600	\$28,766.59	\$28,766.59
	1	110-2626	Remote Hydraulic Manifold Kit			
	1	07316	High Flow Hydraulics Kit HDX			
	2	131-6690	Seat Cover Small Grey			

1	1	MISCEQ	Kubota M6060HD 66HP, 4WD Hyrdrostatic Power Steering, 3 Point Hitch & Drawbar, High Back Seat w/Adjustable Suspension. Front and Rear Turf Tires, Front Weight Bumper, Suitcare Weight, Fiberglass Canopy. Quote from Florida Coast Equipment- Stacy Eiben	60 HNB CSC	\$34,521.46	\$34,521.46
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**Equipment Summary:**

Toro Commercial: \$407,209.26

Tractor: \$37,104.46

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Equipment Total: \$444,313.72

Sales Tax: \$0.00

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Grand Total: \$444,313.72

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**Warranty**

The above quote meets or exceeds ANSI Safety Specification– excludes Pre-Owned Equipment. Toro Commercial Equipment carries a two-year or 1500 hour warranty.

All orders placed for allied equipment are the responsibility of the end user and outside vendor. Wesco Turf is not responsible for the ordering of product, price discrepancies, price increases or availability on any equipment supplied by other vendors. Wesco Turf will include allied equipment in the Toro equipment lease purchase for your convenience.

Please indicate your acceptance of this quote as an order by signing below and returning via email to [jim.staub@wescoturf.com](mailto:jim.staub@wescoturf.com) or fax 941.487.6889.

Signed: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Thank you for considering Wesco Turf, Inc. for your equipment needs. If I can be of any further assistance, please do not hesitate to contact me.

Sincerely,

*Jim Staub*

VP of Commercial Golf

(941) 961-3083, [jim.staub@wescoturf.com](mailto:jim.staub@wescoturf.com)

## SECTION VI

# SECTION D

Viera East CDD Action Items  
9/23/2021

Item #	Action Item	Assigned To:	Status	Date Added	Estimated Start	Estimated Completion	Comments/Estimated Completion
1	Dog Park	Showe/Dale	Ongoing	12/17/20	First Quarter 2021	Fall 2021	Planning for Park and Playground Ongoing
2	Farmers Market/Food Truck	Showe/Dale	Ongoing	12/17/20			First Even Held in Sept, Planning for Oct.
3	Survey Monkey	Colasinski/Melloh	Ongoing	12/17/20			Awaiting Input from Board
4	Fire Breaks	Melloh/Dale	Complete for FY 21	12/17/20			Next Schedule Would Be FY 2022
5	Fountains	Showe/Melloh	ON HOLD	1/28/21			On Hold Pending Sign Process, staff working on connections for electric
6	Cart Path Extensions	Showe/Melloh	ON HOLD	3/25/21			Staff attempting to get bids - holding to after irrigation project/Dog Park
7	Midge Control Program	Colasinski/Melloh/ Showe	Ongoing	8/26/21			Proposal Attached from ECOR for 22

# QUOTE



2840 Electronics Dr - Melbourne, FL 32935  
(321) 254-0930 - Fax (321) 254-4695

INVOICE NO. QUOTE  
DATE August 30, 2021  
CUSTOMER ID 10114

EXPIRATION DATE

For Viera East CDD  
2300 Clubhouse Drive  
Viera, FL 32955  
Attn: Jason Showe

JOB	SALES PERSON	LOCATION	DUE DATE
Midge Suppression	Mike	Lakes 19, 20, and 21	

SITE	MIDGE FLY TREATMENTS	MONTHLY PRICE	LINE TOTAL
	Treatments with Vectobac XT and Altosid for the suppression of nuisance midges, flies, and mosquitoes breeding in the target site.		
	1) - Biological larvicide has no effect on midges that have reached the pupa stage prior to treatments		
	2) - Adult midges fly and ECOR cannot guarantee with certainty the source of the midge locations and therefore cannot guarantee complete control of the midges.		
Lake 19	3.66-acres serviced by airboat (3 months of service)	\$ 370.00	\$ 1,110.00
Lake 20	5.42-acres serviced with shore based equipment (3 months of service)	\$ 480.00	\$ 1,440.00
Lake 21	3.66-acres serviced by airboat (3 months of service)	\$ 345.00	\$ 1,035.00

All materials are EPA approved for aquatic sites. Labels and SDS sheets can be provided on request. Applications are made by a State Certified Applicator.

**SUBTOTAL** \$ 3,585.00  
**PAGE 1 TOTAL** \$ 3,585.00

THANK YOU FOR YOUR BUSINESS!



## SECTION VII

## SECTION B

# SECTION 1

## **Viera East CDD**

### **Series 2020 Acquisition and Construction Requisition Summary**

<b>Date</b>	<b>Req #</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
9/26/21	51	Viera East CDD	Restroom Repairs	\$ 2,800.00

<b>TOTAL REQUISITIONS TO BE PAID</b>	<b><u>\$ 2,800.00</u></b>
--------------------------------------	---------------------------

**REQUISITION NO. 51**

**\$7,685,000**

**Viera East Community Development District  
(Brevard County, Florida)  
Special Revenue Assessment Bonds, Series 2020**

The undersigned, an Authorized Officer of Viera East Community Development District (the "District") hereby submits the following requisition for disbursement, under and pursuant to the terms of the Amended and Restated General Special Revenue Assessment Bond Resolution of the District adopted by the District on January 25, 2012, as amended and supplemented from time to time, and particularly as supplemented by the Second Supplemental Resolution (collectively, the "Resolution") adopted by the District's Board of Supervisors on November 21, 2019 (all capitalized terms used herein shall have the meaning ascribed to such term in the Resolution):

- (A) Requisition Number: 51
- (B) Name of Payee: Viera East CDD
- (C) Address of Payee: 2300 Clubhouse Drive, Viera, FL 32955
- (D) Amount Payable: \$2,800

The Undersigned hereby certifies that this requisition is for reimbursement for restroom repairs from the Construction and Acquisition Fund that have not previously been paid.

Attached hereto are originals of the invoice(s) from the vendor of the services rendered with respect to which disbursement is hereby requested.

**VIERA EAST COMMUNITY  
DEVELOPMENT  
DISTRICT**

By: \_\_\_\_\_  
Authorized Officer

**REQUISITION NO. 51**

**\$7,685,000**

**Viera East Community Development District  
(Brevard County, Florida)**

**Special Revenue Assessment Bonds, Series  
2020**

**CONSULTING ENGINEER'S APPROVAL OF 2020 PROJECT COSTS**

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2020 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2020 Project with respect to which such disbursement is being made; and, (ii) the report of the Consulting Engineer for the 2020 Project, as such report shall have been amended or modified on the date hereof. The undersigned further certifies that (a) the 2020 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore; (b) the 2020 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards; (c) the purchase price to be paid by the District for the 2020 Project improvements is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; (d) the plans and specifications for such portion of the 2020 Project improvements have been approved by all regulatory bodies required to approve them; (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2020 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (f) for that portion of the 2020 Project being acquired, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2020 Project for which disbursement is made hereby.

[CONSULTING ENGINEER]

\_\_\_\_\_

Title: \_\_\_\_\_

# INVOICE

**Pedro Lopez**

1018 Barton Blvd.  
Rockledge, Florida 32955

**BILL TO**

Viera East Golf Club  
2300 Clubhouse Drive  
Rockledge, FLorida 32955

**INVOICE #**

100

**INVOICE DATE**

08/31/2021

DESCRIPTION	AMOUNT
Cart Barn Bathroom - Paint walls and ceilings and Install new sink faucet	0.00
Cover floors and Cabinets and anything else that should not get paint on it.	0.00
Remove loose drywall tape and re-apply seam tape, compound, sand and primer.	0.00
Apply top quality interior paint to the ceilings	0.00
Apply Behr paint to the wood stall doors and wood trim	0.00
Sand the rust on the metal doors, Apply Sher-Cryl HPA to the metal doors and paint.	0.00
TOTAL AMOUNT PRICING INCLUDES ALL PAINT AND MATERIALS	2,800.00
Deposit for Materials	-1,000.00
Balance Due Upon Completion	-1,800.00
<b>BOND PROJECT - RESTROOM REPAIRS</b>	<b>TOTAL \$0.00</b>

GL# 002-326-53800.6000 \$1,000.00

Deposit PAID 9/10/21

GL# \_\_\_\_\_ \$ \_\_\_\_\_

GL# 002326538006000 \$1800.00

GL# \_\_\_\_\_ \$ \_\_\_\_\_

Dept Head \_\_\_\_\_ GM \_\_\_\_\_

**TERMS & CONDITIONS**

*Thank you*

Deposit for Materials \$1000.00  
Balance Due Upon Completion \$2,800.00

## SECTION VIII



# SECTION A

**Viera East**  
**Community Development District**  
Check Register Summary  
August 20, 2021 through September 16, 2021

<b>Fund</b>	<b>Date</b>	<b>Check #'s</b>	<b>Amount</b>
<i>General Fund</i>			
	9/2/21	4259-4267	\$ 6,100.36
	9/9/21	4268-4272	\$ 9,156.44
	9/16/21	4273-4282	\$ 27,937.90
		Sub-Total	\$ 43,194.70
<i>Capital Reserve</i>			
	9/2/21	99	\$ 1,000.00
	9/16/21	100	\$ 1,800.00
		Sub-Total	\$ 2,800.00
<i>Golf Course</i>			
	9/2/21	28842-28871	\$ 40,761.38
	9/9/21	28872-28890	\$ 17,850.90
	9/13/21	28891-28892	\$ 1,693.20
	9/16/21	28893-28908	\$ 117,823.81
		Sub-Total	\$ 178,129.29
<b>Total</b>			<b>\$ 224,123.99</b>

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/09/21	00040	8/05/21 402994	202108 330-53800-47200	AWC MONTHLY SVC	*	693.12	
		8/05/21 403226	202108 330-53800-47200	LAWN MONTHLY AUG21	*	200.00	
		8/27/21 402992	202108 330-53800-47200	AWC	*	3,554.88	
		8/27/21 402993	202108 330-53800-47200	AWC	*	3,439.20	
ECOR INDUSTRIES, INC.							7,887.20 004269
9/09/21	00246	8/30/21 19254366	202108 340-53800-54500	FIRE & BURGLARY ALARM	*	511.54	
MARLIN BUSINESS BANK							511.54 004270
9/09/21	00190	9/02/21 212047	202109 340-53800-46000	AIR FILTERS	*	105.29	
NAPA AUTO PARTS							105.29 004271
9/09/21	00251	9/07/21 100	202109 340-53800-47300	REPAIR/INSTALL FAUCET	*	75.00	
PEDRO LOPEZ							75.00 004272
9/16/21	00056	9/02/21 09022021	202109 300-15500-10000	SECURITY SERVICES	*	620.51	
ADT SECURITY SERVICES							620.51 004273
9/16/21	00182	9/10/21 51117	202109 340-53800-47900	30 YD CONTAINER D&R	*	240.00	
DANNY'S RECYCLING & HAULING, INC							240.00 004274
9/16/21	00195	9/16/21 5245969	202109 320-53800-34100	PEST CONTROL	*	354.85	
ECOLAB PEST ELIMINATION DIV							354.85 004275
9/16/21	00143	9/13/21 14332	202109 300-15500-10000	RENEWAL	*	9,631.00	
EGIS INSURANCE ADVISORS, LLC.							9,631.00 004276
9/16/21	00210	9/10/21 75454 SE	202109 340-53800-47300	5240 MURRELL RD	*	21.44	
FPL							21.44 004277
9/16/21	00126	9/01/21 408	202109 310-51300-34000	MANAGEMENT FEES SEPT21	*	8,370.00	
		9/01/21 408	202109 310-51300-35100	INFORMATION TECH SEPT21	*	283.33	

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		9/01/21 408	202109 310-51300-31700		*	83.33	
			DISSEMINATION SVC SEPT21				
		9/01/21 408	202109 310-51300-51000		*	10.00	
			OFFICE SUPPLIES				
		9/01/21 408	202109 310-51300-42500		*	252.90	
			COPIES				
				GOVERNMENTAL MANAGEMENT SERVICES			8,999.56 004278
9/16/21 00177		8/31/21 08312021	202108 310-51300-49200		*	18.41	
			MILEAGE REIMBURSEMENT				
				INES CAMPOS			18.41 004279
9/16/21 00626		9/03/21 1571940	202109 310-51300-31500		*	3,319.50	
			ATTORNEY FEES				
				SHUTTS & BOWEN LLP			3,319.50 004280
9/16/21 00043		9/16/21 09162021	202108 300-20700-10300		*	692.00	
			MAINT RESERVE JUN-AUG 21				
				STATE BOARD OF ADMINISTRATION			692.00 004281
9/16/21 00131		8/25/21 6240938	202108 310-51300-31900		*	4,040.63	
			TRUSTEE FEES				
				U.S. BANK			4,040.63 004282
				TOTAL FOR BANK A		43,194.70	
				TOTAL FOR REGISTER		43,194.70	

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/02/21	00052	8/31/21 100 DEPOSIT	202108 320-53800-60000	PEDRO LOPEZ	*	1,000.00	1,000.00 000099
9/16/21	00052	8/31/21 100 A RESTROOM REPAIRS	202108 320-53800-60000	PEDRO LOPEZ	*	1,800.00	1,800.00 000100
TOTAL FOR BANK C						2,800.00	
TOTAL FOR REGISTER						2,800.00	

VIER --VIERA EAST-- HSMITH



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/02/21	00364	8/22/21 08222021	202108 320-57200-46000		*	31.70	
		MAINTENANCE SUPPLIES					
		8/22/21 08222021	202108 320-57200-46000		*	9.61	
		MAINTENANCE SUPPLIES					
		8/22/21 08222021	202108 320-57200-46000		*	35.00	
		MAINTENANCE SUPPLIES					
			DAVID JUDY				76.31 028849
9/02/21	01388	8/18/21 AR664643	202108 390-57200-54600		*	128.66	
		COPIER LEASE					
			DEX IMAGING				128.66 028850
9/02/21	01333	8/15/21 08152021	202108 300-34700-00714		*	608.57	
		EVENT					
			DIVOTS GRILLE				608.57 028851
9/02/21	01320	8/18/21 INV-0643	202108 300-14200-10000		*	232.76	
		MERCHANDISE					
			EPOCH EYEWEAR				232.76 028852
9/02/21	01507	8/24/21 00050733	202108 390-57200-47100		*	156.21	
		RB GOLF SNAP RING					
			FIS OUTDOOR				156.21 028853
9/02/21	00108	8/20/21 00040251	202108 320-57200-48000		*	459.93	
		ADVERTISING					
			FLORIDA TODAY				459.93 028854
9/02/21	00076	8/09/21 1128053	202107 300-13100-10500		*	216.74	
		2300 CLUBHOUSE DR					
			FLORIDA CITY GAS				216.74 028855
9/02/21	00587	8/20/21 646245	202108 390-57200-46100		*	351.07	
		ULTRA LOW SULFUR DIESEL					
		8/20/21 646245	202108 300-13100-10000		*	172.92	
		ULTRA LOW SULFUR DIESEL					
		8/20/21 646246	202108 390-57200-46100		*	872.17	
		NON ETHANOL					
		8/20/21 646246	202108 300-13100-10000		*	429.57	
		NON ETHANOL					
			GLOVER OIL COMPANY INC				1,825.73 028856
9/02/21	00272	8/10/21 90165585	202108 390-57200-46000		*	261.68	
		HYDRAULIC CYLINDER					
		8/10/21 90174245	202108 390-57200-46000		*	18.40	
		JAW COUPLING INSERT					
			GRAINGER INC				280.08 028857
			VIER --VIERA EAST-- HSMITH				



\*\*\* CHECK DATES 08/20/2021 - 09/16/2021 \*\*\*  
 VIERA EAST- GOLF COURSE  
 BANK B VIERA EAST-GOLF

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/02/21	01509	8/11/21 24287562	202108 390-57200-47500	ZYPRO AUG	*	500.00	
		8/11/21 24287562	202108 300-15500-10000	ZYPRO SEPT-OCT	*	1,000.00	
		8/11/21 24287564	202108 390-57200-47500	SPECTICLE FLO AUG	*	865.00	
		8/11/21 24287564	202108 300-15500-10000	SPECTICLE FLO SEP-NOV	*	2,595.00	
HELENA AGRI-ENT., LLC							4,960.00 028858
9/02/21	00483	8/25/21 08252021	202108 390-57200-47100	MAINTENANCE SUPPLIES	*	99.50	
		8/25/21 08252021	202108 390-57200-51200	MAINTENANCE SUPPLIES	*	312.55	
		8/25/21 08252021	202108 390-57200-51150	MAINTENANCE SUPPLIES	*	68.36	
		8/25/21 08252021	202108 390-57200-47100	MAINTENANCE SUPPLIES	*	38.37	
		8/25/21 08252021	202108 390-57200-46000	MAINTENANCE SUPPLIES	*	90.15	
		8/25/21 08252021	202108 390-57200-51100	MAINTENANCE SUPPLIES	*	62.28	
		8/25/21 08252021	202108 390-57200-51150	MAINTENANCE SUPPLIES	*	27.00	
		8/25/21 08252021	202108 300-13100-10000	MAINTENANCE SUPPLIES	*	20.30	
		8/25/21 08252021	202108 300-13100-10000	MAINTENANCE SUPPLIES	*	49.32	
		8/25/21 08252021	202108 390-57200-51100	MAINTENANCE SUPPLIES	*	55.62	
		8/25/21 08252021	202108 300-13100-10000	MAINTENANCE SUPPLIES	*	55.47	
		8/25/21 08252021	202108 390-57200-46000	MAINTENANCE SUPPLIES	*	89.17	
LOWE'S							968.09 028859
9/02/21	00180	8/16/21 208645	202108 390-57200-46000	WASHERS	*	236.86	
NAPA AUTO PARTS							236.86 028860
9/02/21	01514	8/18/21 0225763-	202108 390-57200-47500	CHEMICALS	*	252.00	
NOBLE TURF, LLC							252.00 028861
9/02/21	01382	6/11/21 21045	202106 390-57200-47500	PROPLUS AUG	*	474.35	

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		6/11/21 21045	202106 300-15500-10000		*	1,423.05	
			PROPLUS CHEM SEP-NOV				
				PRO PLUS PRODUCTS, INC.			1,897.40 028862
9/02/21 01324		8/16/21 08162021	202108 320-57200-34100	AMAZON PRIME	*	13.08	
		8/16/21 08162021	202108 320-57200-41000	CRICKET WIRELESS	*	106.00	
		8/16/21 08162021	202108 320-57200-51100	OXYGEN MASK	*	4.30	
		8/16/21 08162021	202108 320-57200-51200	PGA DUES	*	100.00	
		8/16/21 08162021	202108 320-57200-51100	DOLLY	*	74.99	
		8/16/21 08162021	202108 300-14200-10000	WOMENS SOCKS	*	854.00	
		8/16/21 08162021	202108 390-57200-46000	CHARGER KIT	*	169.71	
		8/16/21 08162021	202108 300-13100-10000	VOLUNTEER DAY	*	102.72	
		8/16/21 08162021	202108 300-13100-10000	WALL MOUNTED MAILBOX	*	208.95	
		8/16/21 08162021	202108 300-13100-10000	BENCH PACKAGE	*	874.00	
				REGIONS BANK			2,507.75 028863
9/02/21 00176		8/23/21 52132424	202108 390-57200-46000	BATTERIES	*	217.07	
		8/23/21 52132481	202108 390-57200-46000	BATTERIES	*	217.08	
				ROYAL BATTERY DISTRIBUTORS			434.15 028864
9/02/21 01334		8/18/21 11216322	202108 390-57200-47500	INSECTICIDE AUG	*	435.46	
		8/18/21 11216322	202108 300-15500-10000	INSECTICIDE SEP-OCT	*	870.92	
				SITEONE LANDSCAPE SUPPLY, LLC			1,306.38 028865
9/02/21 01476		8/16/21 INV5005	202108 390-57200-47500	TURF FUEL CLEANSE	*	421.30	
				TARGET SPECIALTY PRODUCTS			421.30 028866
9/02/21 01512		8/14/21 7226553	202108 390-57200-46000	2019 CUSHMAN HAULER	*	248.00	
		8/14/21 7226553	202108 350-57200-46100	2020 EZGO RXV ELITE	*	6,552.90	

VIER --VIERA EAST-- HSMITH

\*\*\* CHECK DATES 08/20/2021 - 09/16/2021 \*\*\*  
 VIERA EAST- GOLF COURSE  
 BANK B VIERA EAST-GOLF

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		8/14/21	7226553 202108 350-57200-46100	2021 CUSHMAN REFRESHER	*	355.00	
		8/19/21	7232753 202108 390-57200-54600	TORO TURF PACKAGE	*	5,115.96	
		8/20/21	7234298 202108 390-57200-54600	KUBOTA LELY BRODACST	*	372.48	
		8/24/21	7239056 202108 390-57200-54600	TORO WORKMAN HDX PRO	*	652.34	
				THE HUNTINGTON NATIONAL BANK			13,296.68 028867
9/02/21	00807	8/19/21	920 1333 202108 390-57200-54100	UNIFORMS 8/19/21	*	155.50	
		8/26/21	920 1335 202108 390-57200-54100	UNIFIRST 8/26/21	*	155.50	
				UNIFIRST CORPORATION			311.00 028868
9/02/21	01364	8/24/21	114148 202108 300-14200-10000	GOLF BALLS	*	468.00	
				VOLVIK USA, INC.			468.00 028869
9/02/21	00068	8/25/21	9155361- 202108 320-57200-34100	6 YARD DUMPSTER	*	501.64	
		8/25/21	9155739- 202108 390-57200-47900	6 YARD DUMPSTER 1X WEEK	*	200.79	
				WASTE MANAGEMENT			702.43 028870
9/02/21	00117	8/09/21	41031490 202108 390-57200-46000	FLYERS	*	855.78	
		8/17/21	41033079 202108 390-57200-46000	FLYERS	*	167.73	
		8/17/21	41033080 202108 390-57200-46000	CULTER HUB BEARING	*	257.96	
		8/18/21	41033339 202108 390-57200-46000	GOLF SUPPLIES AUG	*	529.70	
		8/18/21	41033339 202108 300-15500-10000	GOLF SUPPLIES SEPT-OCT	*	1,059.39	
		8/18/21	41033340 202108 390-57200-46000	GOLF SUPP AUG	*	319.25	
		8/18/21	41033340 202108 300-13100-10000	GOLF SUPP SEPT-OCT	*	638.51	
		8/23/21	41034269 202108 390-57200-46000	COULTER HUB BEARING	*	439.67	
		8/24/21	41034605 202108 390-57200-46000	BATTERY	*	361.36	
				WESCOTURF INC.			4,629.35 028871
				VIER --VIERA EAST-- HSMITH			



VIER --VIERA EAST-- HSMITH

\*\*\* CHECK DATES 08/20/2021 - 09/16/2021 \*\*\*  
 VIERA EAST- GOLF COURSE  
 BANK B VIERA EAST-GOLF

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/09/21	01515	9/03/21	WO-07005 202109 320-57200-46000	SYSTEM TUNE UP	*	297.00	
				DURON SMITH A/C & HEATING DIAL PLUM			297.00 028889
9/09/21	01421	8/31/21	0821-TR7 202108 300-13100-10000	0821-TR70465	*	8.33	
		8/31/21	0821-TR7 202108 300-13100-10000	0821-TR70465	*	33.33	
		8/31/21	0821-TR7 202108 390-57200-22000	0821-TR70465	*	58.34	
				WAGEWORKS, INC.			100.00 028890
9/13/21	00750	9/10/21	11896 202109 330-57200-51025	SMALL KITCHEN EQUIPMENT	*	1,118.95	
				PAYNE RESTAURANT EQUIPMENT, INC			1,118.95 028891
9/13/21	01519	9/10/21	P200604 202109 330-57200-51025	REMB KITCHEN SUPPLIES	*	574.25	
				SHONNA COTTRELL			574.25 028892
9/16/21	00782	9/13/21	73381 202109 340-57200-51100	MATS	*	25.50	
		9/13/21	73381 202109 320-57200-51100	MATS	*	74.59	
				A LINEN CONNECTION			100.09 028893
9/16/21	01445	9/08/21	09082021 202109 390-57200-43000	LED LIGHTING	*	201.80	
		9/08/21	09082021 202109 300-13100-10000	LED LIGHTING	*	201.80	
		9/08/21	09082021 202109 320-57200-43000	LED LIGHTING	*	201.80	
		9/08/21	09082021 202109 340-57200-43000	LED LIGHTING	*	201.79	
				BANLEACO			807.19 028894
9/16/21	01380	9/14/21	1419 202109 300-13100-10000	SMALL FORM FACTOR PC	*	850.00	
		9/14/21	1419 202109 320-57200-54500	ATTEMPT PC REPAIR	*	855.00	
				BLACK HOLE MAKERS LLC			1,705.00 028895
9/16/21	01335	9/01/21	22207967 202109 390-57200-54600	RENTAL	*	5,167.72	
				DLL FINANCE LLC			5,167.72 028896

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/16/21	00947	9/16/21 5245973	202109 390-57200-46500	PEST CONTROL	*	98.76	
		9/16/21 5245973	202109 330-57200-46400	PEST CONTROL	*	95.11	
		9/16/21 5245973	202109 340-57200-46400	PEST CONTROL	*	95.11	
ECOLAB PEST ELIMINATION							288.98 028897
9/16/21	01394	9/02/21 62634398	202109 330-57200-54600	DISH MACHINE RENTAL	*	100.01	
ECOLAB							100.01 028898
9/16/21	01033	9/13/21 14333	202109 300-15500-10000	RENEWAL	*	85,484.00	
EGIS INSURANCE ADVISORS LLC							85,484.00 028899
9/16/21	00076	9/08/21 1128053	202108 300-13100-10500	2300 CLUBHOUSE DR	*	197.78	
FLORIDA CITY GAS							197.78 028900
9/16/21	00035	9/10/21 33189	AU 202109 330-57200-43000	2300 CLUBHOUSE DR	*	842.28	
		9/10/21 33189	AU 202109 340-57200-43000	2300 CLUBHOUSE DR	*	842.27	
		9/10/21 42334	SE 202109 320-57200-43000	2200 CLUBHOUSE DR	*	54.06	
		9/10/21 42334	SE 202109 300-11500-10000	2200 CLUBHOUSE DR	*	30.94	
		9/10/21 45156	AU 202109 390-57200-43000	5250 MURRELL RD	*	1,811.41	
		9/10/21 45156	AU 202109 300-13100-10000	5250 MURRELL RD	*	452.85	
		9/10/21 52104	SE 202109 340-57200-43000	2300 CLUBHOUSE DR	*	601.83	
		9/10/21 57086	SE 202109 320-57200-43000	4563 BRAYWICK CT	*	28.99	
FPL							4,664.63 028901
9/16/21	01111	9/01/21 409	202109 310-57200-31700	DISSEMINATION SVC SEPT21	*	83.33	
GMS-CENTRAL FLORIDA, LLC							83.33 028902
9/16/21	01358	8/31/21 09149993	202108 390-57200-54200	CYLINDER RENTAL	*	34.18	
NEXAIR, LLC							34.18 028903

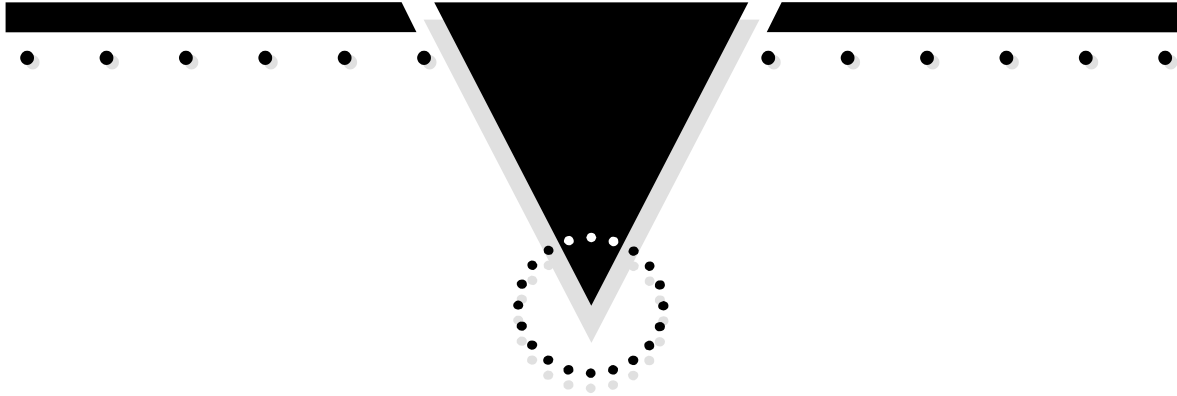
VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/16/21	01210	9/11/21 34871193	202109 320-57200-51000	OFFICE SUPPLIES	*	22.78	
				STAPLES ADVANTAGE			22.78 028904
9/16/21	00434	9/16/21 09162021	202109 300-20700-10300	MAINT RESERVE JUN-AUG 21	*	17,839.44	
				STATE BOARD OF ADMINISTRATION			17,839.44 028905
9/16/21	01512	9/07/21 7260967	202109 390-57200-54600	CUSHMAN HAULER	*	419.64	
		9/07/21 7260967	202109 390-57200-54600	TORO SAND PRO	*	430.63	
				THE HUNTINGTON NATIONAL BANK			850.27 028906
9/16/21	00807	9/09/21 920 1339	202109 390-57200-54100	UNIFORMS 9/9/21	*	155.30	
				UNIFIRST CORPORATION			155.30 028907
9/16/21	00117	9/08/21 41037376	202109 390-57200-46000	HOSE BELT	*	323.11	
				WESCOTURF INC.			323.11 028908
TOTAL FOR BANK B						178,129.29	
TOTAL FOR REGISTER						178,129.29	

VIER --VIERA EAST-- HSMITH



## SECTION B



# **Viera East Community Development District**

## **Unaudited Financial Reporting**

**August 31, 2021**



# TABLE OF CONTENTS

1	<u>Balance Sheet</u>
2-4	<u>General Fund Income Statement</u>
5	<u>Capital Reserve Income Statement</u>
6	<u>Capital Reserve Check Register</u>
7	<u>Debt Service Series 2006 Income Statement</u>
8	<u>Debt Service Series 2020 Income Statement</u>
9	<u>Capital Projects Series 2020 Income Statement</u>
10-13	<u>Golf Course Income Statement</u>
14-15	<u>Month by Month- General Fund</u>
16-18	<u>Month by Month- Golf Course</u>
19	<u>Month by Month- Proshop</u>
20	<u>Long Term Debt Report</u>
21	<u>FY2021 Tax Receipt Schedule</u>

**Viera East**  
**Community Development District**

Combined Balance Sheet

August 31, 2021

**Governmental Fund Types**

	<b><u>General</u></b>	<b><u>Capital Reserve</u></b>	<b><u>Debt Service</u></b>	<b><u>Capital Projects</u></b>	<b><u>Golf Course/Recreation</u></b>	<b><u>Totals (memorandum only)</u></b>
<b><u>Assets</u></b>						
Operating Account	\$334,191	\$104,152	----	----	\$787,442	\$1,225,785
Accounts Receivable	----	----	----	----	(\$192)	(\$192)
Rent Receivable	----	----	----	----	\$2,108	\$2,108
Due From Golf Course	----	\$11,893	----	----	----	\$11,893
Due From General Fund	----	\$462	\$24,831	----	\$340	\$25,633
Due From Capital Reserve	\$209	----	----	----	----	\$209
Due from Debt Service	\$11,030	----	----	----	\$22,922	\$33,953
Due from Other	----	----	----	----	\$3,097	\$3,097
Due from Capital Projects	----	\$33,092	----	----	\$750	\$33,842
Inventory - Pro Shop	----	----	----	----	\$36,294	\$36,294
<b><u>Investments:</u></b>						
State Board	----	\$103,156	----	----	----	\$103,156
Benefit Assessment- Series 2012	----	----	----	----	\$4,118	\$4,118
Reserve - Series 2012	----	----	----	----	\$9	\$9
Bond Service- Series 2012	----	----	----	----	\$280,130	\$280,130
Bond Service- Series 2006	----	----	\$467,421	----	----	\$467,421
Reserve- Series 2020	----	----	\$234,603	----	----	\$234,603
Temporary Interest Series 2020	----	----	\$270,941	----	----	\$270,941
Project- Series 2020	----	----	----	\$4,376,695	----	\$4,376,695
Improvements (Net of Depreciation)	----	----	----	----	\$1,130,855	\$1,130,855
Prepaid Expenses- Debt	----	----	----	----	\$70,833	\$70,833
Prepaid Expenses- Operations	\$2,545	----	----	----	\$60,588	\$63,133
<b>Total Assets</b>	<b>\$347,976</b>	<b>\$252,755</b>	<b>\$997,796</b>	<b>\$4,376,695</b>	<b>\$2,399,294</b>	<b>\$8,374,516</b>
<b><u>Liabilities</u></b>						
Accounts Payable	\$14,499	\$1,000	----	----	\$53,511	\$69,010
Accrued Expenses	\$3,959	----	----	----	\$12,186	\$16,144
Deferred Revenue- Season Advance	----	----	----	----	\$55,164	\$55,164
Deferred Revenue- Special Assessments O&M	----	----	----	----	\$1,519	\$1,519
Deferred Revenue- Special Assessments Debt	----	----	----	----	\$70,324	\$70,324
Deposit-Divots Grill	----	----	----	----	\$2,000	\$2,000
Due to General Fund	----	\$209	\$11,030	----	----	\$11,240
Accrued Interest Payable	----	----	----	----	\$89,066	\$89,066
Sales Tax Payable	----	----	----	----	\$170	\$170
Event Deposits	----	----	----	----	\$515	\$515
Due to Golf Course	\$340	----	\$22,922	----	----	\$23,262
Due to Debt Service	\$24,831	----	----	----	----	\$24,831
Due to Capital Reserve	\$462	----	----	\$33,092	\$11,893	\$45,447
Accrued Payroll Payable	\$11,662	----	----	----	\$26,737	\$38,399
Bonds Payable - Series 2012	----	----	----	----	\$2,895,000	\$2,895,000
Bond Discount	----	----	----	----	(\$15,817)	(\$15,817)
Deferred Loss	----	----	----	----	(\$159,029)	(\$159,029)
<b><u>Fund Equity</u></b>						
Net Assets	----	----	----	----	(\$643,945)	(\$643,945)
<b><u>Fund Balances</u></b>						
Assigned - First Quarter	\$176,000	----	----	----	----	\$176,000
Nonspendable - Prepaid Expense	\$2,545	----	----	----	----	\$2,545
Unassigned	\$113,679	----	----	----	----	\$113,679
Assigned- Capital Reserve Fund	----	\$251,546	----	----	----	\$251,546
Restricted for Capital Projects	----	----	----	\$4,343,603	----	\$4,343,603
Restricted for Debt Service	----	----	\$963,843	----	----	\$963,843
<b>Total Liabilities, Fund Equity, Other</b>	<b>\$347,976</b>	<b>\$252,755</b>	<b>\$997,796</b>	<b>\$4,376,695</b>	<b>\$2,399,294</b>	<b>\$8,374,516</b>

# Viera East

## Community Development District

General Fund  
Statement of Revenues & Expenditures  
For Period Ending August 31, 2021

	Adopted Budget	Prorated Budget 8/31/21	Actual 8/31/21	Variance
<u>Revenues</u>				
Maintenance Assessments	\$808,157	\$808,157	\$808,157	\$0
Golf Course Administrative Services	\$56,280	\$51,590	\$51,590	\$0
Donations for Park Material	\$0	\$0	\$3,000	\$3,000
Interest Income	\$100	\$92	\$4	(\$88)
<b>Total Revenues</b>	<b>\$864,536</b>	<b>\$859,838</b>	<b>\$862,751</b>	<b>\$2,913</b>

### Administrative Expenditures

Supervisors Fees	\$30,496	\$27,955	\$26,483	\$1,471
Engineering Fees	\$5,000	\$4,583	\$1,815	\$2,768
Attorney's Fees	\$5,000	\$4,583	\$16,956	(\$12,373)
Dissemination	\$1,000	\$917	\$917	\$0
Trustee Fees	\$5,600	\$5,133	\$6,600	(\$1,467)
Annual Audit	\$6,500	\$5,958	\$3,025	\$2,933
Collection Agent	\$2,500	\$2,292	\$2,292	(\$0)
Management Fees	\$100,440	\$92,070	\$92,070	\$0
Postage	\$1,500	\$1,375	\$2,093	(\$718)
Printing & Binding	\$2,500	\$2,292	\$1,171	\$1,121
Insurance- Liability	\$7,475	\$6,852	\$7,908	(\$1,056)
Legal Advertising	\$1,500	\$1,375	\$2,037	(\$662)
Other Current Charges	\$1,500	\$1,375	\$577	\$798
Office Supplies	\$1,500	\$1,375	\$342	\$1,033
Dues & Licenses	\$175	\$160	\$160	(\$0)
Information Technology	\$3,400	\$3,117	\$3,117	\$0
<b>Total Administrative</b>	<b>\$176,086</b>	<b>\$161,413</b>	<b>\$167,563</b>	<b>(\$6,150)</b>

# Viera East

## Community Development District

General Fund  
Statement of Revenues & Expenditures  
For Period Ending August 31, 2021

	Adopted Budget	Prorated Budget 8/31/21	Actual 8/31/21	Variance
<u><i>Operating Expenditures</i></u>				
Salaries	\$149,299	\$136,857	\$133,643	\$3,214
Administrative Fee	\$1,659	\$1,521	\$1,824	(\$304)
FICA Expense	\$11,421	\$10,469	\$8,605	\$1,864
Employee Insurance	\$16,914	\$15,505	\$14,513	\$991
Workers Compensation	\$2,926	\$2,682	\$3,322	(\$640)
Unemployment	\$853	\$782	\$992	(\$210)
Other Contractual	\$7,500	\$6,875	\$8,203	(\$1,328)
Training	\$500	\$458	\$0	\$458
Uniforms	\$500	\$458	\$0	\$458
<b>Total Operating</b>	<b>\$191,572</b>	<b>\$175,608</b>	<b>\$171,103</b>	<b>\$4,505</b>
<u><i>Maintenance Expenditures</i></u>				
Canal Maintenance	\$14,000	\$12,833	\$0	\$12,833
Lake Bank Restoration	\$60,000	\$60,000	\$57,000	\$3,000
Environmental Services	\$20,000	\$18,333	\$3,801	\$14,532
Water Management System	\$99,000	\$90,750	\$97,464	(\$6,714)
Control Burns	\$15,000	\$13,750	\$6,922	\$6,828
Contingencies	\$2,000	\$1,833	\$0	\$1,833
Fire Line Maintenance	\$3,000	\$2,750	\$800	\$1,950
Basin Repair	\$4,000	\$3,667	\$0	\$3,667
<b>Total Maintenance</b>	<b>\$217,000</b>	<b>\$203,917</b>	<b>\$165,987</b>	<b>\$37,930</b>

# Viera East

## Community Development District

General Fund  
Statement of Revenues & Expenditures  
For Period Ending August 31, 2021

	Adopted Budget	Prorated Budget 8/31/21	Actual 8/31/21	Variance
<u><i>Grounds Maintenance Expenditures</i></u>				
Salaries	\$140,787	\$129,055	\$119,856	\$9,199
Administrative Fees	\$3,684	\$3,377	\$2,891	\$486
FICA	\$10,770	\$9,873	\$8,819	\$1,053
Health Insurance	\$18,818	\$17,250	\$14,718	\$2,532
Workers Compensation	\$2,759	\$2,529	\$2,952	(\$423)
Unemployment	\$2,120	\$1,943	\$1,745	\$198
Telephone	\$6,250	\$5,729	\$6,332	(\$603)
Utilities	\$5,500	\$5,042	\$6,262	(\$1,220)
Property Appraiser	\$1,990	\$1,990	\$1,989	\$2
Insurance	\$1,663	\$1,524	\$1,374	\$150
Repairs	\$15,000	\$13,750	\$17,033	(\$3,283)
Fuel	\$10,000	\$9,167	\$12,783	(\$3,617)
Park Maintenance	\$2,500	\$2,292	\$4,101	(\$1,809)
Sidewalk Maintenance	\$5,000	\$4,583	\$0	\$4,583
Chemicals	\$4,000	\$3,667	\$1,924	\$1,742
Contingencies	\$4,000	\$4,000	\$6,347	(\$2,347)
Refuse	\$6,000	\$5,500	\$4,080	\$1,420
Office Supplies	\$750	\$750	\$765	(\$15)
Uniforms	\$3,000	\$2,750	\$2,260	\$490
Fire Alarm System	\$6,500	\$5,958	\$6,804	(\$845)
Rain Bird Pump System	\$27,576	\$25,278	\$25,972	(\$694)
Park Materials	\$0	\$0	\$3,221	(\$3,221)
<b>Total Grounds Maintenance</b>	<b>\$278,667</b>	<b>\$256,006</b>	<b>\$252,226</b>	<b>\$3,780</b>
<b>Total Expenditures</b>	<b>\$863,325</b>	<b>\$796,943</b>	<b>\$756,879</b>	<b>\$40,064</b>
<b>Operating Income (Loss)</b>	<b>\$1,211</b>	<b>\$62,894</b>	<b>\$105,872</b>	<b>\$42,977</b>
<u><i>Non Operating Revenues/(Expenditures)</i></u>				
Reserve Funding- Transfer Out (Capital Reserve)	(\$1,211)	(\$981)	(\$981)	\$0
Reserve Funding- Transfer Out (Excess)	\$0	\$0	\$0	\$0
<b>Total Non Operating Revenues/(Expenditures)</b>	<b>(\$1,211)</b>	<b>(\$981)</b>	<b>(\$981)</b>	<b>\$0</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$0)</b>	<b>\$61,913</b>	<b>\$104,891</b>	<b>\$42,977</b>
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>\$187,333</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$292,224</b>	

# Viera East

## Community Development District

Capital Reserve Fund  
Statement of Revenues & Expenditures  
For Period Ending August 31, 2021

Adopted Budget	Prorated Budget 8/31/21	Actual 8/31/21	Variance
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### Revenues

Interest Income	\$2,500	\$2,292	\$136	(\$2,156)
Reserve Funding - Transfer In (General)	\$1,211	\$981	\$981	\$0
Reserve Funding - Transfer In (Golf)	\$31,219	\$25,272	\$25,272	\$0
Reserve Funding - Transfer In (General Excess)	\$0	\$0	\$0	\$0

<b>Total Revenues</b>	<b>\$34,930</b>	<b>\$28,545</b>	<b>\$26,389</b>	<b>(\$2,156)</b>
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### Expenditures

Capital Outlay	\$100,000	\$73,821	\$73,821	\$0
Truck Maintenance	\$25,000	\$0	\$0	\$0
Transfer Out	\$0	\$0	\$0	\$0

<b>Total Expenditures</b>	<b>\$125,000</b>	<b>\$73,821</b>	<b>\$73,821</b>	<b>\$0</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>(\$90,070)</b>	<b>(\$47,432)</b>		
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<b>Beginning Fund Balance</b>	<b>\$229,102</b>	<b>\$298,978</b>		
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<b>Ending Fund Balance</b>	<b>\$139,032</b>	<b>\$251,546</b>		
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# Viera East Community Development District

Capital Reserve Fund  
Capital Outlay Check Register Detail  
For Period Ending August 31, 2021

Check Date	Vendor	Detail	Amount
<b><u>Capital Outlay</u></b>			
<i>FY2021</i>			
2/18/21	Payne Restaurant Equipment	Machine & Dispenser	\$ 6,995.00
1/29/21	Amazon	Outdoor Convex Mirror	\$ 693.94
2/2/21	Amazon	WP Reflective Tape	\$ 71.98
2/2/21	Global Industrial	Post Guard Remove Bollard	\$ 3,624.59
3/4/21	Lowes	Posts for Mirror	\$ 209.30
3/25/21	Laceys Lock Services	Bollard Project	\$ 288.50
3/29/21	Landscape Depot	Playground Project	\$ 4,853.14
4/1/21	Rob Dale	Playground Caution Signs	\$ 47.60
2/26/21	Gary Yeomans Palms Bay	Ford Truck	\$ 51,797.85
3/29/21	Regions Bank	Vision Metalizers	\$ 428.64
4/1/21	Lowes	Bollard Project	\$ 193.24
4/8/21	ABC Contrete Cutting Inc	Bollard Project	\$ 1,292.65
5/19/21	Uline	Message Ctr Sign	\$ 750.00
5/19/21	Amazon	Playground Supplies	\$ 169.85
7/1/21	Change of Greenery	Planting Litoral Shelf	\$ 1,405.00
8/31/21	Pedro Lopez	Bond Deposit	\$ 1,000.00
<b>Total</b>			<b><u>\$ 73,821.28</u></b>

# Viera East

## Community Development District

Debt Service Fund Series 2006  
Statement of Revenues & Expenditures  
For Period Ending August 31, 2021

	Adopted Budget	Prorated Budget 8/31/21	Actual 8/31/21	Variance
<b><u>Revenues</u></b>				
Special Assessments	\$2,376,297	\$2,376,297	\$2,376,297	\$0
Interest Income	\$1,500	\$1,375	\$51	(\$1,324)
<b>Total Revenues</b>	<b>\$2,377,797</b>	<b>\$2,377,672</b>	<b>\$2,376,348</b>	<b>(\$1,324)</b>
<b><u>Expenditures</u></b>				
<b><u>Series 2006</u></b>				
Interest-11/1	\$126,644	\$126,644	\$126,644	\$0
Interest-5/1	\$126,644	\$126,644	\$126,644	\$0
Principal-5/1	\$2,140,000	\$2,140,000	\$2,140,000	\$0
<b>Total Expenditures</b>	<b>\$2,393,288</b>	<b>\$2,393,288</b>	<b>\$2,393,288</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$15,491)</b>		<b>(\$16,939)</b>	
<b>Beginning Fund Balance</b>	<b>\$522,357</b>		<b>\$475,238</b>	
<b>Ending Fund Balance</b>	<b>\$506,866</b>		<b>\$458,299</b>	

# Viera East

## Community Development District

Debt Service Fund Series 2020  
Statement of Revenues & Expenditures  
For Period Ending August 31, 2021

	Adopted Budget	Prorated Budget 8/31/21	Actual 8/31/21	Variance
<u>Revenues</u>				
Interest Income	\$1,000	\$917	\$27	(\$890)
<b>Total Revenues</b>	<b>\$1,000</b>	<b>\$917</b>	<b>\$27</b>	<b>(\$890)</b>
<u>Expenditures</u>				
<u>Series 2020</u>				
Interest-11/1	\$52,679	\$52,679	\$52,679	\$0
Interest-5/1	\$90,308	\$90,308	\$90,308	\$0
<b>Total Expenditures</b>	<b>\$142,987</b>	<b>\$142,987</b>	<b>\$142,987</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$141,987)</b>		<b>(\$142,960)</b>	
<b>Beginning Fund Balance</b>	<b>\$648,505</b>		<b>\$648,505</b>	
<b>Ending Fund Balance</b>	<b>\$506,518</b>		<b>\$505,544</b>	

# Viera East

## Community Development District

Capital Projects Fund Series 2020  
Statement of Revenues & Expenditures  
For Period Ending August 31, 2021

	<b>Actual 8/31/21</b>
<u>Revenues</u>	
Interest Income	\$243
<b>Total Revenues</b>	<b>\$243</b>
<u>Expenditures</u>	
Capital Outlay	\$1,746,191
Cost of Issuance	\$0
<b>Total Expenditures</b>	<b>\$1,746,191</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$1,745,949)</b>
<b>Beginning Fund Balance</b>	<b>\$6,089,551</b>
<b>Ending Fund Balance</b>	<b>\$4,343,603</b>

**Viera East**  
**Community Development District**  
Golf Course/Recreation Fund - Operations  
Statement of Revenues & Expenditures  
For Period Ending August 31, 2021

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
<i>Number of Rounds</i>							
Paid Rounds	35,250	2,997	2,503	494	41,605	33,470	8,135
Member Rounds	10,000	543	710	(167)	8,640	9,495	(855)
Comp Rounds	3,000	132	213	(81)	1,896	2,849	(953)
EZ Links	3,000	0	213	(213)	-	2,782	(2,782)
GolfNow	2,000	278	142	136	3,138	1,899	1,239
Total Memberships	60	2	-	2	70	60	10
<i>Revenue per Round</i>							
Paid Rounds	\$40	\$35	\$34	\$1	\$36	\$40	(\$4)
<i>Revenues</i>							
Greens Fees/Cart Fees	\$1,426,357	\$104,475	\$85,581	\$18,894	\$1,505,439	\$1,351,473	\$153,966
Gift Cards - Sales	\$25,000	\$369	\$1,500	(\$1,131)	\$10,079	\$23,688	(\$13,608)
Gift Cards - Usage	(\$25,000)	(\$1,131)	(\$1,500)	\$369	(\$18,322)	(\$23,688)	\$5,366
Season Advance/Trail Fees	\$210,000	\$17,467	\$12,600	\$4,867	\$215,505	\$198,975	\$16,530
Associate Memberships	\$42,000	\$869	\$2,520	(\$1,651)	\$38,236	\$39,795	(\$1,559)
Driving Range	\$80,000	\$5,117	\$4,800	\$317	\$83,039	\$75,800	\$7,239
Golf Lessons	\$2,100	\$175	\$126	\$49	\$1,925	\$1,990	(\$65)
Merchandise Sales	\$115,000	\$7,406	\$6,900	\$506	\$111,911	\$108,963	\$2,948
Restaurant	\$20,000	\$2,463	\$1,200	\$1,263	\$33,700	\$18,950	\$14,750
Special Assessments - Operations	\$18,239	\$1,519	\$1,521	(\$2)	\$16,712	\$16,718	(\$5)
Miscellaneous Income	\$15,000	\$568	\$1,251	(\$683)	\$5,532	\$13,749	(\$8,217)
<b>Total Revenues</b>	<b>\$1,928,696</b>	<b>\$139,297</b>	<b>\$116,500</b>	<b>\$22,798</b>	<b>\$2,003,757</b>	<b>\$1,826,412</b>	<b>\$177,344</b>
<i>Golf Course Expenditures</i>							
Other Contractual Services	\$15,000	\$1,352	\$1,251	(\$101)	\$14,643	\$13,749	(\$894)
Telephone/Internet	\$5,500	\$106	\$459	\$353	\$1,288	\$5,041	\$3,753
Postage	\$2,000	\$0	\$167	\$167	\$1,623	\$1,833	\$211
Printing & Binding	\$1,000	\$0	\$83	\$83	\$0	\$917	\$917
Utilities	\$15,900	\$1,441	\$1,326	(\$115)	\$14,230	\$14,574	\$343
Repairs & Maintenance	\$8,000	\$1,790	\$667	(\$1,123)	\$13,089	\$7,333	(\$5,756)
Advertising	\$45,000	\$1,733	\$3,753	\$2,020	\$16,482	\$41,247	\$24,765
Bank Charges	\$35,000	\$2,864	\$2,919	\$55	\$42,864	\$32,081	(\$10,783)
Office Supplies	\$4,000	\$105	\$334	\$229	\$2,695	\$3,666	\$972
Operating Supplies	\$5,000	\$228	\$417	\$189	\$3,787	\$4,583	\$796
Dues, Licenses & Subscriptions	\$8,000	\$776	\$667	(\$108)	\$8,970	\$7,333	(\$1,637)
Drug Testing - All Departments	\$500	\$389	\$42	(\$347)	\$1,070	\$458	(\$612)
Training, Education & Employee Relations	\$3,000	\$189	\$250	\$61	\$1,844	\$2,750	\$905
Contractual Security	\$3,000	\$196	\$250	\$54	\$3,789	\$2,750	(\$1,040)
IT Services	\$3,000	\$0	\$250	\$250	\$2,367	\$2,750	\$383
<b>Total Golf Course Expenditures</b>	<b>\$153,900</b>	<b>\$11,169</b>	<b>\$12,835</b>	<b>\$1,666</b>	<b>\$128,741</b>	<b>\$141,065</b>	<b>\$12,324</b>

**Viera East**  
**Community Development District**  
Golf Course/Recreation Fund - Operations  
Statement of Revenues & Expenditures  
For Period Ending August 31, 2021

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
<i>Restaurant Expenditures</i>							
Pest Control	\$1,200	\$95	\$85	(\$10)	\$1,141	\$1,139	(\$2)
Equipment Lease	\$1,100	\$101	\$78	(\$23)	\$1,168	\$1,044	(\$124)
<b>Total Restaurant Expenditures</b>	<b>\$2,300</b>	<b>\$196</b>	<b>\$163</b>	<b>(\$33)</b>	<b>\$2,310</b>	<b>\$2,184</b>	<b>(\$126)</b>
<i>Golf Operation Expenditures</i>							
Salaries	\$210,900	\$16,240	\$17,574	\$1,334	\$185,531	\$193,317	\$7,786
Administrative Fee	\$19,957	\$1,129	\$1,663	\$534	\$15,166	\$18,293	\$3,127
FICA Expense	\$16,547	\$1,242	\$1,379	\$136	\$14,193	\$15,167	\$974
Health Insurance	\$707	\$35	\$59	\$23	\$348	\$648	\$300
Workers Compensation	\$4,239	\$292	\$353	\$61	\$4,586	\$3,886	(\$700)
Unemployment	\$12,786	\$410	\$1,065	\$655	\$7,563	\$11,720	\$4,157
Golf Printing	\$2,200	\$0	\$183	\$183	\$2,414	\$2,017	(\$398)
Utilities	\$22,500	\$1,734	\$1,875	\$141	\$18,692	\$20,625	\$1,933
Repairs	\$250	\$0	\$21	\$21	\$387	\$229	(\$158)
Pest Control	\$1,200	\$95	\$100	\$5	\$1,141	\$1,100	(\$41)
Supplies	\$10,000	\$787	\$833	\$47	\$12,187	\$9,167	(\$3,020)
Uniforms	\$1,500	\$0	\$125	\$125	\$0	\$1,375	\$1,375
Training, Education & Employee Relations	\$2,000	\$0	\$167	\$167	\$0	\$1,833	\$1,833
Fuel	\$500	\$0	\$42	\$42	\$0	\$458	\$458
Cart Lease	\$99,000	\$7,072	\$8,250	\$1,178	\$82,360	\$90,750	\$8,390
Cart Maintenance	\$4,000	\$0	\$333	\$333	\$5,094	\$3,667	(\$1,428)
Driving Range	\$10,000	\$18	\$833	\$815	\$2,659	\$9,167	\$6,508
<b>Total Golf Operation Expenditures</b>	<b>\$418,286</b>	<b>\$29,056</b>	<b>\$34,856</b>	<b>\$5,801</b>	<b>\$352,321</b>	<b>\$383,419</b>	<b>\$31,098</b>
<i>Merchandise Sales</i>							
Cost of Goods Sold	\$77,000	\$6,794	\$6,417	(\$378)	\$75,093	\$70,583	(\$4,510)
<b>Total Merchandise Sales</b>	<b>\$77,000</b>	<b>\$6,794</b>	<b>\$6,417</b>	<b>(\$378)</b>	<b>\$75,093</b>	<b>\$70,583</b>	<b>(\$4,510)</b>

**Viera East**  
**Community Development District**  
Golf Course/Recreation Fund - Operations  
Statement of Revenues & Expenditures  
For Period Ending August 31, 2021

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
Golf Course Maintenance							
Salaries	\$452,632	\$35,109	\$37,719	\$2,611	\$368,097	\$414,913	\$46,815
Administrative Fees	\$11,919	\$669	\$993	\$324	\$9,310	\$10,926	\$1,615
FICA Expense	\$3,756	\$2,628	\$313	(\$2,315)	\$27,133	\$3,443	(\$23,690)
Employee Insurance	\$49,336	\$2,650	\$4,111	\$1,461	\$34,463	\$45,225	\$10,762
Workers Compensation	\$11,023	\$632	\$919	\$287	\$9,026	\$10,104	\$1,078
Unemployment	\$8,170	\$101	\$681	\$580	\$6,120	\$7,489	\$1,369
Consulting Fees	\$6,000	\$0	\$500	\$500	\$2,000	\$5,500	\$3,500
Fire Alarm System	\$4,000	\$0	\$333	\$333	\$557	\$3,667	\$3,110
Utilities/Water	\$26,200	\$2,510	\$2,183	(\$327)	\$25,524	\$24,017	(\$1,507)
Repairs	\$48,000	\$6,858	\$4,000	(\$2,858)	\$38,706	\$44,000	\$5,294
Fuel & Oil	\$40,000	\$2,497	\$3,333	\$836	\$26,754	\$36,667	\$9,912
Pest Control	\$1,000	\$88	\$83	(\$4)	\$1,052	\$917	(\$135)
Irrigation/Drainage	\$30,000	\$789	\$2,500	\$1,711	\$13,185	\$27,500	\$14,315
Sand and Topsoil	\$26,500	\$873	\$2,208	\$1,336	\$8,028	\$24,292	\$16,264
Flower/Mulch	\$7,000	\$0	\$583	\$583	\$3,222	\$6,417	\$3,194
Fertilizer	\$139,000	\$14,538	\$11,583	(\$2,954)	\$74,618	\$127,417	\$52,798
Seed/Sod	\$16,500	\$0	\$1,375	\$1,375	\$1,681	\$15,125	\$13,444
Trash Removal	\$2,000	\$201	\$167	(\$34)	\$2,449	\$1,833	(\$615)
Contingency	\$6,000	\$0	\$500	\$500	\$2,209	\$5,500	\$3,291
First Aid	\$800	\$228	\$67	(\$161)	\$660	\$733	\$73
Office Supplies	\$1,000	\$0	\$83	\$83	\$0	\$917	\$917
Operating Supplies	\$15,000	\$1,236	\$1,250	\$14	\$6,492	\$13,750	\$7,258
Training	\$1,000	\$923	\$83	(\$839)	\$2,428	\$917	(\$1,512)
Janitorial Supplies	\$1,000	\$95	\$83	(\$12)	\$568	\$917	\$349
Soil & Water Testing	\$1,000	\$0	\$83	\$83	\$0	\$917	\$917
Uniforms	\$8,500	\$613	\$708	\$96	\$7,143	\$7,792	\$649
Equipment Rental	\$2,000	\$0	\$167	\$167	\$162	\$1,833	\$1,671
Equipment Lease	\$165,000	\$8,745	\$13,750	\$5,005	\$137,928	\$151,250	\$13,322
Small Tools	\$500	\$0	\$42	\$42	\$0	\$458	\$458
Total Golf Course Maintenance	\$1,084,836	\$81,982	\$90,403	\$8,421	\$809,516	\$994,433	\$184,917

**Viera East**  
**Community Development District**  
Golf Course/Recreation Fund - Operations  
Statement of Revenues & Expenditures  
For Period Ending August 31, 2021

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
<i>Administrative Expenditures</i>							
Legal Fees	\$1,500	\$0	\$125	\$125	\$0	\$1,375	\$1,375
Arbitrage	\$600	\$62	\$50	(\$12)	\$378	\$550	\$172
Dissemination	\$1,000	\$83	\$83	\$0	\$917	\$917	\$0
Trustee Fees	\$4,100	\$339	\$342	\$2	\$4,091	\$3,758	(\$333)
Annual Audit	\$1,500	\$125	\$125	\$0	\$1,375	\$1,375	\$0
Golf Course Administrative Services	\$56,280	\$4,690	\$4,690	\$0	\$51,590	\$51,590	\$0
Insurance	\$77,000	\$7,465	\$6,417	(\$1,048)	\$74,975	\$70,583	(\$4,392)
Property Taxes	\$15,000	\$1,621	\$1,250	(\$371)	\$18,543	\$13,750	(\$4,793)
<b>Total Administrative Expenditures</b>	<b>\$156,980</b>	<b>\$14,386</b>	<b>\$13,082</b>	<b>(\$1,304)</b>	<b>\$151,869</b>	<b>\$143,898</b>	<b>(\$7,970)</b>
<b>Total Revenues</b>	<b>\$1,928,696</b>	<b>\$139,297</b>	<b>\$116,500</b>	<b>\$22,798</b>	<b>\$2,003,757</b>	<b>\$1,826,412</b>	<b>\$177,344</b>
<b>Total Expenditures</b>	<b>\$1,893,302</b>	<b>\$143,584</b>	<b>\$157,756</b>	<b>\$14,173</b>	<b>\$1,519,849</b>	<b>\$1,735,582</b>	<b>\$215,733</b>
<b>Operating Income (Loss)</b>	<b>\$35,394</b>	<b>(\$4,286)</b>	<b>(\$41,257)</b>	<b>\$36,970</b>	<b>\$483,908</b>	<b>\$90,830</b>	<b>\$393,078</b>
<i>Non Operating Revenues/(Expenditures)</i>							
Special Assessments	\$560,250	\$46,688	\$46,688	(\$0)	\$513,563	\$513,563	(\$0)
Interest Income	\$1,000	\$1	\$83	(\$82)	\$15	\$917	(\$901)
Gain on Sale of Asset	\$0	\$0	\$0	\$0	\$45	\$0	\$45
Reserve Funding- Transfer Out (Capital Reserve)	(\$31,219)	(\$5,946)	(\$2,602)	\$3,345	(\$25,272)	(\$25,272)	\$0
Interest Expense	(\$140,425)	(\$11,702)	(\$11,702)	\$0	(\$128,723)	(\$128,723)	\$0
Principal Expense	(\$425,000)	(\$35,417)	(\$35,417)	(\$0)	(\$389,583)	(\$389,583)	(\$0)
<b>Total Non Operating Revenues/(Expenditures)</b>	<b>(\$35,394)</b>	<b>(\$6,376)</b>	<b>(\$2,950)</b>	<b>\$3,263</b>	<b>(\$29,956)</b>	<b>(\$29,100)</b>	<b>(\$856)</b>
<b>Change in Net Assets</b>	<b>\$0</b>	<b>(\$10,663)</b>	<b>(\$44,206)</b>	<b>\$40,233</b>	<b>\$453,952</b>	<b>\$61,730</b>	<b>\$392,221</b>
<b>Beginning Net Assets</b>	<b>\$0</b>	----	----	----	<b>(\$1,097,897)</b>	----	----
<b>Ending Net Assets</b>	<b>\$0</b>	----	----	----	<b>(\$643,945)</b>	----	----



**Viera East General Fund  
Month to Month**

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Revenues</i>													
Maintenance Assessments	\$0	\$196,793	\$503,121	\$38,045	\$7,380	\$7,988	\$21,815	\$24,571	\$8,445	\$0	\$0	\$0	\$808,157
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$0	\$51,590
Donations for Park Material	\$0	\$0	\$0	\$0	\$0	\$1,000	\$1,000	\$0	\$0	\$0	\$1,000	\$0	\$3,000
Interest Income	\$0	\$0	\$0	\$3	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4
<b>Total Revenues</b>	<b>\$4,690</b>	<b>\$201,483</b>	<b>\$507,811</b>	<b>\$42,738</b>	<b>\$12,071</b>	<b>\$13,678</b>	<b>\$27,505</b>	<b>\$29,261</b>	<b>\$13,135</b>	<b>\$4,690</b>	<b>\$5,690</b>	<b>\$0</b>	<b>\$862,751</b>
<i>Administrative Expenditures</i>													
Supervisors Fees	\$2,678	\$2,384	\$2,900	\$1,415	\$2,328	\$2,561	\$3,841	\$2,561	\$2,473	\$2,226	\$1,117	\$0	\$26,483
Engineering Fees	\$0	\$0	\$475	\$150	\$0	\$615	\$150	\$85	\$340	\$0	\$0	\$0	\$1,815
Attorney's Fees	\$0	\$0	\$1,524	\$0	\$4,785	\$580	\$1,047	\$3,763	\$0	\$0	\$5,258	\$0	\$16,956
Dissemination	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$917
Trustee Fees	\$467	\$467	\$467	\$467	\$467	\$467	\$467	\$1,040	\$765	\$765	\$765	\$0	\$6,600
Annual Audit	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$0	\$3,025
Collection Agent	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$0	\$2,292
Management Fees	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$0	\$92,070
Postage	\$364	\$198	\$138	\$324	\$52	\$585	\$35	\$81	\$311	\$2	\$3	\$0	\$2,093
Printing & Binding	\$206	\$70	\$125	\$50	\$212	\$87	\$121	\$88	\$74	\$70	\$69	\$0	\$1,171
Insurance- Liability	\$608	\$608	\$608	\$1,358	\$608	\$1,075	\$608	\$608	\$608	\$608	\$608	\$0	\$7,908
Legal Advertising	\$296	\$0	\$0	\$271	\$271	\$0	\$532	\$667	\$0	\$0	\$0	\$0	\$2,037
Other Current Charges	\$78	\$29	\$59	\$17	\$17	\$49	\$33	\$39	\$15	\$23	\$219	\$0	\$577
Office Supplies	\$20	\$20	\$20	\$20	\$0	\$12	\$10	\$10	\$10	\$10	\$209	\$0	\$342
Dues & Licenses	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$0	\$160
Information Technology	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$0	\$3,117
<b>Total Administrative</b>	<b>\$13,953</b>	<b>\$13,011</b>	<b>\$15,550</b>	<b>\$13,307</b>	<b>\$17,974</b>	<b>\$15,265</b>	<b>\$16,077</b>	<b>\$18,176</b>	<b>\$13,831</b>	<b>\$12,938</b>	<b>\$17,482</b>	<b>\$0</b>	<b>\$167,563</b>
<i>Operating Expenditures</i>													
Salaries	\$11,153	\$13,540	\$12,302	\$12,301	\$11,077	\$11,947	\$11,129	\$13,551	\$11,933	\$12,349	\$12,363	\$0	\$133,643
Administration Fee	\$556	\$157	\$143	\$143	\$129	\$139	\$129	\$148	\$91	\$94	\$94	\$0	\$1,824
FICA Expense	\$382	\$928	\$843	\$845	\$563	\$788	\$808	\$931	\$820	\$848	\$850	\$0	\$8,605
Health Insurance	\$1,281	\$1,281	\$1,281	\$1,359	\$1,319	\$1,319	\$1,319	\$1,402	\$1,299	\$1,283	\$1,369	\$0	\$14,513
Workers Compensation	\$305	\$218	\$336	\$336	\$500	\$359	\$304	\$305	\$215	\$222	\$222	\$0	\$3,322
Unemployment	\$0	\$152	\$191	\$374	\$100	\$112	\$63	\$0	\$0	\$0	\$0	\$0	\$992
Other Contractual	\$462	\$1,225	\$903	\$462	\$341	\$462	\$619	\$803	\$843	\$1,121	\$963	\$0	\$8,203
Training	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniforms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Operating</b>	<b>\$14,139</b>	<b>\$17,501</b>	<b>\$16,000</b>	<b>\$15,820</b>	<b>\$14,030</b>	<b>\$15,126</b>	<b>\$14,371</b>	<b>\$17,139</b>	<b>\$15,200</b>	<b>\$15,917</b>	<b>\$15,861</b>	<b>\$0</b>	<b>\$171,103</b>

**Viera East General Fund  
Month to Month**

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Maintenance Expenditures</i>													
Canal Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Bank Restoration	\$17,100	\$39,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,000
Environmental Services	\$123	\$310	\$965	\$514	\$387	\$83	\$430	\$0	\$0	\$184	\$805	\$0	\$3,801
Water Management System	\$7,887	\$8,087	\$13,107	\$8,087	\$7,833	\$9,341	\$7,887	\$8,486	\$10,278	\$8,582	\$7,887	\$0	\$97,464
Control Burns	\$0	\$0	\$0	\$0	\$652	\$2,138	\$0	\$0	\$0	\$0	\$4,131	\$0	\$6,922
Contingencies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Line Maintenance	\$0	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800
Basin Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Maintenance</b>	<b>\$25,110</b>	<b>\$48,297</b>	<b>\$14,072</b>	<b>\$9,401</b>	<b>\$8,873</b>	<b>\$11,562</b>	<b>\$8,317</b>	<b>\$8,486</b>	<b>\$10,278</b>	<b>\$8,766</b>	<b>\$12,824</b>	<b>\$0</b>	<b>\$165,987</b>
<i>Grounds Maintenance Expenditures</i>													
Salaries	\$10,364	\$12,255	\$11,279	\$11,316	\$9,888	\$10,604	\$9,665	\$12,055	\$10,620	\$10,776	\$11,034	\$0	\$119,856
Administrative Fees	\$288	\$409	\$318	\$298	\$241	\$258	\$241	\$277	\$182	\$190	\$189	\$0	\$2,891
FICA	\$780	\$907	\$832	\$829	\$723	\$775	\$723	\$881	\$776	\$787	\$807	\$0	\$8,819
Health Insurance	\$1,452	\$1,428	\$1,265	\$1,344	\$1,404	\$1,357	\$1,380	\$1,391	\$1,350	\$1,071	\$1,276	\$0	\$14,718
Workers Compensation	\$283	\$335	\$308	\$309	\$270	\$290	\$264	\$310	\$191	\$194	\$199	\$0	\$2,952
Unemployment	\$21	\$25	\$202	\$650	\$401	\$272	\$64	\$73	\$31	\$5	\$0	\$0	\$1,745
Telephone	\$633	\$544	\$554	\$551	\$563	\$563	\$572	\$579	\$567	\$0	\$1,207	\$0	\$6,332
Utilities	\$506	\$780	\$534	\$536	\$594	\$699	\$523	\$466	\$729	\$430	\$464	\$0	\$6,262
Property Appraiser	\$0	\$0	\$1,989	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,989
Insurance- Property	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$0	\$1,374
Repairs	\$3,081	\$837	\$1,593	\$1,696	\$724	\$2,634	\$3,079	\$1,166	\$938	\$458	\$827	\$0	\$17,033
Fuel	\$1,442	\$531	\$511	\$158	\$1,837	\$1,064	\$1,026	\$566	\$1,523	\$3,003	\$1,122	\$0	\$12,783
Park Maintenance	\$0	\$0	\$480	\$0	\$280	\$0	\$20	\$2,403	\$660	\$258	\$0	\$0	\$4,101
Sidewalk Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Chemicals	\$0	\$0	\$0	\$759	\$0	\$0	\$0	\$882	\$0	\$283	\$0	\$0	\$1,924
Contingencies	\$215	\$0	\$935	\$3,013	\$592	\$230	(\$230)	\$1,489	\$0	\$0	\$103	\$0	\$6,347
Refuse	\$480	\$240	\$240	\$240	\$960	\$480	\$240	\$480	\$240	\$240	\$240	\$0	\$4,080
Office Supplies	\$512	\$212	\$0	\$0	\$0	\$20	\$0	\$21	\$0	\$0	\$0	\$0	\$765
Uniforms	\$199	\$247	\$245	\$196	\$196	\$245	\$196	\$196	\$146	\$196	\$196	\$0	\$2,260
Fire Alarm System	\$512	\$588	\$512	\$512	\$512	\$512	\$1,611	\$0	\$1,023	\$512	\$512	\$0	\$6,804
Rain Bird Pump System	\$2,298	\$2,298	\$2,528	\$2,298	\$2,298	\$2,298	\$2,298	\$2,298	\$2,528	\$2,298	\$2,528	\$0	\$25,972
Park Materials	\$0	\$0	\$0	\$0	\$0	\$0	\$2,347	\$0	\$0	\$0	\$874	\$0	\$3,221
<b>Total Grounds Maintenance</b>	<b>\$23,190</b>	<b>\$21,762</b>	<b>\$24,450</b>	<b>\$24,829</b>	<b>\$21,608</b>	<b>\$22,426</b>	<b>\$24,146</b>	<b>\$25,660</b>	<b>\$21,629</b>	<b>\$20,826</b>	<b>\$21,702</b>	<b>\$0</b>	<b>\$252,226</b>
<b>Total Expenditures</b>	<b>\$76,391</b>	<b>\$100,571</b>	<b>\$70,072</b>	<b>\$63,356</b>	<b>\$62,484</b>	<b>\$64,378</b>	<b>\$62,911</b>	<b>\$69,461</b>	<b>\$60,939</b>	<b>\$58,447</b>	<b>\$67,869</b>	<b>\$0</b>	<b>\$756,879</b>
<b>Operating Income (Loss)</b>	<b>(\$71,701)</b>	<b>\$100,912</b>	<b>\$437,739</b>	<b>(\$20,619)</b>	<b>(\$50,413)</b>	<b>(\$50,701)</b>	<b>(\$35,406)</b>	<b>(\$40,201)</b>	<b>(\$47,804)</b>	<b>(\$53,757)</b>	<b>(\$62,179)</b>	<b>\$0</b>	<b>\$105,872</b>
<i>Non Operating Revenues/(Expenditures)</i>													
Reserve Funding- Transfer Out (Capital Reserve)	\$0	\$0	\$0	\$0	\$0	(\$202)	(\$202)	(\$115)	(\$115)	(\$115)	(\$231)	\$0	(\$981)
Reserve Funding- Transfer Out (Excess)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Non Operating Revenues/Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$202)</b>	<b>(\$202)</b>	<b>(\$115)</b>	<b>(\$115)</b>	<b>(\$115)</b>	<b>(\$231)</b>	<b>\$0</b>	<b>(\$981)</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$71,701)</b>	<b>\$100,912</b>	<b>\$437,739</b>	<b>(\$20,619)</b>	<b>(\$50,413)</b>	<b>(\$50,902)</b>	<b>(\$35,607)</b>	<b>(\$40,316)</b>	<b>(\$47,920)</b>	<b>(\$53,872)</b>	<b>(\$62,410)</b>	<b>\$0</b>	<b>\$104,891</b>

**Viera East Golf Course  
Month to Month**

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Number of Rounds</i>													
Paid Rounds	3,263	2,946	3,532	3,840	3,564	4,755	4,299	4,325	4,970	3,114	2,997	0	41,605
Member Rounds	701	666	816	1,012	836	1,008	854	800	779	625	543	0	8,640
Comp Rounds	237	152	234	239	182	196	143	124	132	125	132	0	1,896
EZ Links	0	0	0	0	0	0	0	0	0	0	0	0	-
GolfNow	285	256	293	313	250	304	264	302	278	315	278	0	3,138
<i>Revenue per Round</i>													
Paid Rounds	\$33	\$37	\$37	\$43	\$45	\$43	\$39	\$31	\$25	\$32	\$35	\$0	\$399
<i>Revenues:</i>													
Greens Fees	\$107,375	\$107,634	\$130,099	\$165,174	\$161,835	\$205,130	\$165,529	\$133,782	\$126,214	\$98,191	\$104,475	\$0	\$1,505,439
Gift Cards - Sales	\$458	\$636	\$3,462	\$433	\$398	\$1,059	\$862	\$570	\$706	\$1,128	\$369	\$0	\$10,079
Gift Cards - Usage	(\$803)	(\$482)	(\$2,812)	(\$3,031)	(\$1,817)	(\$2,014)	(\$2,108)	(\$1,899)	(\$1,544)	(\$681)	(\$1,131)	\$0	(\$18,322)
Season Advance/Trail Fees	\$18,051	\$20,606	\$22,572	\$21,363	\$21,645	\$21,986	\$18,207	\$13,213	\$22,821	\$17,574	\$17,467	\$0	\$215,505
Associate Memberships	\$3,950	\$3,081	\$4,661	\$7,900	\$5,767	\$4,582	\$3,160	\$1,580	\$2,133	\$553	\$869	\$0	\$38,236
Driving Range	\$5,963	\$6,015	\$8,358	\$8,857	\$7,544	\$9,812	\$7,463	\$9,384	\$7,869	\$6,657	\$5,117	\$0	\$83,039
Golf Lessons	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$0	\$1,925
Merchandise Sales	\$9,238	\$9,725	\$10,462	\$8,683	\$9,199	\$12,288	\$11,856	\$10,371	\$10,858	\$11,826	\$7,406	\$0	\$111,911
Restaurant	\$2,359	\$3,141	\$4,837	\$3,029	\$2,377	\$4,154	\$3,225	\$3,423	\$2,319	\$2,373	\$2,463	\$0	\$33,700
Special Assessments - Operations	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$0	\$16,712
Miscellaneous Income	\$2,867	\$145	\$189	\$95	\$105	\$6	\$113	\$3,053	(\$2,346)	\$737	\$568	\$0	\$5,532
<b>Total Revenues</b>	<b>\$151,152</b>	<b>\$152,194</b>	<b>\$183,522</b>	<b>\$214,197</b>	<b>\$208,747</b>	<b>\$258,697</b>	<b>\$210,000</b>	<b>\$175,173</b>	<b>\$170,724</b>	<b>\$140,052</b>	<b>\$139,297</b>	<b>\$0</b>	<b>\$2,003,757</b>
<i>Golf Course Expenditures:</i>													
Other Contractual Services	\$710	\$1,035	\$1,035	\$1,635	\$1,847	\$798	\$2,278	\$720	\$1,501	\$1,733	\$1,352	\$0	\$14,643
Telephone/Internet	\$106	\$106	\$106	\$106	\$106	\$106	\$106	\$106	\$106	\$228	\$106	\$0	\$1,288
Postage	\$0	\$41	\$1,495	\$0	\$0	\$0	\$87	\$0	\$0	\$0	\$0	\$0	\$1,623
Printing & Binding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities	\$1,217	\$1,288	\$1,201	\$1,262	\$1,262	\$1,151	\$1,322	\$1,734	\$1,053	\$1,298	\$1,441	\$0	\$14,230
Repairs & Maintenance	\$419	\$250	\$0	\$1,661	\$2,596	\$1,881	\$554	\$351	\$844	\$2,742	\$1,790	\$0	\$13,089
Advertising	(\$350)	\$2,099	\$4,117	\$665	\$1,364	\$894	\$830	\$1,496	\$1,240	\$2,397	\$1,733	\$0	\$16,482
Bank Charges	\$2,332	\$3,112	\$3,184	\$3,636	\$4,992	\$4,426	\$5,601	\$5,152	\$3,848	\$3,719	\$2,864	\$0	\$42,864
Office Supplies	\$78	\$327	\$115	\$19	\$263	\$315	\$324	\$177	\$362	\$610	\$105	\$0	\$2,695
Operating Supplies	\$442	\$345	\$566	\$822	\$110	\$258	\$289	\$149	\$149	\$428	\$228	\$0	\$3,787
Dues, Licenses & Subscriptions	\$180	\$0	\$293	\$0	\$943	\$1,002	\$793	\$793	\$1,278	\$2,912	\$776	\$0	\$8,970
Drug Testing - All Departments	\$0	\$0	\$49	\$49	\$0	\$97	\$292	\$0	\$0	\$195	\$389	\$0	\$1,070
Training, Education & Employee Relations	\$51	\$381	\$0	\$0	\$675	\$0	\$130	\$100	\$18	\$300	\$189	\$0	\$1,844
Contractual Security	\$482	\$519	\$662	\$197	\$196	\$382	\$382	\$382	\$196	\$196	\$196	\$0	\$3,789
IT Services	\$0	\$435	\$0	\$0	\$0	\$0	\$95	\$1,742	\$95	\$0	\$0	\$0	\$2,367
<b>Total Golf Course Expenditures</b>	<b>\$5,667</b>	<b>\$9,938</b>	<b>\$12,822</b>	<b>\$10,052</b>	<b>\$14,353</b>	<b>\$11,309</b>	<b>\$13,083</b>	<b>\$12,902</b>	<b>\$10,690</b>	<b>\$16,757</b>	<b>\$11,169</b>	<b>\$0</b>	<b>\$128,741</b>
<i>Restaurant Expenditures:</i>													
Pest Control	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$190	\$95	\$95	\$95	\$0	\$1,141
Equipment Lease	\$100	\$147	\$100	\$100	\$99	\$99	\$124	\$99	\$99	\$99	\$101	\$0	\$1,168
<b>Total Restaurant Expenditures</b>	<b>\$195</b>	<b>\$242</b>	<b>\$195</b>	<b>\$195</b>	<b>\$194</b>	<b>\$194</b>	<b>\$219</b>	<b>\$290</b>	<b>\$194</b>	<b>\$194</b>	<b>\$196</b>	<b>\$0</b>	<b>\$2,310</b>

**Viera East Golf Course  
Month to Month**

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u><b>Golf Operations:</b></u>													
Salaries	\$16,087	\$18,232	\$16,814	\$17,038	\$15,326	\$17,461	\$15,775	\$20,568	\$15,745	\$16,244	\$16,240	\$0	\$185,531
Administrative Fee	\$1,586	\$1,816	\$1,511	\$1,434	\$1,193	\$1,299	\$1,236	\$1,434	\$1,236	\$1,293	\$1,129	\$0	\$15,166
FICA Expense	\$1,231	\$1,395	\$1,286	\$1,304	\$1,172	\$1,336	\$1,207	\$1,573	\$1,204	\$1,243	\$1,242	\$0	\$14,193
Health Insurance	\$43	\$43	\$33	\$0	\$33	\$33	\$33	\$43	\$33	\$19	\$35	\$0	\$348
Workers Compensation	\$439	\$498	\$459	\$465	\$419	\$477	\$431	\$530	\$283	\$292	\$292	\$0	\$4,586
Unemployment	\$521	\$515	\$569	\$1,022	\$920	\$918	\$790	\$974	\$464	\$460	\$410	\$0	\$7,563
Golf Printing	\$0	\$0	\$1,200	\$0	\$0	\$0	\$0	\$0	\$1,214	\$0	\$0	\$0	\$2,414
Utilities	\$1,686	\$1,629	\$1,517	\$1,655	\$1,586	\$1,680	\$1,676	\$2,018	\$1,673	\$1,837	\$1,734	\$0	\$18,692
Repairs	\$0	\$0	\$0	\$355	\$0	\$0	\$0	\$0	\$33	\$0	\$0	\$0	\$387
Pest Control	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$190	\$95	\$95	\$95	\$0	\$1,141
Supplies	\$1,410	\$1,019	\$876	\$1,205	\$719	\$1,318	\$1,255	\$1,127	\$982	\$1,488	\$787	\$0	\$12,187
Uniforms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Training, Education & Employee Relations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cart Lease	\$7,683	\$7,179	\$7,776	\$8,573	\$7,971	\$7,033	\$7,555	\$7,169	\$7,179	\$7,169	\$7,072	\$0	\$82,360
Cart Maintenance	\$251	\$272	\$1,275	\$604	\$711	\$1,268	\$435	\$121	\$34	\$124	\$0	\$0	\$5,094
Driving Range	\$32	\$0	\$733	\$556	\$227	\$0	\$543	\$0	\$0	\$550	\$18	\$0	\$2,659
<b>Total Golf Operation Expenditures</b>	<b>\$31,062</b>	<b>\$32,692</b>	<b>\$34,144</b>	<b>\$34,307</b>	<b>\$30,372</b>	<b>\$32,920</b>	<b>\$31,031</b>	<b>\$35,747</b>	<b>\$30,176</b>	<b>\$30,814</b>	<b>\$29,056</b>	<b>\$0</b>	<b>\$352,321</b>
<u><b>Merchandise Sales:</b></u>													
Cost of Goods Sold	\$6,482	\$4,241	\$8,630	\$7,219	\$3,007	\$13,366	\$6,058	\$4,689	\$9,239	\$5,367	\$6,794	\$0	\$75,093
<b>Total Merchandise Sales</b>	<b>\$6,482</b>	<b>\$4,241</b>	<b>\$8,630</b>	<b>\$7,219</b>	<b>\$3,007</b>	<b>\$13,366</b>	<b>\$6,058</b>	<b>\$4,689</b>	<b>\$9,239</b>	<b>\$5,367</b>	<b>\$6,794</b>	<b>\$0</b>	<b>\$75,093</b>
<u><b>Golf Course Maintenance:</b></u>													
Salaries	\$32,200	\$38,863	\$31,368	\$38,115	\$26,216	\$33,570	\$29,500	\$36,305	\$32,206	\$34,645	\$35,109	\$0	\$368,097
Administrative Fees	\$852	\$1,035	\$822	\$1,037	\$815	\$913	\$935	\$906	\$589	\$738	\$669	\$0	\$9,310
FICA Expense	\$2,400	\$2,819	\$2,279	\$2,776	\$1,901	\$2,456	\$2,206	\$2,677	\$2,354	\$2,636	\$2,628	\$0	\$27,133
Employee Insurance	\$6,053	\$3,786	\$2,834	\$3,671	\$1,751	\$2,785	\$2,737	\$3,039	\$2,517	\$2,640	\$2,650	\$0	\$34,463
Workers Compensation	\$877	\$1,061	\$856	\$1,039	\$714	\$914	\$806	\$931	\$580	\$616	\$632	\$0	\$9,026
Unemployment	\$0	\$0	\$334	\$2,177	\$1,454	\$1,393	\$320	\$191	\$67	\$81	\$101	\$0	\$6,120
Consulting Fees	\$500	\$500	\$500	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000
Fire Alarm System	\$512	\$0	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$557
Utilities/Water	\$2,072	\$2,322	\$1,885	\$2,066	\$2,301	\$2,094	\$2,733	\$2,834	\$2,311	\$2,396	\$2,510	\$0	\$25,524
Repairs	\$4,341	\$7,770	\$817	\$6,763	\$1,613	\$3,201	\$909	\$2,402	\$2,278	\$1,754	\$6,858	\$0	\$38,706
Fuel & Oil	\$2,720	\$1,078	\$1,038	\$320	\$3,513	\$2,491	\$2,377	\$1,494	\$4,389	\$4,836	\$2,497	\$0	\$26,754
Pest Control	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$175	\$88	\$88	\$88	\$0	\$1,052
Irrigation/Drainage	\$1,150	\$1,525	\$1,527	\$736	\$736	\$473	\$1,047	\$2,481	\$931	\$1,790	\$789	\$0	\$13,185
Sand and Topsoil	\$321	\$321	\$0	\$641	\$0	\$618	\$1,457	\$1,126	\$1,891	\$780	\$873	\$0	\$8,028
Flower/Mulch	\$296	\$0	\$337	\$1,496	\$296	\$754	\$0	\$0	\$0	\$43	\$0	\$0	\$3,222
Fertilizer	\$7,254	\$3,173	\$3,618	\$2,497	\$2,360	\$4,851	\$10,200	\$6,236	\$8,181	\$11,710	\$14,538	\$0	\$74,618
Seed/Sod	\$0	\$1,681	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,681
Trash Removal	\$240	\$402	\$0	\$201	\$402	\$0	\$402	\$0	\$201	\$402	\$201	\$0	\$2,449
Contingency	\$0	\$0	\$0	\$0	\$0	\$1,234	\$0	\$0	\$0	\$976	\$0	\$0	\$2,209
First Aid	\$0	\$71	\$0	\$0	\$0	\$51	\$112	\$0	\$199	\$0	\$228	\$0	\$660
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Supplies	\$743	\$1,487	\$144	\$0	\$485	\$26	\$565	\$285	\$1,210	\$312	\$1,236	\$0	\$6,492
Training	\$0	\$0	\$0	\$0	\$0	\$552	\$314	\$0	\$640	\$0	\$923	\$0	\$2,428
Janitorial Supplies	\$17	\$155	\$0	\$0	\$0	\$0	\$0	\$300	\$0	\$0	\$95	\$0	\$568
Soil & Water Testing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniforms	\$592	\$797	\$777	\$622	\$622	\$777	\$806	\$431	\$530	\$577	\$613	\$0	\$7,143
Equipment Rental	\$0	\$0	\$0	\$0	\$0	\$34	\$31	\$31	\$33	\$34	\$0	\$0	\$162
Equipment Lease	\$12,688	\$11,952	\$13,484	\$9,219	\$13,229	\$13,100	\$10,009	\$7,437	\$24,161	\$13,903	\$8,745	\$0	\$137,928
Small Tools	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Golf Course Maintenance</b>	<b>\$75,915</b>	<b>\$80,884</b>	<b>\$62,755</b>	<b>\$73,966</b>	<b>\$58,497</b>	<b>\$72,373</b>	<b>\$67,552</b>	<b>\$69,280</b>	<b>\$85,356</b>	<b>\$80,954</b>	<b>\$81,982</b>	<b>\$0</b>	<b>\$809,516</b>

Viera East Golf Course  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Administrative Expenditures:</u>													
Legal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$82	\$32	\$62	\$62	\$0	\$378
Dissemination	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$917
Trustee Fees	\$342	\$342	\$342	\$342	\$342	\$342	\$342	\$681	\$339	\$339	\$339	\$0	\$4,091
Annual Audit	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$0	\$1,375
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$0	\$51,590
Insurance	\$6,127	\$6,127	\$6,127	\$6,365	\$6,127	\$7,673	\$7,241	\$7,241	\$7,241	\$7,241	\$7,465	\$0	\$74,975
Property Taxes	\$1,250	\$1,250	\$1,126	\$1,757	\$1,621	\$3,431	\$1,622	\$1,621	\$1,621	\$1,621	\$1,621	\$0	\$18,543
<b>Total Administrative Expenditures</b>	<b>\$12,637</b>	<b>\$12,637</b>	<b>\$12,514</b>	<b>\$13,382</b>	<b>\$13,009</b>	<b>\$16,364</b>	<b>\$14,123</b>	<b>\$14,523</b>	<b>\$14,132</b>	<b>\$14,161</b>	<b>\$14,386</b>	<b>\$0</b>	<b>\$151,869</b>
<b>Total Revenues</b>	<b>\$151,152</b>	<b>\$152,194</b>	<b>\$183,522</b>	<b>\$214,197</b>	<b>\$208,747</b>	<b>\$258,697</b>	<b>\$210,000</b>	<b>\$175,173</b>	<b>\$170,724</b>	<b>\$140,052</b>	<b>\$139,297</b>	<b>\$0</b>	<b>\$2,003,757</b>
<b>Total Expenditures</b>	<b>\$131,958</b>	<b>\$140,634</b>	<b>\$131,059</b>	<b>\$139,121</b>	<b>\$119,433</b>	<b>\$146,527</b>	<b>\$132,066</b>	<b>\$137,430</b>	<b>\$149,788</b>	<b>\$148,248</b>	<b>\$143,584</b>	<b>\$0</b>	<b>\$1,519,849</b>
<b>Operating Income (Loss)</b>	<b>\$19,193</b>	<b>\$11,560</b>	<b>\$52,463</b>	<b>\$75,076</b>	<b>\$89,314</b>	<b>\$112,170</b>	<b>\$77,934</b>	<b>\$37,743</b>	<b>\$20,936</b>	<b>(\$8,195)</b>	<b>(\$4,286)</b>	<b>\$0</b>	<b>\$483,908</b>
<u>Non Operating Revenues/(Expenditures):</u>													
Special Assessments - Debt Service	\$46,688	\$46,688	\$46,688	\$46,688	\$46,688	\$46,688	\$46,688	\$46,688	\$46,688	\$46,688	\$46,688	\$0	\$513,563
Interest Income	\$1	\$0	\$1	\$1	\$1	\$0	\$2	\$3	\$1	\$3	\$1	\$0	\$15
Gain on Sale of Asset	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45
Reserve Funding- Transfer Out (Capital Reserve)	\$0	\$0	\$0	\$0	\$0	(\$5,203)	(\$5,203)	(\$2,973)	(\$2,973)	(\$2,973)	(\$5,946)	\$0	(\$25,272)
Interest Expense	(\$11,702)	(\$11,702)	(\$11,702)	(\$11,702)	(\$11,702)	(\$11,702)	(\$11,702)	(\$11,702)	(\$11,702)	(\$11,702)	(\$11,702)	\$0	(\$128,723)
Principal Expense	(\$35,417)	(\$35,417)	(\$35,417)	(\$35,417)	(\$35,417)	(\$35,417)	(\$35,417)	(\$35,417)	(\$35,417)	(\$35,417)	(\$35,417)	\$0	(\$389,583)
<b>Total Non Operating Revenues/(Expenditures)</b>	<b>(\$385)</b>	<b>(\$431)</b>	<b>(\$430)</b>	<b>(\$430)</b>	<b>(\$430)</b>	<b>(\$5,634)</b>	<b>(\$5,632)</b>	<b>(\$3,402)</b>	<b>(\$3,403)</b>	<b>(\$3,401)</b>	<b>(\$6,376)</b>	<b>\$0</b>	<b>(\$29,956)</b>
<b>Net Non Operating Income / (Loss)</b>	<b>\$18,808</b>	<b>\$11,129</b>	<b>\$52,033</b>	<b>\$74,646</b>	<b>\$88,883</b>	<b>\$106,536</b>	<b>\$72,301</b>	<b>\$34,341</b>	<b>\$17,533</b>	<b>(\$11,597)</b>	<b>(\$10,663)</b>	<b>\$0</b>	<b>\$453,952</b>

# Viera East

## Community Development District

ProShop  
Statement of Revenues & Expenditures

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Revenues</i>													
Merchandise Sales	\$9,238	\$9,725	\$10,462	\$8,683	\$9,199	\$12,288	\$11,856	\$10,371	\$10,858	\$11,826	\$7,406	\$0	\$111,911
<b>Total Revenues</b>	<b>\$9,238</b>	<b>\$9,725</b>	<b>\$10,462</b>	<b>\$8,683</b>	<b>\$9,199</b>	<b>\$12,288</b>	<b>\$11,856</b>	<b>\$10,371</b>	<b>\$10,858</b>	<b>\$11,826</b>	<b>\$7,406</b>	<b>\$0</b>	<b>\$111,911</b>
<i>Expenditures</i>													
Cost of Goods Sold	\$6,482	\$4,241	\$8,630	\$7,219	\$3,007	\$13,366	\$6,058	\$4,689	\$9,239	\$5,367	\$6,794	\$0	\$75,093
<b>Total Expenditures</b>	<b>\$6,482</b>	<b>\$4,241</b>	<b>\$8,630</b>	<b>\$7,219</b>	<b>\$3,007</b>	<b>\$13,366</b>	<b>\$6,058</b>	<b>\$4,689</b>	<b>\$9,239</b>	<b>\$5,367</b>	<b>\$6,794</b>	<b>\$0</b>	<b>\$75,093</b>
<b>Operating Income (Loss)</b>	<b>\$2,756</b>	<b>\$5,484</b>	<b>\$1,832</b>	<b>\$1,464</b>	<b>\$6,191</b>	<b>(\$1,078)</b>	<b>\$5,798</b>	<b>\$5,682</b>	<b>\$1,619</b>	<b>\$6,459</b>	<b>\$612</b>	<b>\$0</b>	<b>\$36,818</b>

**Viera East**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2006 Water Management Refunding Bonds</b>	
Interest Rate:	5.750%
Maturity Date:	5/1/2022
Reserve Fund Definition:	10% Max Annual Dept
Reserve Fund Requirement:	\$239,334
Reserve Fund Balance (1):	\$239,334
Bonds outstanding - 9/30/2016	\$11,855,000
Less: May 1, 2017 Principal	(\$1,710,000)
Less: May 1, 2018 Principal	(\$1,810,000)
Less: May 1, 2019 Principal	(\$1,910,000)
Less: May 1, 2020 Principal	(\$2,020,000)
Less: May 1, 2021 Principal	(\$2,140,000)
Current Bonds Outstanding	\$2,265,000

(1) This value is covered by the Debt Service Reserve Fund Surety Bond and is not a cash balance on the District's balance sheet.

<b>Series 2012 Special Assessment Revenue Bonds</b>	
Interest Rate:	2.5% to 5%
Maturity Date:	5/1/2026
Reserve Fund Definition:	50% Max Annual Dept
Reserve Fund Requirement:	\$279,239
Reserve Fund Balance:	\$9
Bonds outstanding - 9/30/2016	\$4,445,000
Less: May 1, 2017 Principal	(\$365,000)
Less: May 1, 2018 Principal	(\$380,000)
Less: May 1, 2019 Principal	(\$395,000)
Less: May 1, 2020 Principal	(\$410,000)
Less: May 1, 2021 Principal	(\$425,000)
Current Bonds Outstanding	\$2,470,000

<b>Series 2020 Special Assessment Revenue Bonds</b>	
Interest Rate:	2% to 2.75%
Maturity Date:	5/1/1938
Reserve Fund Definition:	50% Max Annual Dept
Reserve Fund Requirement:	\$234,591
Reserve Fund Balance:	\$234,603
Bonds outstanding - 7/10/20	\$7,685,000
Current Bonds Outstanding	\$7,685,000

**Viera East  
Community Development District  
Special Assessment Receipts - FY2021**

Date	Net	Gen Fund	Debt Svc 2006	Rec Fund	Total
11/13/19	\$ 72,600.70	\$ 15,592.25	\$ 45,847.31	\$ 11,161.14	\$ 72,600.70
11/20/20	\$ 843,706.63	\$ 181,200.57	\$ 532,800.40	\$ 129,705.66	\$ 843,706.63
12/4/20	\$ 1,899,535.57	\$ 407,958.07	\$ 1,199,555.95	\$ 292,021.55	\$ 1,899,535.57
12/16/20	\$ 443,096.08	\$ 95,162.54	\$ 279,815.00	\$ 68,118.54	\$ 443,096.08
1/12/21	\$ 177,142.96	\$ 38,044.51	\$ 111,865.71	\$ 27,232.74	\$ 177,142.96
2/9/21	\$ 34,365	\$ 7,380	\$ 21,701	\$ 5,283	\$ 34,364.84
3/9/21	\$ 37,193	\$ 7,988	\$ 23,487	\$ 5,718	\$ 37,193
4/9/21	\$ 101,577	\$ 21,815	\$ 64,146	\$ 15,616	\$ 101,577
5/6/21	\$ 114,407	\$ 24,571	\$ 72,248	\$ 17,588	\$ 114,407
6/7/21	\$ 32,542	\$ 6,989	\$ 20,550	\$ 5,003	\$ 32,542
6/17/21	\$ 22,470	\$ 1,456	\$ 4,280	\$ 16,734	\$ 22,470
		\$ -	\$ -	\$ -	\$ -
	\$ 3,778,635	\$ 808,157	\$ 2,376,297	\$ 594,181	\$ 3,778,635

	Net Assessed	Percentage	Assessments Collected	Assessments Transferred	Balance to Transfer
Debt Service Fund	\$ 2,376,297	63.15%	\$ 2,376,297	\$ (2,191,586)	\$ 24,831
General Fund	\$ 808,157	21.48%	\$ 808,157	\$ (808,157)	\$ -
Recreation Fund	\$ 578,489	15.37%	\$ 594,181	\$ (533,523)	\$ 21,736
	\$ 3,762,943	100.00%	\$ 3,778,635	\$ (3,533,265)	\$ 46,567

<b>Percentage Collected</b>	<b>100.42%</b>
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**Viera East**  
**Community Development District**  
Golf Course/Recreation Fund- Operations  
Prior Month/Year Comparison

	Actuals 8/31/20	Actuals 8/31/21	Variance	Year to Date 8/31/20	Year to Date 8/31/21	Variance
<i>Revenues:</i>						
Greens Fees	\$ 95,788	\$ 104,475	\$ 8,687	\$ 1,226,048	\$ 1,505,439	\$ 279,391
Gift Cards - Sales	\$ 309	\$ 369	\$ 60	\$ 7,129	\$ 10,079	\$ 2,950
Gift Cards - Usage	\$ (959)	\$ (1,131)	\$ (172)	\$ (12,033)	\$ (18,322)	\$ (6,289)
Season Advance/Trail Fees	\$ 16,523	\$ 17,467	\$ 944	\$ 196,919	\$ 215,505	\$ 18,585
Associate Memberships	\$ 1,659	\$ 869	\$ (790)	\$ 34,839	\$ 38,236	\$ 3,397
Driving Range	\$ 6,594	\$ 5,117	\$ (1,477)	\$ 69,572	\$ 83,039	\$ 13,467
Golf Lessons	\$ 175	\$ 175	\$ -	\$ 1,865	\$ 1,925	\$ 60
Merchandise Sales	\$ 8,957	\$ 7,406	\$ (1,551)	\$ 104,468	\$ 111,911	\$ 7,443
Restaurant	\$ 2,162	\$ 2,463	\$ 301	\$ 24,046	\$ 33,700	\$ 9,654
Special Assessments - Operations	\$ 1,877	\$ 1,519	\$ (358)	\$ 20,650	\$ 16,712	\$ (3,937)
Miscellaneous Income	\$ 2,621	\$ 568	\$ (2,053)	\$ 22,653	\$ 5,532	\$ (17,121)
Total Revenues	<u>\$ 135,706</u>	<u>\$ 139,297</u>	<u>\$ 3,591</u>	<u>\$ 1,696,156</u>	<u>\$ 2,003,757</u>	<u>\$ 307,601</u>
<i>Expenditures:</i>						
Golf Course Expenditures	\$ 10,883	\$ 11,169	\$ (287)	\$ 121,029	\$ 128,741	\$ (7,712)
Restaurant	\$ 195	\$ 196	\$ (1)	\$ 2,217	\$ 2,310	\$ (92)
Golf Operations	\$ 31,043	\$ 29,056	\$ 1,987	\$ 374,752	\$ 352,321	\$ 22,430
Merchandise Sales	\$ 4,696	\$ 6,794	\$ (2,098)	\$ 87,084	\$ 75,093	\$ 11,991
Golf Course Maintenance	\$ 79,657	\$ 81,982	\$ (2,325)	\$ 924,765	\$ 809,516	\$ 115,250
Administrative	\$ 12,570	\$ 14,386	\$ (1,816)	\$ 135,664	\$ 151,869	\$ (16,205)
Total Expenditures	<u>\$ 139,043</u>	<u>\$ 143,584</u>	<u>\$ (4,540)</u>	<u>\$ 1,645,510</u>	<u>\$ 1,519,849</u>	<u>\$ 125,661</u>
<b>Operating Income/(Loss)</b>	<u><u>\$ (3,337)</u></u>	<u><u>\$ (4,286)</u></u>	<u><u>\$ (949)</u></u>	<u><u>\$ 50,646</u></u>	<u><u>\$ 483,908</u></u>	<u><u>\$ 433,262</u></u>



Project Fund	Estimated Original Costs	Changes	Projected Revised Costs	Approved Costs	Remaining	Spent	Status/Estimation
Irrigation System	\$2,080,000		\$2,080,000	\$74,200	\$2,005,800	\$17,760	Authorization 2021-1 Engineer Approved, Req 20-21, and req 24, Req 28, Req 38, Req 45
Bunker Renovation & Liners	\$1,090,000		\$1,090,000	\$0	\$1,090,000	\$0	Req #5, 16-18 for Engineering, Req #11 for \$98,595.16, Req #15 for \$308,358, Req #19, Req 22-23, Req 29 & 30, Reqs 33 and 35, Req 37, Req 44
Bulkheads	\$375,000	\$344,142	\$719,142	\$719,142	\$0	\$719,142	
Tee Box Renovation	\$150,000		\$150,000		\$150,000	\$0	
Cart Path Extensions	\$175,000		\$175,000		\$175,000	\$0	
Regrass Fairways and Slopes	\$125,000		\$125,000	\$7,862	\$117,138	\$7,862	Hole #2 Approved - \$7,862.40 - Req 6
Maintenance Building Repairs	\$40,000		\$40,000	\$2,800	\$37,200	\$2,800	Req 51
Driving Range Tee	\$20,000		\$20,000		\$20,000	\$0	
Golf Course Lake - Banks	\$150,000		\$150,000		\$150,000	\$0	
#7 Green	\$65,000		\$65,000		\$65,000	\$0	
Pump Station Filter	\$35,000		\$35,000		\$35,000	\$0	
Culvert Repair #7 - Butterfly Valve	\$37,500		\$37,500		\$37,500	\$0	
Clubhouse	\$580,000	-\$344,142	\$235,858		\$235,858	\$0	
Woodside Park Restrooms	\$25,000		\$25,000		\$25,000	\$0	
Dog Park	\$55,000		\$55,000	\$30,376	\$24,624	\$30,376	Req 43, 46, and 47
Woodside Park Playground	\$45,000	\$6,889	\$51,889	\$51,899	-\$10	\$51,899	Req 14, Req 26, Req 31, Req 36, Req 39-40, Rec
Sidewalk Repair	\$75,000		\$75,000	\$43,399	\$31,601	\$43,399	Req 13, Req 25, Req 48
Pavillion	\$95,000		\$95,000	\$0	\$95,000	\$0	
Maintenance Equipment	\$337,000	\$75,669	\$412,669	\$412,669	\$0	\$412,669	Req 4, 7-10, 12, Req 27, Req 34, Req 41, Req 42
Lost Revenue	\$287,395		\$287,395		\$287,395	\$0	
Contingency	\$180,690	-\$82,558	\$98,132		\$98,132	\$0	
	\$6,022,585	\$0	\$6,022,585	\$1,342,348	\$4,680,237	\$1,285,908	