

*Viera East Community  
Development District*

*Agenda*

*November 18, 2021*

# AGENDA

# *Viera East*

## *Community Development District*

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219 East Livingston Street, Orlando, FL 32801

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

November 12, 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, November 18, 2021 at 7:00 p.m. in the Multi-Purpose Room, Faith Lutheran Church, 5550 Faith Drive, Viera, FL.

- I. Roll Call
- II. Pledge of Allegiance
- III. Public Comment Period
- IV. Approval of Minutes of the September 23, 2021 and October 28, 2021 Meetings
- V. New Business
  - A. Review of Proposals and Selection of a Vendor to Provide Construction Services for Golf Course Renovations
- VI. Old Business
  - A. Brevard County Lake Planting Grant Update
  - B. Farmers Market/Craft Fairs at Woodside Park
  - C. Action Items List
- VII. Staff Reports
  - A. General Manager's Report
  - B. District Manager's Report
    - i. Consideration of Requisition #52 - 54
  - 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. 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 September 23, 2021 and October 28, 2021 Board of Supervisors. A copy of the minutes are enclosed for your review.

The fifth order of business is New Business. Section A is Review of Proposals and Selection of a Vendor to Provide Construction Services for Golf Course Renovations. A copy of the proposals are enclosed for your review.

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 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, September 23, 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
Jim Moller	Golf Course 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 next item we have is public comment for items on the agenda. We've gotten some request to speak forms which we'll go through in the order they were received. We'd ask that you please state your name and address for the record. Please keep your comments to three minutes. Obviously, we've got a lot on the agenda tonight, so if you can try to not duplicate points that have already been made, that would be great. But otherwise, you've got your three minutes. We'll start with Linda Agans.

Resident (Linda Agans, 4768 Parkstone): Many members of the community applaud things the new Board is doing. A few good ideas have been brought to the table; others not feasible. We want you to succeed because that will be for the benefit of all members of Viera East. You guys fought so hard to get elected, but you seem to rush to headfirst with decisions without knowledge, education, or all the facts. What's the rush? Having managed multimillion dollar projects for years, one thing you learn is fail to plan, plan to fail. As to the restaurant, so far, the board has been unsuccessful in recruiting an established business to take over the space, willing to pay rent and utilities, plus a percentage of revenue. We all want a restaurant in this space, but this approach has been painful all around. The new Board appears headed in the direction of developing its own restaurant, hiring staff, and paying a manager to not only run a restaurant concept, but pay him during design and construction. While Jeff's enthusiasm in the workshop was appreciated, all financial impact is on the District, not him as a 1099 contractor. How can he be a lessee without paying rent, a paid 1099, and a partner at the same time? He has zero financial risk. Why not test them out before making such a major commitment while continuing to either search for a business willing to take the financial risk or negotiate a better job for the community? Based on comments, the professional putting experience seems joined to these contests of the restaurant. Neither Popstroke star or BigShots is located on a residential community or on an actual golf course property. Their location strategy is an industrial or near malls and hotels. What traffic parking noise or nuisance consideration has been given to the residents directly impacted? These concepts rely on expensive to develop technology. Touching on CDD communications, mostly to center around social media, the official CDD website is sparsely updated in comparison and the new section contains nothing that is being communicated on the social media pages. Organizational information should not only be consistent, but it should also be communicated across all touch points. Communication via these portals should be from the government of the CDD, most posts are written as from an individual. The Facebook page for the market, for instance, has the event posted by Michelle, not just CDD, with a link to her personal Facebook page. The website dog park is a wonderful asset to the community, but one that was already planned and on file before this Board took over. Your enthusiasm is great, but please spend more time discussing other issues. Any good businessperson knows, you have to file for and receive a permit before you build anything.

Mr. Showe: Thirty seconds.

Resident (Linda Agans, 4768 Parkstone): The new Board now represents all of the community, not just those who voted for you, and needs to do a better job of bringing the community together instead of pitting neighborhoods against one another. Please, what's the rush? Please take the time to educate yourselves and the community, plan, and then next, execute. Thank you.

Mr. Colasinski: Thank you. By the way, you're not the only one that's nervous when they speak.

Resident (Linda Agans, 4768 Parkstone): It's been a while since I got up before a Board.

Mr. Showe: The next one we have is for Mary Ann Ferrara.

Resident (Mary Ann Ferrara, 6840 Raccoon Court): First of all, congratulations ladies and gentlemen. The first annual park festival came off without a hitch. It was a beautiful day. 911 was very well represented. When I talked to the vendors, I'm sure they were pleased. We look forward to having them come again and increasing the number of participants and vendors. When I would like also to do is if there are community associations, like maybe the Boy Scouts or the Girl Scouts, maybe let them have a little table and let the community see what's out there. I know I belong to Rotary and we are in the community. One of my projects is a word of safety program. We unfortunately couldn't have it because of COVID. We're usually in the schools and we would like to marry up with the Brevard Zoo and the others there. It was great networking. If you didn't go, put it on your calendar for the next time. Congratulations to you all. I know that was one of the projects that the new Board came in with. Sometimes I agree with the other lady with a public comment. Sometimes you have to go a little slow but the park and has been waiting, waiting, and waiting. That is slow for the dog walkers and all of the people in the community. I'm glad that is coming almost to fruition. Congratulations Michelle again for the work you did. Thank you.

Mr. Colasinski: By the way, Mary Ann, Paul and his roofing company was at the park today and completed the roofing and both on all three of the dog houses today, so we're just making some progress.

Resident (Mary Ann Ferrara, 6840 Raccoon Court): Well, that's good.

Mr. Colasinski: It was done very nice. These things are better than most residential.



Resident (Mary Ann Ferrara, 6840 Raccoon Court): Not only are the owners excited but the dogs are as well. They're getting to meet one another in preparation for them being turned loose. Thank you.

Mr. Showe: Sonya Kopliner.

Resident (Sonya Kopliner, 4275 Woodhall Circle): Regarding the restaurant, I have to address the false information to you Mr. Dale, stated in the record last month. I'd like you to look at me while I'm speaking to you, Mr. Dale.

Mr. Dale: This is your time to speak. I'm not here to dialogue with you.

Resident (Sonya Kopliner, 4275 Woodhall Circle): You stated that the gross revenues are roughly \$225,000 for Divots and the District got \$12,000 of that, less than a thousand a month. For the record, here are the true factual numbers for the last 11 months. Due to its generated gross sales are \$230,086, minus the sales tax, net sales, \$215,033, of which the District was handed 11 checks totaling \$21,503.29. An average in \$1,955 per month, which is about twice the amount that you stated for the record, of less than a thousand per month. The comment was made that Terry did not have workers comp insurance. True. She doesn't need it. It's for four or less employees, but she's had it every other year. Your skewed facts fit your narrative, and you don't speak the truth to the residents of this community. I believe we'd all like to know how you came up with \$65,000 for salary when all Mr. Spencer talked about was his experience as a chef. He never once mentioned at least one name of a restaurant or bar that he alone managed for any period of time and how successful he made it, stating gross revenues in parts. Why should he get 25 percent ownership? He's not bringing anything of value to risk if it fails. Why should he get 25 percent bonus of net revenues pay based on net revenues every six months? Why is he being on a step-up scale? You make more, you get more. That's less money the District is getting to pay back the initial outlet for starting the process, costing him nothing. You complain about every penny being spent on the golf course. Yet you're willing to throw money to caution on something you cannot prove to be viable. Why would you guarantee a severance of 25 percent of two times annual net revenues if the lease is prematurely discontinued by the lessor? You analyze the average net sales from the last 11 months of Divots and multiply that by 25 percent times two. That's \$117,300 for being terminated. What's the incentive to want to work? You can walk away after three months with \$120,000 plus for a year's contract. Mr. Spencer should know that he cannot cook. No, no, no. Not in this restaurant, he has to be a manager. Have you done

your due diligence? You want third-party services? Drive up windows? You realize you're in a residential area and not the strip mall where traffic can come and go. You're proposing to exceed noise levels. Traffic can be an issue for residents, golf courses, and restaurants. There is no sign up on the rail to advertise your restaurant. It's not in the zone, we're not zoned for it. Whatever you're being promised are empty promises, just like Terry has promised, support she got nothing. You're taking a big risk.

Mr. Showe: Jim Koplner.

Mr. Dale: Actually, I do just want to correct a couple of things for the purpose of the minutes. Ms. Koplner, throughout the \$21,000 number, that does not take into consideration the fact that the District pays for all the utilities in the restaurant, which would have that number.

Resident (Sonya Koplner, 4275 Woodhall Circle): That's gas.

Mr. Dale: The issue of pay scale is an issue that one of the previous RFP responders had addressed and we did have a scale, and then that person was pretty much scared off by a portion of the community. I just would like that in the minutes. Mr. Koplner, I believe it's your time now, sir.

Resident (Jim Koplner, 4275 Woodhall Circle): My name is Jim Koplner. I'm married to this lovely lady. I have a couple of things I'd like to bring up. First one is the survey monkey. What happened to getting more people on survey monkey? Many of us never got a postcard. I tell you, I never did. Nobody that I know in Viera East ever got a postcard. We only know about these things because we come to the meetings. The February meeting, Steve said he's in charge of this and that there were 135 people on it. 135 out of 7,000. Good sample size. You need more people to get a real sample on the community. You didn't ask people what they want. What was said when you were campaigning may not be what the current residents want anymore. The second thing I want to bring up is HOAs. You stated in the December 17th meeting, it was the first quarterly meeting where we have invited representatives, various HOAs to express public commentary, concerns, and issues. You asked each HOA to appoint a representative to act as their speaker. Well, the HOA Presidents, who were the representatives, were not in attendance then because they knew nothing about the meeting. You said you send a notice to management, and she would be notifying all of her associations. What about all the other property management companies? Why weren't they contacted? You said you were hoping that the word would get out so the HOAs on a quarterly basis become a regular thing. You have tried social media, but here

we are 10 months later, HOAs have not been notified of these meetings. There's been very poor attendance because they don't know anything about it. At the August 27th, 2020 meeting, Mr. Carnesale said it for the record that he, "Pledges if elected, to keep residents informed, keep HOAs involved in all major decisions going forward." Well, you've been elected, and you've not kept your pledge for the residents of this community. How are we spreading the words to all the communities about what's going on?

Mr. Showe: Thirty seconds.

Resident (Jim Koplner, 4275 Woodhall Circle): Just one final comment. As one of the geriatric group from Viera East, my wife and I would like an apology from Michelle and one from Rob Dale for referring to us as older people. Thank you very much.

Mr. Showe: Next, Annette Speidel.

Resident (Annette Speidel, 2257, Brightwood Circle): I actually didn't come with anything prepared, I guess, so I'm just going to talk from the heart here. I'm relatively new to the area and came from a seven-acre plot in Northeast Ohio and came to a planned community that I understand was developed 20 years ago around a golf course, and a golf course was there first and all the other residents in these housing elements have come. Is that not true? You're shaking your head.

Mr. Bedwell: No. No. Many of the other communities were here before the golf course.

Resident (Annette Speidel, 2257, Brightwood Circle): Viera East was developed around that idea, I think if you go back to what the original leaders planned it. Anyhow, my concern is that I guess if it's rumor, I guess we're going to find out tonight. I'm hearing a lot of things. I have never attended these meetings before and never really realized a number of concerns because everything seemed to go along fine. But now that I see that things are happening that could actually destroy the price of our home, send the cost of our homes down with a putt putt golf course going in at the golf course and a driving three-tiered driving range, but what about the neighbors that live there with all the sound and the likes, and we are elderly, some of us, and some of us are not. I just don't see that being a good thing. We're concerned, have there been studies done, have you guys done any kind of studies to show what kind of noise would impact the area? Seems like I agree with her, there's a lot of rush to do something and, I don't know, I guess from the election you said that I think we are more than a golf course. I think your intent is to ruin our golf course. My gut instinct is that you want to take our golf course and change it into

other homes, it will get you more money in your pocket to do the other projects that you want to do. If I'm wrong, you can tell me during your time. I would like to be told that isn't because I also think that we were told that the restaurant early on during the election was going to be turned into a yoga studio. Hopefully, these things are all rumors. The yoga studios, miniature golf courses, but we're not going to know these things unless we come to meetings. I'll be attending them and I'm going to be listening and hoping to come in the future, but I just want you to know that the Viera East Golf Course people are, in most part, not happy. We don't like what's going on up there. We had a very good restaurant. Whether Terry's there or not, I don't like the fact that there's not a restaurant there that won't serve breakfast for the golfers in the morning and other people will attend after church on Sundays. A lot of us, if you said, and to think that she would say, "Oh, they don't use that for breakfast." I remember hearing that. That's just crazy. I don't think you'd really know how we feel and that goes back to him. You're not getting what we really feel like and getting our opinions. That's it. Thank you.

Mr. Showe: Any other public comments for items on the agenda?

Unidentified Resident: Is this the time we're allowed to speak without having completed paperwork?

Mr. Showe: Yes, just state your name and address.

Unidentified Resident: I'm proxy to my daughter who's staying at my house in 1210 Starling Way. I've got a question. I'd like to understand the relationship between this Board and the other committee that is supposed to be closing the golf course, the VEGCDA. How come this Board is making decision about the golf course when we've already gone another committee who's supposed to be full-time only focused on golf course?

Mr. Dale: Just because you're asking an informational question here, I will refer you to the CDD website. What the CDD website does is, it does a very good breakdown of how the hierarchy and the different organizations within Viera East work. You actually commingled a few of the letters for a couple organizations, so I'm not quite sure which one you're talking about, but what there is there is a CDD. The Viera East Golf Club is the HOA for the golf course. It represents about 14 percent of the community.

Mr. Colasinski: The homes surrounding the golf course.

Unidentified Resident: Do you have to do with golf course?

Mr. Showe: The Viera East CDD, which is this organization and this Board, we own and maintain the golf course. They have full ownership and operation.

Mr. Dale: The CDD essentially runs all the way down to Wickham Road. The communities of Fawn Ridge, Hammock Lake, Hammock Trace, Herons' Landing, Osprey. All of those comprise the CDD and all have ownership of the course.

Unidentified Resident: I would like to say, I just moved here myself like this lady down here.

Mr. Showe: Can you please state your name?

Resident (Tracey, 1210 Starling Way): I'm absolutely disgusted really that the golf course has been treated in such a bad way, the restaurant, all of that. It adds value to our homes to have it, and one of my kids from down here, family members, friends of mine, they go to the golf course, and I just think that it's been really badly managed. To pick this restaurant out that everybody's so upset about and the golfers felt like, golf, they come off, they have break, they have lunch. I would like to know revenue and what the reason was to get rid of this restaurant and this lady, that obviously managed the restaurant for so long and did such a great job, and that's all I've heard, that she did such a great job and has been treated so poorly. I would like to keep the value of my house. I think in any way that we are taking the golf course out of the equation is going to be very bad for all of us that own a house in here, not just those that lived on the golf. I think it's just a very bad mistake. Thank you.

Mr. Showe: State your name and address for the record, please.

Resident (Tom Agans, Parkstone): There's been a couple of comments made off the cuff, like you said before that you take care of the utilities. I would like you to tell us what the utilities are because I know for a fact that that Terry was taking care of a lot of the electric.

Mr. Dale: Water and electric. She doesn't pay the electric, does not pay the water for the restaurant.

Resident (Tom Agans, Parkstone): What about the gas?

Mr. Dale: She does pay for the gas and oil.

Resident (Betty Young, 2247 Brightwood Circle): This is my first meeting that I've attended. When I moved here 20 years ago, I was given a book that's at least three inches thick, pertaining to the golf course, enticing us to build our homes here. Now, we come to this when we don't have anything that's in this book that I have in my possession.

Mr. Showe: Any other comments? Hearing none, we will move to the next item.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the August 26, 2021 Board of Supervisors Meeting and Acceptance of the Minutes of the August 26, 2021 Audit Committee Meeting**

Mr. Showe: The item we have next is the approval of minutes of the August 26th Board meeting, as well as acceptance of the August 26th Audit Committee meeting. Those are included as part of your agenda package, and we can take any corrections or changes at this time or a motion to approve.

Mr. Colasinski: I'll make a motion to approve the meeting minutes.

On MOTION by Mr. Colasinski, seconded by Mr. Carnesale, with all in favor, the Minutes of the August 26, 2021 Board of Supervisors Meeting and Acceptance of the August 26, 2021 Audit Committee Meeting, were approved.

Mr. Dale: Jason, I'd like to stop there really quick too. I'm not dialoguing with the audience; I'm just sharing for those that threw this out as part of their commentary. For anyone that wonders why we are doing what we are doing, in those meeting minutes, most of you at that meeting decided to walk out during the course of the explanation. But I read off fifteen plus reasons as to why we were doing what we were doing with the restaurant. So those are all in those meeting minutes for anybody that would like to see the rationale. I believe those are posted already.

Mr. Showe: Yes, they're posted as part of the agenda pack, and once the minutes are approved this evening, they'll be posted separately as the meeting minutes.

Mr. Dale: It's probably on the third or fourth page once you get past the Public Commentary.

**FIFTH ORDER OF BUSINESS**

**New Business**

**A. Consideration of Annual Service Agreements**

**i. Habitat Management Services with Kevin L. Erwin Consulting Ecologist, Inc.**

Mr. Showe: The next two items are our annual service agreements, and I'll briefly touch on these, and then we can go into any questions the Board might have. Our first agreement is

with Kevin Irwin, a consulting group. He is our ecologist. He comes out and reviews it, the District owns a vast amount of conservation area, so he keeps us in compliance with all of those. His contract has not increased from current year. It's also important to note when you look through your agenda, that contract is kind of a max annual amount. He only bills on what he actually uses. So if Tim doesn't use him as much, the bills don't come in as high.

**ii. Aquatic Management Services with ECOR Industries, Inc.**

Mr. Showe: The second agreement is with ECOR. They put a note in there, that's the last page of their package. Actually, they had a stark increase in their chemical costs this year, so they proposed about a 6% increase in their contract costs. That's actually fair, and in line with everything we're seeing in all of our Districts that use chemicals, pool suppliers, and people that do lake treatment. I think they do a great job for the District. They're incredibly responsive. Tim, do you have any input on how you deal with ECOR?

Mr. Melloh: I can't imagine doing it without them. They do such a wonderful job. Obviously, Ned, who's our supervisor for the habitat and for all the stuff in there, they're great for the waterway system. Any time we see something developing on the lake, like the lake that's set to the left side of number 7, Ned has already called them. They're putting the boat in tomorrow to treat that. They're excellent. I mean, I'll just leave you that there. ECOR is an excellent vendor; they're an excellent partner; they're always willing to get on and hop on phone calls with us. We're talking about the aquatic midges today, and Steve Garoust, who's the vice-president/owner of the ECOR, is always a wealth of knowledge. He's very well educated, and I think they're a great company.

Mr. Showe: Dave?

Mr. Bedwell: Jason, 100 percent of both of these costs are in the general fund?

Mr. Showe: Correct.

Mr. Bedwell: Thank you.

Mr. Carnesale: Basically when we're looking at the 6 percent increase, the CPI when it comes out is at 5.9 percent. So we're not talking anything is outlined with inflation for the current year.

Mr. Showe: Well, I also think that we've seen it in all of our chemicals. I mean, our landscaper's costs are going up for treating anything, and all those specific chemical costs have

increased pretty dramatically. It's up to the Board how you want to tackle these. I think it's staff's recommendation to just go ahead and approve both agreements. You can approve them in one motion, or you can take them separately.

Mr. Colasinski: I'll make the motion to approve both of them.

On MOTION by Mr. Colasinski seconded by Mr. Carnesale, with all in favor, the Annual Service Agreements for Habitat Management Services with Kevin L. Erwin Consulting Ecologist, Inc. and the Aquatic Management Services with ECOR Industries, Inc., was approved.

### **B. Consideration of Tow Agreement for Woodside Park**

Mr. Showe: The next item is a formality. Obviously, I know Rob has some experience on the Tow Agreement for Woodside Park, but this is just a formal agreement with the tow company. Under Florida statutes, you have to be contracted with a tow company, and those signs have to be advertised with their company name. So this is the agreement that they need signed.

Mr. Dale: That was my primary question to you. Do they provide those signs at no cost to the District?

Mr. Showe: Yes. They should. They may not, sometimes it's \$25 or whatever the cost is of the sign. Most vendors will just supply them.

Mr. Colasinski: Is that for illegal parking?

Mr. Showe: Overnight parking at Woodside Park, which is already against the rules in the District. But because we're a governmental entity, there are some special rules that apply to vehicle towing.

Mr. Bedwell: Do we have a problem now? Why did this come up?

Mr. Dale: Where it came up was the night before. Actually, we were hoping it wouldn't be that big. We were trying to be really decent and neighborly with people. We had the signs up forever. We provided notice a couple of days before. I actually had some personal conversations with a few of the homeowners.

Mr. Bedwell: Are you referring to the farmer's market?

Mr. Dale: The farmer's market. The night before we had three cars parked out, right where we needed to be able to do all our unloading and everything. Wound up putting a couple



notices on windshields again to remind people. Those people then subsequently went and stole all the cones that we had put out for the evening, so that set me off a little bit.

Mr. Bedwell: These are residents?

Mr. Showe: We assume, yeah.

Mr. Bedwell: Well, there's no way of telling?

Mr. Showe: No.

Mr. Carnesale: We don't have for us reference of car owners in order to know whether or not they are.

Mr. Dale: We took pictures of the license plates, but we have no way of proving that those were the people that stole the cones.

Mr. Bedwell: That's why I brought it up.

Mr. Dale: Yeah, so we will be enforcing that for a while, I think.

Mr. Bedwell: All right.

Mr. Showe: We just need a motion to approve that to agreement.

Mr. McCarthy: I make the motion we approve the towing.

On MOTION by Mr. McCarthy seconded by Mr. Colasinski, with all in favor, the Tow Agreement for Woodside Park, was approved.
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### **C. Consideration of Restaurant Management Agreement**

Mr. Showe: Next item is potential terms for a restaurant agreement. We've provided you in your agenda pack both the presentation from the vendor, and there are some updated terms that we handed out for you today so we can open it up for our Board discussion on those potential terms. Just by the way, for some history, obviously there's a set of terms. Before we got to our counsel and had them spend hours and hours wrapping up an agreement, we wanted to have the Board agree on terms. Then they can turn around an agreement pretty quick from there.

Mr. Dale: I believe most of the Board via email was sent the terms and had a chance to add, delete, do whatever they wanted to. So Pete, we're going to start with you. Do you have questions or comments?

Mr. Carnesale: A whole slew, because I received no emails prior to today when I saw it. Basically, I'm looking at the second bullet, I think that that number is basically too high as a start-up, and it should be graduated based on how the process is going. We get down to the

fourth bullet, I have no problems with laying out the dollars to start up the restaurant. I have a problem with being responsible for those on a steady basis. At least when we had the conversations during last meeting, we talked about a loan being used to do some of that. I see nothing about that in here, so there's no payback.

Mr. Bedwell: What loan are you referring to?

Mr. Carnesale: Well, basically, all I'm saying is that when we had the last meeting, when he was giving his presentation and we were talking about the possibility of a loan, and that was something that may be worked on. It wasn't specific as to what it would be for or how, but it would be that he would have some skin in the game as he starts up a restaurant. As it is right now, he's starting up with zero skin in the game but we've got a hell of a lot of liability based on this list of items.

Mr. Colasinski: I wouldn't say there's zero skin in the game there. If somebody's taking on a new job, there's much risk when you take on a new job, that's skin in the game.

Mr. Carnesale: If he's getting that as a salary, he's got no skin in the game. He's taking on a new game, but he's getting a salary.

Mr. Colasinski: I'm not understanding what you're comprehending.

Mr. Carnesale: I'm just saying that when you have somebody as Tim was saying earlier, he was talking about Chick-fil-A, he was talking about Burger King. They buy the right to use the name. They actually put their money upfront.

Mr. Colasinski: That's not the case in every business. There are some companies that franchise stores and there are some that are owner-operated.

Mr. Carnesale: Okay.

Mr. Bedwell: McDonald's operates that way.

Mr. Carnesale: But you have to buy the permission to use it. You pay the company for the right to use it.

Mr. Colasinski: There is no franchise though, Pete.

Mr. Carnesale: Okay.

Mr. Colasinski: What is there to buy? That's what I'm not clear on.

Mr. Carnesale: All I'm saying basically is I don't see a sufficient skin in the game for the person that's actually going to run. When I look at the fourth bullet, like I said, I don't have a problem with us setting it up because we intended to do that all along no matter who we had. We

had talked that out. It wasn't a problem, but here it indicates that it continues. It's not a setup. It just indicates that full food cost and labor cost, period, doesn't say for setup, doesn't say for first year, doesn't say until such and such. There's no additional area there, which means we're laying out dollars consistently.

Mr. Colasinski: But you do realize that if we take on the risk, we also get the value from the revenue that comes in from that risk?

Mr. Carnesale: We're taking in a portion of the revenue, 75 percent of whatever you want to call it of something that we don't know what the amounts will be, and they may be something substantial down the road, they may not. When we're talking about the next to last bullet, it's just a verb exchange. Where it says revenues should read profits, and then when we're looking at the 90-day mutual termination clause of 25 percent times two, basically that should say for one year. Basically, if you're going to have a termination, you go he's been here this period, go back a year, and that's where you get the number from. It has to be more specific in terms of the information.

Mr. Colasinski: That's fine. That's what this discussion is about.

Mr. Carnesale: Yeah. The way it's written here, I have problems with it and I did not see it previous to this meeting.

Mr. Showe: Well the initial terms plus his presentation and the general terms were included as part of the agenda pack that was mailed out.

Mr. Colasinski: Maybe it went to a spam or something like that but Jason sent out emails.

Mr. Carnesale: I was one of the people that they asked for the agenda package to be given to me in April form to be picked up at the office. There were two people that said they wanted it that way. There were three people that said they wanted it by electronic mail.

Mr. Showe: Was there not one there?

Mr. Bedwell: Yeah, there is one in the mailbox. It was sent specifically over there to our office for them to pick up.

Mr. Carnesale: Okay.

Mr. Dale: But I believe that it was also contained in the electronic agenda.

Mr. Showe: It was in the electronic agenda too.

Mr. Dale: I do think I understand what you're saying about the second to last clause there, Pete, and I agree. It may be a little inarticulately worded, but I think that the gist of it is that,

once Jeff has something established that if he were to be prematurely asked to leave by a future Board, that there is some remuneration for him before that would happen. It's based on past performance numbers. We're not going to say, I heard the one comment that, oh, you can start day one and then quit and then get paid a chunk of money. That's not the intent of what that is and I want everyone also to remember that this is a lease term paper basically. This is not a legal lease and everything. We've got to get this through the attorneys and have them put it into legal language. But what we're trying to do at this meeting is put in plain English, what it is we're trying to have the lease say for the attorneys to do that.

Mr. Carnesale: Well, okay.

Mr. Dale: But on that point, I do agree with you that that needs to be finessed a little bit. Maybe Jeff would have some suggestions on the two times issue.

Mr. Showe: I also think that there may be a valid discussion over if the lease is termed for cause, as it were. I mean I think it might be a little bit ended.

Mr. Dale: Exactly.

Mr. Showe: I'm a worst-case scenario kind of guy and I know attorneys are going to look at it.

Mr. Dale: There's always a morals clause and things like that. Leases are two-sided, so I do agree with that. With regard to the pay, what I will share with the Board. If you were to go down to Culvers right now and if you had significant management experience, there is a restaurant manager desperately trying to hire a general manager for over \$65,000 a year right now at Culvers. There are many other restaurants out there like that right now, and we're not talking to Culvers here, we're talking something a little more significant with a much higher skill level, I believe. We are talking about starting something out from scratch too so that is going to be significant labor wise. We are talking about doing a build out in there, we are going to one way or the other or need to hire a restaurant consultant and that costs money. It just so happens we have an expert in the field that has done those kinds of things before and can probably prattle off most of the regs and things like that off the top of his head. That's what happened when Tim and I went through and did a tour with him. I mean, Tim, what was your assessment of when we did that?

Mr. Melloh: I mean, Jeff comes with a tremendous amount of knowledge. He knows a lot about the operation of a restaurant, not just what goes on a menu and how do you make a

schedule for employees, but he knows a lot about restaurant design, kitchen design, kitchen layout, and has some really good suggestions for renovation of that area so that we can accommodate more people and continue on to the vision that the Board has.

Mr. Dale: Right.

Mr. Melloh: I think that he comes with a lot of things. He's definitely a great restaurant/kitchen consultant and I think he has a lot of experience and knowledge when it comes to running a restaurant.

Mr. Dale: Thank you.

Mr. Melloh: To be honest with you, my comment is coming from 36 years of being a General Manager for most of those years and dealing with food and beverage managers and hiring food and beverage managers and the \$65,000 is not out of line at all.

Mr. Dale: Right.

Mr. Melloh: It's a start as long as we can produce what we say we are going to produce and what not.

Mr. Dale: I will also point out that I was looking at the numbers and looking at a few hypotheticals in my head. Basically, it's a little bit different in terms of the wording and the ownership part, but if you were to look at Teresa's proposal of starting out at \$55,000, I think it was at \$200,000 of production, and then for every \$50,000 of additional production, \$5,000 in additional pay. If you get to half a million in production, the numbers are almost identical in the two proposals. It's the same net effect, I guess is what I'm saying. Dave, why don't you give us your input?

Mr. Bedwell: I thought I heard the word lease; this is not a lease. There was a choice of lease. You don't pay a salary to a lease and you don't pay the food cost. That was Jeff's decision. When he was here, he said he preferred because of his situation, wife, and three kids' security, he was going to go for a salary and a bonus versus a lease. He's talking about a managing partner. If you walk up to Carrabba's or any big restaurant, my two sons are in the restaurant that is why. If you see on the general manager, that's a manager that's paid a salary and a bonus. Managing partner gets a cut of the profits. This is much better than Teresa's because she was going to get paid on revenue. This guy is got to manage the expenses too, which was our problem in the past. When you're paying on profit, he's got to manage revenue and expenses, which was our big problem in the past.

Mr. Dale: You really nailed it right there. I know everybody says we're rushing into this, we've been talking about this for months now. The issue that we've had a lot of discussion on was back 10 or 12 years ago, the ham is going in the front door out the back door. I will point out that with any restaurant, it's not always hams. Sometimes it's dollar bills. That's what winds up happening sometimes. With the scenario that Jeff has proposed as an owner-operator, he then has a vested interest, just like what you say. It helps stop the hams or the dollar bills going out the back door.

Mr. Bedwell: The compensation is very critical for success of any organization. The one part I have a problem with is up front he says he's going to start October 1, but then on the last sentence, is he going to be paid additional to be a consultant? Manager will serve as restaurant consultant prior to.

Mr. Showe: No. That's part of the presentation as back up to that. I think he's just going to do that as part of the services.

Mr. Bedwell: That's the part of general manager.

Mr. Dale: But you do make an interesting comment though. I don't know that this isn't more of an agreement than a lease.

Mr. Showe: I wouldn't consider it a lease. It is a management agreement.

Mr. Bedwell: This is not a lease.

Mr. Dale: You're right.

Mr. Bedwell: This is a managing partner agreement which infers he is going to be paid based on profit. That's what it means on the doors of any restaurants you go to. There's a difference between general manager and managing partner, big difference.

Mr. Dale: You're right.

Mr. Bedwell: Everybody wants to be a managing partner.

Mr. Dale: A big difference between an agreement and a lease. I agree.

Mr. Carnesale: Once we've eliminated the biggest things that I think we have that are in place, I think the fourth bullet down is not a problem in then your initial setup. We were going to do that for anybody to include the people that left.

Mr. Dale: Not necessarily.

Mr. Carnesale: We were talking about revamping, and possibly shifting, and doing repairs, and that stuff to the restaurant.

Mr. Dale: Make sure we're on the same sheet of music here. You said the fourth bullet down?

Mr. Carnesale: It says the VECDD.

Mr. Dale: That says the CDD will pay all food costs, supplies, and labor costs. Now, if somebody had come to us during the RFP process and wanted an arrangement like what Terry had, then no, we would not have paid for the food, supplies, and the liquor, and those things.

Mr. Bedwell: That's a lease.

Mr. Dale: No, you're right.

Mr. Carnesale: Well, basically then if you're looking at it as that, in which he owns 25 percent, which is what we're looking at, then those expenses with the exception of the set up because it needs to be set up and the money's not going to come from anywhere, other than from our end. After that, first year goes by. If he's got 25 percent, then all of those expenses should be 25 percent his. If you have two partners, one owns 75, the other owns 25, but the income is going to both.

Mr. McCarthy: There is no ownership. Pete, there's no ownership here. You keep using the word ownership. He didn't get any ownership. He's a salaried managing partner, salaried with bonus paid on profit. That's it. There is no ownership or nothing.

Mr. Showe: I think there's no real property ownership. The ownership is the concept and whatever initial property he creates.

Mr. Colasinski: The responsibility of managing the expenses.

Mr. Dale: I'll use Carrabba's as a great example of what we're talking about. In fact, I was just there this week to have this discussion. Carrabba's owner-operators do not own the restaurant. Actually, what they do is they get five-year terms, that they get to be the proprietor there. They run the place, they get a portion, whatever the sharing arrangement is that they work out with Carrabba's, but that's it. They don't have ownership. We keep coming to ownership. The only thing that Jeff would have ownership over, and it really doesn't affect us in any way, would be, A) it's an accounting term, it's called goodwill, like the name brand. He would have no ownership of the original name brand, that would stay ours, and he would have a no compete for a 10-mile radius. The reason for that is, I think this is great, this works for our benefit. He's thinking very entrepreneurially. He's already assuming it's going to be a big success. He wants to be able to open another one on his own down in Melbourne, or Vero, or wherever it would be

and not run into any future problems. That's basically the intent of that. The other part B) is he doesn't own any brick and mortar. He would own the right to be able to sell his revenue to another person that would be willing to pay him money for it. It doesn't come out of our pocket, it doesn't affect us in any way, whatsoever.

Mr. Showe: Essentially, we would be transferring the same agreement to some other entity.

Mr. Dale: Some other person.

Mr. Showe: Under the same terms.

Mr. Dale: And he would get money for that.

Mr. Bedwell: I've never heard of that kind of agreement, but if you say.

Mr. Dale: There's no brick and mortar.

Mr. Showe: Also as an example though, sometimes a company, we've had a company, that got bought by another company. Essentially, we use the same agreement, we just transferred it to another company. That's what would happen if he were to sell the LLC to someone else. We wouldn't be involved in that transaction between him and the other company, but the other company would have to be willing to take that same agreement.

Mr. Dale: He's basically selling a revenue stream, is what he would be selling.

Mr. McCarthy: I got a couple of things.

Mr. Colasinski: Sure, buddy.

Mr. McCarthy: The restaurant business is a very, very difficult business to be in on the best of circumstances. Now, compounded with a situation where it's on a golf course, becomes more complex. We don't have people beating down our door, calling Tim Melloh and Jason Showe, about having an interview and so forth. There's not a lot of people that are willing to take something like this on, and I commend Jeff for doing this. With our situation, just a little bit of a background. We've got, December 20th, I think, an opening on our irrigation system, which is set at two million dollars. That was projected two years ago. That might come up to 2.5, 2.7. We don't know. Everything is going to be on hold, and we have some very good plans for the restaurant. The last thing I want to see is this place get turned into a snack bar. I want it to be a restaurant and a quality restaurant. But, until that gets reconciled, that money, we don't know how much money we're going to have to spend on the restaurant. We have to have architectural drawings. We've got to run it by our legal department, our engineering department, and it's a long



process. This situation, and everyone should realize this, right now, on the first of the month, it's a snack bar. If Jeff goes forward, he's going to start off slowly and gradually increase it as we go along and try to get it up to speed. Then sooner or later, when we decide to go ahead with the construction, it's going to cease and stop. There's going to be a delay. We don't know how long. I'm not an expert in this, but I'm thinking five months, maybe. By the time you go through everything. It's going to be a very complicated thing. I was very much impressed by your presentation. You sound like a very knowledgeable man. I'm very confident that this is the person that we should have developing the whole concept. You've got a person who knows what he wants in a restaurant, and we get involved with the architects, he'll be an asset to them in terms of building it out and getting it done correctly. I think everyone's going to have to be patient. It's going to take some time and it's going to take some money. But this Board is going to make every effort to make it work correctly. We're in no hurry. We're going to do it right, or we're not going to do it. Thank you.

Mr. Colasinski: Thank you very much, Paul.

Mr. Dale: I do think you're exactly right. Actually, just in initial conversations, and this is again, I'm just one person. I know a lot of the questions got directed at me, but it's the entire Board that makes this decision and has decided this process up to this point. One of the things though that Jeff and I have talked about is we think, it's probably wiser for the major interior construction to wait until after season. Probably just the same as we're doing with the sprinklers, but what we do is we get our ducks in a row and come May 15th, when we're ready to pull the trigger for the sprinkler system, we do the same thing with the restaurant and any other issues that we're working on.

Mr. McCarthy: I made this comment to Tim Melloh in his office today. I've got a better chance of seeing a neurologist than I do having a plumber come to my house. It's a complicated thing, the construction business right now. But we'll make it work.

Mr. Colasinski: Thank you. Dave did you have anything else? I didn't ask if you were finished.

Mr. Bedwell: I'm just concerned about, and Jeff maybe mentioned it, is based on my two cents, hiring people. It is very difficult finding the people. I don't know how many cooks you're going to need if you're going to have a snack bar plus two shifts.

Mr. Spencer: The industry currently is in an employment crisis. It has been through COVID, a lot of people left the industry and they found other things to do. That's a challenge, and I think that what really has to happen is a really good approach via social media, job fairs, a multifaceted approach. Of course, I know some people that already want to come over.

Mr. Bedwell: Well, that was I was hoping you would say, if you're already looking for that.

Mr. Spencer: That I've worked with in the past. If you treat people well, they like to work with you again.

Mr. Bedwell: Well. I mean, there's a restaurant I go to that has been there 31 years, they're closing and they are down to four employees. Very successful. Got two other locations. It's crazy. It's absolutely crazy.

Mr. Spencer: It's tough.

Mr. Carnesale: Well, because of COVID basically. With, but not necessarily all COVID, basically the other piece of that was unemployment insurance, which hit the roof so that people were collecting more to stay home than they were to go into work. That is now coming to an end. Within the next few months, at least a portion of that should hit the ground and make it possible to do right.

Mr. Spencer: The people that I know who are current operators now, and I know tons of them, are starting to say that. People are starting to come back. They're starting to come back. Is it a slow process? Yes.

Mr. Carnesale: I didn't say today, tomorrow. I said over the next few months.

Mr. Spencer: But also, I think with the slow approach on build-out and how the business grows, you're able to grow that staffing at the same rate. Some of that staffing will dictate how fast you can move.

Mr. Bedwell: It just seems crazy out there. It is very difficult.

Mr. Dale: Jason, while we're continuing our conversation, you're the wordsmith here. On that 90-day, two times annual revenue. Can you put some thought into that?

Mr. Showe: Initially, I think I would do the 90-day termination clauses for either party, maybe after one year, then that bonus kicks in the two times. There's really no way to really know what the revenues would be before that, and that gives him a reason to stay longer. Also, it can put some skin in the game for both parties. I would say maybe after one year, we'll see.

Mr. Dale: I also think this might have been a misprint. Annual net revenues...

Mr. Showe: That should be profits. I think it should be reflective of the same of the reference up above.

Mr. Dale: But it was his portion. He doesn't get the whole. In other words, let's say the net revenues are, let's keep the math simple, 100,000 and his portion would be 25,000. I think the intent was his portion.

Mr. Spencer: Rob, I don't want to interrupt you. I don't believe we're talking about total revenue. We are talking about profits.

Mr. Dale: That's why I used 100,000 as the profit.

Mr. Bedwell: After a year, he would get 25,000 if we terminate.

Mr. Dale: Bingo. That's what that means. That's what that translates to. I believe that was the intent.

Mr. Showe: I would also think, again, our attorneys can come up with just some standard for cause. If he gets terminated without cause, the whole Board changes over.

Mr. Dale: Agree.

Mr. Showe: They say you can get out of here; I think then that clause applies. I think we need to have terms to know about for cause, give him time to correct the issue, whatever the issue would be. I think that's fair on both parties.

Mr. Dale: We're giving the incentive not to go out and get arrested, Jeff.

Mr. Spencer: Yes, sir.

Mr. Showe: I think those are just some languages and our attorneys can help wordsmith those. But I think that as long as the Board's amenable with those general terms, I think there's standard contract language.

Mr. Bedwell: Now him as an LLC and us basically retaining ownership, who's paying for his employees?

Mr. Showe: We are.

Mr. Bedwell: They are all on our salary book.

Mr. Showe: Correct. They're not his employees. He's managing the operation, the employees would be Viera East CDD as always.

Mr. Bedwell: That's what I was asking. I was just clarifying in my mind.

Mr. Dale: I know there are a lot of different moving parts for this so we've had multiple proposals that we've had to consider.

Mr. Bedwell: I don't know why we need the last sentence in there.

Mr. Showe: That was just to clarify that that was part of what he has offered.

Mr. Dale: Right.

Mr. Dale: I think it was more probably to demonstrate value to the Board.

Mr. Bedwell: He is going to be reporting to Tim?

Mr. Showe: I think essentially, yes. Tim's the general manager. The same way that Tim oversees the ECOR contract, the same way that Tim oversees the other contracts.

Mr. Dale: It's like I would imagine, Jim and Tim. If we've got a greens issue, we're probably more likely to want to go talk to Jim, with regard to along the same lines, I guess is the analogy I'd make.

Mr. Bedwell: Thank you.

Mr. Dale: Steve, let's see what you got to say.

Mr. Colasinski: I've read through this and we talked about this before. I think that the second from last bullet on there, okay, some wordsmithing on that would probably be appropriate. Since it's an agreement, it's more for information, I agree with what Paul is saying too. I probably would like to see a high-quality restaurant in there as well. I think it will be good to start with snack bar, but I think a high-quality restaurant would be a good thing to have in there.

Mr. Dale: Paul, did you have anything?

Mr. McCarthy: No, I'm all set.

Mr. Dale: Okay. Dave, anything else?

Mr. Bedwell: They've talked about the salary. Based on my knowledge, if it's still at \$230, \$250,000 revenue, that's too much money and if you get up to \$500,000 or more.

Mr. Spencer: Yeah. As we're talking about this numbers, I was doing rough numbers. Because when we talk about the current lease agreement, currently, and I'll try to explain this as best I can, the restaurant right now is currently earning \$230,000 in total revenue for the year.

Mr. Bedwell: Right.

Mr. Spencer: If you take 33 percent out, which is probably a very low number because of the venue prices of the restaurant, it's really probably a little bit higher. But if you take a third out

for your food cost, a third out for your labor cost, 10 percent for the lease agreement, and then roughly in a restaurant like about eight percent in miscellaneous expenses, it's \$193,000 a year. Essentially, that only leaves the operator with \$36,000 a year before taxes. It's half of what someone who does that job would normally earn. When we talk about skin in the game, yeah, there's a lot of skin in the game, because at the end of the day, no one can live on that, not without another way to get money out of the business. I think that the program and the agreement that we set up really benefits everybody. The more money that the restaurant generates, the more profitable it is by managing costs and labor and everything else, the more money I make and the more money that goes to the community. I think it's a win-win.

Mr. Dale: Why do you think \$500,000 is realistic instead of the \$230,000 that the restaurant has produced basically for the last six years?

Mr. Spencer: About an average for a casual restaurant, that has a bar in it, is about \$14-\$14.5 average check per person. Currently, they only have to serve about 42 people a day to make the current numbers. In a 100-seat restaurant that also has 75 seats outside, in order to hit a half million, you really only looking at serving about 80 people a day. With 5,000 people in the community, 80 people a day is an extremely achievable number. I think that that is a very low number. I think that in a period of two years that that number could easily be three-quarters of a million dollars. That number will really be hinged upon just the facility. How much food you can put out of the kitchen? How many people can get in the door and get to see? If we do everything right, then those numbers are very achievable, and at the end of the day, the community will make 3, 4 times more than that. I want to reference something that I had numbers on, if we hit a \$500,000 annualized projection, give or take, the community will make \$60,000. That's in profit. Of course, that gets tiered. If that number goes up to three-quarters of a million dollars, which I feel is very achievable because there's many fixed costs that don't change. The cost of your electric and the cost of gas. There's many of those expenses that are fixed. We're looking at over a \$100,000 a year. \$100,000, \$50,000 versus \$20,000 as current. I think there's a lot of skin.

Mr. Dale: Awesome. Thank you. If there's no further discussion, then I would entertain a motion with the wordsmith.

Mr. Showe: What I've looked at as far as that termination clause, I would reward it as 90-day mutual termination clause for each party. After one year, lessee is guaranteed 25 percent.

Mr. Dale: It's not lessee, right? It's not lessee?

Mr. Showe: Yeah, manager. So manager is guaranteed 25 percent of two times annual net profits if lease is terminated by the CDD without cause, and then we add in the standard termination clause, standard termination language would apply, with manager provided sufficient time to correct any cause noted in writing by the District. So I think if the Board is amenable under those terms and if there is nothing else you want to discuss, you could entertain a motion to approve those terms in substantial form, and delegate authority to the chair to execute that contract once the council is able to draft the agreement in those terms.

Mr. Dale: That would get us our restaurant manager in prior to a month from now where we would otherwise have to wait for another vote.

Mr. Bedwell: I make a motion that we approve with the changes that Jason has identified.

On MOTION by Mr. Bedwell seconded by Mr. McCarthy, with all in favor, the Restaurant Management Agreement and Terms for Restaurant in Substantial form and Delegation of Authority to the Chairman to Execute the Contract once Counsel provides a Draft, was approved.

Mr. Bedwell: Welcome aboard.

Mr. Spencer: Thank you.

Mr. Showe: I'll get with our counsel tomorrow and have them start working on that agreement.

Mr. Dale: You will do a wonderful job.

#### **D. Consideration of GolfNow Agreement**

Mr. Showe: The next item we have is the consideration of the GolfNow agreement. I know one of the major components of this is the reduction of the cost for credit card, I'll let Tim address that.

Mr. Melloh: This adjustment to the GolfNow contract is simply for credit card processing. We will have a flat fee of 2.4 percent, which includes the equipment. I'll just note that the paperwork you have in your Blue Book, we've upgraded it at no expense to us, but we needed a third terminal for the restaurant, and we needed a laptop terminal for credit cards.

Mr. Colasinski: Okay. So are we replacing all the point-of-sale systems too?

Mr. Melloh: Not the point-of-sale system, just the credit card reader. That's all integrated with their software.

Mr. Colasinski: Okay. So they're actually going to be handling the point-of-sale, credit card transaction, they will initiate that?

Mr. Melloh: Yes.

Mr. Carnesale: The comment I'd like to make on that is, the average credit card fee is somewhere around 3 percent. So that percentage is well below the norm.

Mr. Melloh: No, I think it's a good deal for us because our current credit card processor, the rumors are that they're going to go up on their fees due to us and what have you. Depending on your using MasterCard, VISA, or American Express, whatever, the fees are always different, and this includes our hardware.

Mr. Carnesale: Yeah, I like that much better, because many businesses like American Express because of their fees.

Mr. Melloh: So we're all good there. I guess all we have to do is vote on that.

Mr. Showe: Yes, I would ask for a motion to approve.

On MOTION by Mr. Carnesale seconded by Mr. McCarthy, with all in favor, the GolfNow Agreement, was approved.

#### **E. Approval of Irrigation RFP**

Mr. Showe: The next item we have, this went out in an email, it's about a 200-page document, and it is the approval of the issuance of the irrigation RFP. We did receive some comments from Steve which obviously we added an additional document I threw in there that didn't need to be there. So I think we've cleaned up a lot of duplication issues you had.

Mr. Colasinski: Okay.

Mr. Showe: The intent right now is that if the Board approves it tonight, we'd go ahead and issue the RFP advertised for October 8th, so that by your November meeting, we will hopefully have all the bids in. There are some dates that still need to be added in terms of an on-site meeting for all the vendors who want to bid but we can coordinate that and its dates.

Mr. Colasinski: Do we have it squared away as to who they send them back to?

Mr. Showe: Yes. All the bids will come to our office. Questions, I think we've got those going to the engineer.

Mr. Colasinski: Are they going to the engineer? Our person at Aqua Turf, is he working with the engineer?

Mr. Showe: We'll all work together.

Mr. Colasinski: Okay.

Mr. Showe: Yeah. We have one point of contact for any questions we come into, and then as a group, the four of us will go over all those questions, make sure everybody's on the same page and then we'll put out one set of answers and that's standard.

Mr. Colasinski: Do we modify the constraints in Aqua Turf?

Mr. Showe: That's the one question I do need to clarify for the Board. I put it on my list. So the recommendation from Aqua Turf and I know we've kind of gone back and forth. I think this Board before on some of the qualifications, but their recommendation from Aqua Turf, who is the irrigation consultant, they designed the whole plan. Their recommendation is that we make a qualification note that only folks that have done a golf course irrigation system before are qualified to bid.

Mr. Colasinski: It was in the last two years though.

Mr. Showe: Correct.

Mr. McCarthy: So that was my chief concern.

Mr. Showe: That's their recommendation. It's a strong recommendation from them that we hold to that line because they feel they want someone who has experience on the golf course, who knows how to play effects, what they're doing. I think Tim could speak to it a little more on how important that is.

Mr. Melloh: Yeah, because when we do this installation, we only want to share one pool down at a time.

Mr. Colasinski: Yeah, it's tricky.

Mr. Melloh: Well, it's tricky. Our golf course is a lot trickier than the other golf courses because our pump station is at one end of the golf course, as you know, and we have to pump all the way to number 5 green, that's a long distance. Most people have their pump station kind of in the center of the golf course and it goes this way. Plus we have I think five or six road borings, that we have the bore in this line underneath the road and we're going to have to work with a company that does that and have a relationship with them. So these people that come to install our irrigation system, they're going to be dealing with a two-wire system. They're going to be



dealing with HDPP pipe that has to be fused together. So these people need to know what they're doing.

Mr. Colasinski: Well, and I don't disagree and I think there are other irrigation companies out there that I'm sure understand HDP and also two-wire. I think that's really the essence of the technology. I think though that part of what we might need to put in there would be a demonstration of an installation of an active system. For instance, if you're doing new construction, you can do that implementation, you can test it in sections, but you're not dependent on it being working every day. Whereas the golf course, we need that. I certainly would like to have somebody who's done that installation before. I don't know but it has to be done on a golf course because I do want to see us getting more bidders, possibly, because I don't want to make it so narrow that we only get one or possibly maybe two bidders because we've got a lot of money at stake here with this. I'd like to see what else is out there. We can have discussions with the engineer and the potential bidders as well to get a better understanding of their qualifications now. As a Board, we can also say that we would prefer someone with golf course experience over someone without.

Mr. Showe: Part of the qualifications I will note, there were 2 items. The first one says proposer will have constructed improvements similar in construction type to quantity, quality, and scope within the last five years.

Mr. Colasinski: Right.

Mr. Showe: The next bullet point basically said the irrigation contractor and supervisors shall have two projects in the last two years utilizing decoder two wire system and high-density polyethylene pipe. Also, it has completed a project on a golf course.

Mr. Dale: What does that do to our candidate pool for our few responders?

Mr. Colasinski: I think that clause of, and the golf course, I think is the one that maybe be constraining as far as the number of bidders. But when we make the selection, though, that could be something we use as our criteria.

Mr. Showe: Correct. I think that that's part of the ranking that you'll do.

Mr. Melloh: If we want to widen it a little bit more. You can just make it three years instead of two years.

Mr. Dale: Because the analogy I would make, I mean I understand there are two different widgets, but the complexity involved, if say you're doing plumbing and fire management for a

skyscraper, I would imagine that is probably infinitely more complex than laying pipe in a golf course. I understand what you're saying. You've got to shut off, shut down in different pumps, and stuff like that.

Mr. Melloh: You got to keep the current system going, you've got to make sure that these people don't damage the greens or damage any of the golf course property while they're doing this. There would be a distinct difference between somebody that goes into a brand-new constructed mall and puts the irrigation system around the parking lot and what have you versus somebody that's got to come into a current project kind of like a renovation project where the operator business is already operating in. Like you said, we can't sit there and have them working on holes and we don't also continue irrigation. Like you take number 15 as an example, you have got to be able to have water from the old system still supply that hole while they're doing the installation and then they just hand it off to the new system. Your new system will be working.

Mr. Dale: They may have insert valves in the current system just to make that happen.

Mr. Melloh: Right. I understand what you're saying. There are plenty of golf course irrigation system installers out there now. I think we're going in early enough. They haven't set their schedule for next year because it said we'd like to start this on May 15 because RCM moves fast.

Mr. Dale: Which is why we did this.

Mr. Melloh: I think that we should have a good pool of people.

Mr. Dale: From the other courses that you've seen doing RFP's this year, were they getting the healthy pool off?

Mr. Melloh: I don't know.

Mr. Showe: I think the bigger difference is most of those don't have to go through all the hoops that we have to go through to get a bid. They could call him up and say, "Hey, come out and take a look at it, give us a price." We're held to a different standard.

Mr. Melloh: I think a lot of our problem, Rob, is that we have so many hoops for these guys to jump through. The only one that I know of is Mallard's Landing that currently are going to be installing their irrigation system very soon if they haven't already started. They had one bid. The city of Melbourne, you've got to fill out this extensive 90-page thing instead of just, "Here's a quote." I think our problem with getting just like it was with the bulkheads.

Mr. Dale: You're going where I'm taking this. That's my concern that we get another bulkhead scenario where we have one bidder and we have a 100 percent cost overrun.

Mr. Melloh: The good news for us on that is the difference being is that when we did the bulkheads, we have 1,000 linear feet and we couldn't shrink that down. In this RFP, we had the ability to back off. We can eliminate some heads and we can eliminate some irrigation.

Mr. Colasinski: But they would not be essential golf course area, so those would be eliminated.

Mr. Melloh: Yeah.

Mr. Colasinski: The golf course will still be functional with regards irrigation. That's fundamental. We can't modify that at all.

Mr. Melloh: The essential parts of the golf course will be done. The issue that Jim, our golf course superintendent, he's going to speak to the quote that we're going to talk about here next. Sometimes what they do is for value engineering purposes, they start spacing their heads too far apart and then you're not throwing from head-to-head, you're getting water from pattern to pattern, and then the water doesn't get the proper amount of coverage. We don't want to do any of that. One of our issues like right now is that, if you play golf, I use this example because you've got the bunkers on the left side of number 2, but on the backside of those bunkers there's no irrigation, there is just a big sandpile stuck. Now, if you were the three or four houses that live right behind that bunker and you have golf course property, you're not going to want to look at that. Our thinking is that if we can irrigate the golf course wall to wall like it should be and go in and replant those areas look doable with Bermuda sod, then we're producing a product that everybody can be proud of.

Mr. Colasinski: Sean said this in a proposal that he would actually go up and flag all the areas for the location of the sprinklers. That wouldn't be an issue with regards to overlap.

Mr. Showe: I think that that brings up another point as far as the bids too, I think Sean's going to actively help us get these bids out. He's an active consultant in this versus the bulkheads that were so limited.

Mr. Colasinski: I can honestly say I was very impressed with the work that Sean had done on this for the RFP. From Aqua Turf really knows what they're doing in that regard. It's to a point now that it's really more installation. Sean's done all the thinking, the engineering work for this down to the component level. It's really going to be more of installation. I asked him about

this earlier today. We have a service contract with Sean from Aqua Turf to work with us during the installation. He's there to work with us. We already have an agreement in place with him.

Mr. Melloh: We have the agreement from two years ago already in place.

Mr. Showe: Probably with that too, we'll still evaluate whatever bids we have that come in and provides you his review of those bids as well.

Mr. Colasinski: That's fine.

Mr. Melloh: Of course, part of his contract is that he will program the system for us. When you have 1,500 heads, that's 1,500 heads on the golf course that service greens.

Mr. Colasinski: There's a couple of handheld radios in there too.

Mr. Melloh: You'll have to program the handheld radio as well. So when Jim wants to run nothing but greens one night, that he gets to the right program and all the heads properly come on.

Mr. Dale: I think it provides significant flexibility for something that is considered a circulation system of the golf course.

Mr. Melloh: We do have an environmental impact here, we'll be using less water. We will be more efficient with our watering. I'll use the example of a lot of people here who are golfers, who will take the eleventh hole as an example, we know on the right-hand side there's a big berm hill there. In order to get the grass enough water on the grass up that hill, we have to pretty much flood the middle of the fairway. By positioning the heads properly, by programming everything properly, we're able to save water more and be more environmentally friendly.

Mr. Dale: What about the conversation that we've had a few times about the zero scaped areas, like around the parking lot?

Mr. Colasinski: That's what he was talking about the negotiation about, we go out, we get this and that would be this type of stuff we would remove if we see the bid is too high and we want to scale it back.

Mr. Melloh: When we did the plan two years ago, our thoughts were not to continue to keep it a zero scaped area. We're going to go back there and plant stuff. Right now, the driveway sod, the St. Augustine sod on both sides, the parking lot, everything around the club house, everything there, it has to be manually turned on and off. It's not even part of really our regular irrigation system.

Mr. Colasinski: We got to make sure we understand how much we're paying for that convenience.

Mr. Melloh: We have structured the RFP to be able to pull things out. We'll just have to see how it goes.

Mr. Bedwell: The RFP we're sending out, we show the design, where we want the heads and everything?

Mr. Dale: Yeah.

Mr. Bedwell: If we've got somebody who has never done a golf course, is it okay? Because I don't want to be watering the greens and watering the sand traps and flooding the sand trap. They have to know something.

Mr. Melloh: Yeah. Well, that's what we were talking about with our consultants.

Mr. Bedwell: Jim is going to be with him, or just you or Sean?

Mr. Carnesale: Sean is the person who will be working with them on construction.

Mr. Melloh: How that will work as an example, he'll come out, he'll flag out three holes with stakes. This is where I want this head, this is where I want this head, this is where I want this head, and then those people put those heads in. Then he comes back the next time and he reviews what was done and then he'll stake out three more.

Mr. Dale: They're doing installation of a detailed plan that exists.

Mr. Showe: You do have sufficient flexibility. You're not required as part of the way we built the bid; you're not required to give it to the lowest bidder. If somebody is a low bid, they've never done a golf course before, and the second-place person has more golf course experience and you want to go with that one, you've got flexibility.

Mr. Dale: We have a flexibility to do that.

Mr. Showe: They are required to provide references and projects.

Mr. Showe: But I just want to point out that in the version that we have now, we've removed the requirement for them to have done a golf course in the last two years. They're still required to do the two-wire system.

Mr. Colasinski: Absolutely. They need to understand the technology. If they don't do that, then we're not paying for it. It's too much money to pay for beginners.

Mr. Showe: Correct.

Mr. Melloh: So on the other hand, like you said Dave, we don't want to get a company that just lowballs it just to get the bid and then they end up putting on a bunch of change orders because, "Oh, we didn't know we were to do that."

Mr. Dale: When we're talking about a two-million-dollar contract, that breaks the bank.

Mr. Melloh: Exactly. Because we don't have a whole lot of contingency.

Mr. Colasinski: It's a lot of work.

Mr. Bedwell: Can we let Jim say something?

Mr. Showe: Yeah.

Mr. Moller: There's just one thing I've run into just talking to some of the irrigation vendors, the word of this project has been on the street for a couple years now, so there's a lot of irrigation companies that have done expansive golf course work, and they're waiting for this to be released.

Mr. Dale: Okay. That's good to hear.

Mr. Moller: I don't think we'll be hurting for bids.

Mr. Showe: We're going to leverage obviously Sean's expertise and his contacts to help get it out. Yeah.

Mr. Bedwell: Have you met Sean yet at all? Have you talked to him?

Mr. Moller: Just on the phone.

Mr. Bedwell: Okay.

Mr. Dale: Thank you, Jim. That makes me feel a lot better.

Mr. Showe: I think you're not going to really limit the amount of bids you're going to get. I think we're moving that golf course requirement may give you a couple more bidders. But I think predominantly you're still going to see folks that have done golf course work.

Mr. Dale: Do we have any further discussion?

Mr. Bedwell: I think we're pretty much all in agreement that without irrigation, you don't have a golf course. Yeah, I am for getting us an irrigation system.

Mr. Showe: When you look at all the projects we had to do, this is kind of the big domino that needs to fall, so you know where everything falls in.

Mr. Bedwell: We don't have a choice. We got to get this done.

Mr. Showe: The motion would be to authorize staff to go ahead and advertise the irrigation system RFP.

Mr. Bedwell: I'll make that motion.

On MOTION by Mr. Bedwell, seconded by Mr. Carnesale, with all in favor, Authorizing Staff to Advertise the Irrigation System RFP, was approved.

Mr. Melloh: Can I make a comment here? I would like to thank the Board for your continued support of the golf course, because I know there's a lot said and a lot of people here said that they worry about the home values, the condition, and the future of the golf course. But you're not going to be investing two million dollars in a product that's going to last 25 plus years if you guys weren't, you know, golf course minded.

Mr. Colasinski: It may be more than two million.

Mr. Melloh: It's going to be at least that; it might be 2.2 million. I just want to make everybody here feel a lot more secure about the fact that the golf course is definitely a huge asset for the community. I think sometimes people have thought that the Board is trying to ruin the golf course. But you wouldn't be trying to ruin the golf course and then spent two million dollars on the most important part of the golf course, which is the irrigation system.

Mr. Dale: Correct.

Mr. Melloh: I appreciate your support.

Mr. McCarthy: The chemical budget wasn't cut, it maintained what it was previously, and so forth. There were no layoffs and we hired Jim at a competitive rate and so forth. So things are good in terms of the golf course. I've been here for 20 years and I think it's in excellent shape.

Mr. Dale: I would just add to that, Paul, that every comment that we've received from homeowners, from golfers, from everyone in the community up to this point has been that they've never seen the course in better condition, and that's where we're at right now. We've been on this Board for a year and that's the way we intend to keep it. So I appreciate those comments.

Mr. Colasinski: Thank you, Jim, for the job that you do every day with your team as well. Appreciate it because it's seven days a week. There's no life, there's no sleeping. What you guys get, one day off a year?

Jim Moller: Christmas day, yeah.

Mr. Colasinski: Well, thank you. That's significant dedication, I appreciate it myself.

**F. Consideration of Golf Course Equipment Lease from Toro**

Mr. Showe: So the next item that is for Tim to go over the lease.

Mr. Melloh: I'm going to pass it on to Jim. I mean, you have that in front of you there. This is to replace the current lease that we have. I'm going to let Jim speak in a minute, but just to give you the background on it, this is for greens mowers, the Roth mowers, etc.

Mr. Moller: We have the Roth Mowers coming this next month, this is for fairway units, tee mowers, spray rig, trap rake, a heavy-duty utility cart, and a heavy-duty utility tractor. What I did was, the pieces that were coming off of these to be replaced, we need an additional utility tractor, a large size utility tractor when we do our economic practice throughout the summer. So in order to try to fit that, instead of having extra cost, we demoed a smaller fairway unit, which is about \$12,000 cheaper than our current ones. We're going to go ahead and swap one out there so it saves us \$12,000. Two of our Triplex mowers that we use for tees, currently they are a hybrid which uses an electrical system. The engine's still running at full capacity, so it's not a true hybrid and you think of with a car. It's just instead of having a hydraulic pump and hydraulic running the real motors, the electric reverts it back to hydraulics, which is about \$10,000 there, so we're about \$24 to \$30,000 in savings there, adding a \$34,000 utility tractor just gives us that extra piece to get the aerifications.

Mr. Bedwell: So the utility tractor then, I know the summertime because we've got three sessions that we do aerification for. How often will we use that the rest of the year?

Mr. Moller: All the time.

Mr. Bedwell: Alright. I'm just trying to understand duty cycle on it.

Mr. Moller: I mean, we can use it to pull material handler which we use on the dry range tee, we hook it up to our front mower to knock down banks. We have one so it's hard to keep swapping it out.

Mr. Bedwell: Understood. With the high duty cycle we have in Florida, the studies I've seen indicated that we're better off doing the lease versus buying.

Mr. Moller: This is a high use equipment but when you think of a diesel engine tractor, you're going to get a lot more years as opposed to our little mowers or the mowers currently that we use on a daily basis. So I'd probably say on average, maybe twice a week. But still, it should last us 15 plus years.



Mr. Colasinski: So if it should last 15 plus years, wouldn't we be better off buying one than leasing one?

Mr. Moller: Well, actually on that, it's not a lease, it's a finance, so it's a 60-month finance with a \$1 buyout as opposed to the fair market value.

Mr. Melloh: We could buy it. And I would suggest if we could buy it, then we save ourselves the interest rate on that. It's a \$34,000 tractor, is what it would cost us to buy. I asked Jason if there was anything left on the bond maintenance, but there's not.

Mr. Showe: Because of that extra fire piece equipment we got, we actually went over in the maintenance equipment. But you do have over on \$100,000 still left in contingency and you've got the items for maintenance, so you could purchase it with that.

Mr. Dale: Yeah. We're over about 78,000, I think.

Mr. Showe: 75. But you've got funding if you choose to.

Mr. Dale: What's the interest rate?

Mr. Colasinski: Is it higher than three?

Mr. Moller: I don't think it's available.

Mr. Showe: Yeah, they really don't disclose those very often with those.

Mr. Colasinski: Oh, they just give you the payments.

Mr. Showe: Yeah, they just give you the bottom line.

Mr. Melloh: I think it is less than 3 though to be honest with you, but I will make this comment. This equipment has gone up 25 percent versus our last lease. This lease payment is going to be about \$2,000-\$2,200 more per month than it was for the same equipment four years ago.

Mr. Colasinski: Right.

Mr. Melloh: It's just the way things are, things are just more expensive. Even though we are saving some money by going to some of the smaller equipment, that equipment in and of itself is a lot more than it was four years ago.

Mr. Dale: I guess where I'm going with it is that, like we just discussed, we're over 75,000 on equipment for the bond right now. I don't want to use up all our flexibility with how we're using the bond money.

Mr. Bedwell: You're just saying that the interest rate is low, take advantage of it.

Mr. Dale: Use somebody else's money if it's low.

Mr. Melloh: Just go ahead and do the five-year \$1 buyout at the end of the lease type of thing?

Mr. Dale: That's what I'm thinking.

Mr. Melloh: That's the way he's got it scheduled.

Mr. Colasinski: I think we need the equipment, that's all there is to it.

Mr. Dale: Yeah, that's not the discussion, we need the equipment.

Mr. Melloh: I will tell you that we do with Toro get the lowest rate that's possible through a state contract because we're a government agency. If you notice on your thing, you'll see an OMNIA Partner, IPA. They're going off the City of Mesa, a cooperative contract, which means Toro has to match. If they give the City of Mesa the equipment for this much money, they have to give it to us for that much money. Going through an RFP on this would not save us any money. I tell you John Deere and Jacobson would be as much if not more expensive than this.

Mr. Showe: On top of that, you have your own cost for advertising and all that. As a government, we can piggyback other competitively.

Mr. Colasinski: I don't think we have the time to do that either.

Mr. Showe: We don't need to.

Mr. Dale: No, I think the only discussion is whether we use bond money or we're leasing it.

Mr. Carnesale: I like the idea of the dollar buyout at the end.

Mr. Melloh: Well, for just that tractor, it's not for the other stuff, that's a typical lease.

Mr. Carnesale: We're leasing it for the long-term.

Mr. Dale: At the end of the lease, Pete's buying.

Mr. Carnesale: We get to keep it for the next 10 years.

Mr. Melloh: I think that what we have here is the perfect arrangement for us. We need the equipment, and again, back to address the homeowners, this is something that we need to have to maintain a quality golf course. I know that we have two major lease packages, one that you approved three or four months ago. That equipment is about ready to ship to us. It was supposed to be here in March, and it's now going to be here sometime in September.

Mr. Colasinski: Hopefully.

Mr. Melloh: Didn't Toro say that in October they're going to have a price increase over what we have?

Mr. Moller: They have one. They have a three percent in September and they have another three percent in October. They're going to stand by those from the August quote until the end of this month.

Mr. Melloh: Okay.

Mr. Dale: Let's keep this flowing. I'll entertain a motion at this point.

On MOTION by Mr. Bedwell, seconded by Mr. Colasinski, with all in favor, the Golf Course Equipment Lease from Toro, was approved.

### **G. Discussion of Employee Discounts on Food & Beverage Items**

Mr. Showe: I will run through the next two discussions, which is a discussion of employee discounts on food and beverage, and then I know we previously at the workshop discussed the golf privileges for the GM, Head Pro, and Superintendent.

Mr. Melloh: Item 5G on the agenda is just a discussion of employee discounts going forward. Just wanted to bring that up because currently, they give the employees like a 25 percent discount on lunches, not snack bar items, not Powerade, and bottled drinks, and things like that.

Mr. Dale: Is that across the border or is that our portion that she's discounting?

Mr. Melloh: Well, it's just somebody comes in and orders like a \$10 sandwich, she's only charging them \$7.50.

Mr. Dale: But you get what I'm asking there?

Mr. Melloh: No, I understand what you're saying there.

Mr. Bedwell: My thing on that is we're handing off control of the restaurant to somebody to manage. I think that should be his decision. He shouldn't be put in a position that he has to do that. That's micromanagement.

Mr. Melloh: No, I get that. I just wanted to bring the item up.

Mr. Showe: Because there's a change in vendor.

Mr. Bedwell: I'd like to maybe start and get the restaurant going first. After a few months, we can revisit this.

Mr. Colasinski: We got to get some stability and then we'll revisit this.

Mr. Melloh: And again, like I said, I wanted to bring it up now so that we can discuss it and get some direction from you as to which way to go. I love to be able to support the employees, but I realize that we're trying to get this thing off the ground and I would like to be able to revisit it once we get everything rolling, because the employees, it encourages them to eat lunch on property. Again, I respect the idea that we're trying to get the thing off the ground.

Mr. Carnesale: I would like to revisit this in a few months.

Mr. Showe: I'll flag it on my list to make sure we go over that ground.

Mr. McCarthy: Yeah, I think this ought to be a decision between Jeff and Tim for keeping employees happy or whatever.

Mr. Dale: Yeah.

Mr. McCarthy: I think we ought to just let them decide.

Mr. Melloh: Well, we'll revisit it in a couple of months. We'll get some data and I'll get with Jeff and then we'll talk about it.

Mr. Dale: Is four months reasonable? Because it's going to be another month before he's in there.

Mr. Melloh: Oh, yeah. I would think so because that would give us 90 days after the operation starts.

Mr. Dale: Okay.

## **H. Discussion of GM, Head Pro, and Superintendent Golf Privileges**

Mr. Showe: The next item is a follow-up of the workshop discussion we had on giving golf privileges for the GM, Head Pro, and the Superintendent, and I think without the additional fee. I know that was the item that Paul brought up.

Mr. McCarthy: Yes. I made that presentation at the last workshop, and it's for CDD employees that are employed by the CDD. That's the PGA department heads, and anyone in a training program that's in a PGA program like Chris is, although he is the manager of the golf course operations there.

Mr. Melloh: Well, to piggyback off your comment Paul, we are in search of a first assistant golf professional and that person is going to be in training.

Mr. McCarthy: He or she would be included, the way I presented it.

Mr. Melloh: It just would make it very hard to hire for that position if we didn't allow that. I think that that would be the fourth person that we would add to that, but I don't want to make any comment as to yes or no.

Mr. Dale: The conversation at the workshop was basically it's for that employee and that employee only, not an entourage, not their family.

Mr. Colasinski: Paul, I thought you made a good presentation last time when we discussed that.

Mr. Carnesale: And that was by job title, so it doesn't make any difference who's in it at the time. Somebody leaves, two years later somebody else takes their place.

Mr. Colasinski: Well, if it's understood, I'd like to make a motion.

On MOTION by Mr. Colasinski, seconded by Mr. Bedwell, with all in favor, Golf Privileges for PGA Employees, was approved.

Mr. McCarthy: Thank you. That's going to help them.

Mr. Melloh: Again, thank you very much for that.

Mr. Colasinski: Good luck with your recruiting for that other position.

Mr. Melloh: Well, I'll give you an update as long as we're here with that. I know which direction we want to go with that. We've advertised the personal assistant position with the PGA of America, with the LPGA. We have had a lot of responses, but no young ladies have responded. Through the LPGA site it has been viewed 42 times but we've not received any resumes from the LPGA side. Traditionally, the LPGA, they're more golf instructors than they are operations, even though we want this person to be operations and to be able to teach and do clinics. All the LPGA ladies, they do a lot of training and they're very good instructors, so if you do have an LPGA on staff as just an instructor and they're excellent teachers. But they tend not to be more, and then you have a lot of your operation side. A lot of good instructors come from PGA, so that's why you'll see a young lady as an example, get her qualifications and classifications through LPGA, and then they'll go and give them the same way in PGA. So you quite frequently see a young lady that is LPGA, PGA, where they've gotten the memberships in both. Actually, you'll see some PGA members that will get their classifications in the golf course superintendent association and stuff like that. So there's a lot of sometimes cross-training, stuff like that. But the update is, we're still looking for someone.

Mr. Dale: Okay.

Mr. Melloh: For the right person for us.

Mr. Dale: Well, alright. If you're getting somebody close, then you know what to do.

Mr. Melloh: Yeah.

**SIXTH ORDER OF BUSINESS**

**Old Business**

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

Mr. Showe: Next up is the grant update.

Mr. Carnesale: Basically, the grant update has to do with the lake plantings and affects mostly those people that live right on the lakes, all the lakes, not any one lake. Carlos Cuevas, who is the Stormwater Program Outreach Coordinator for Brevard County, is currently finalizing our grant application which we will be filing with the Florida Department of Environmental Protection. This request is to obtain funds to conduct an education program for Viera East residents to learn about stormwater management practices, and how understanding the concepts related to this matter have developed impact on the quality of life for all Viera East residents. As most of this water eventually flows into the Saint Johns River, we have completed the initial planting demonstration site, which is located in the waterway on your railroad and goes right around the corner adjacent to Suseda Park. So that makes it easy to find, you can look at it from either side. The plants are growing nicely. We've also had to put up signs to encourage residents to observe and respect the integrity of the plants.

Mr. Dale: That seemed to help.

Mr. Carnesale: Indeed. We are going to do two more plantings behind two homes at separate areas. These will be more in line with resident concerns as we believe this will become an optional method for our residents to slow erosion of their property and at the same time reduce pollution. I have not scheduled these two plantings yet, as I am waiting until after I attend a two-day event being presented by Brevard County and the state's marine resources counsel, covering the upcoming Low Impact Development Conference, which is an educational program which includes the concepts behind stormwater management. So basically, I have caused the delay in planting the other two. But I'm doing it so that when I'm doing it, I know more about the subject. This is a two-day class that is being put on by the county, it's being put on by the township, it's being put on by Florida, the university. So from that position it's going to give me a whole slew of information that relates into exactly what we're doing here.

Mr. Dale: Tim, we had a chance of meeting to talk about John Batigliano, I'm sure I'm messing his last name up.

Mr. Melloh: Yeah. I got your information from the lady and I intend to call her and find out more of the information.

Mr. Dale: That kind of ties into the littoral shelf, because he's got his but that hole, I don't know if we're able to do the raking, or what kind of costs we're talking about, or whether it's even possible.

Mr. Melloh: Yeah. I got the email, and I'm sorry I haven't been able to contact him.

Mr. Dale: We've had a lot going on.

Mr. Melloh: The good news is that as we come into the winter months, in the fall, the winter months, that algae buildup will go away.

Mr. Dale: A lot of it goes away.

Mr. Melloh: It will look nice. So I think that if we're going to do any raking, we're going to probably want to do it next April or May. Because what it does is it builds up, it's a special kind of algae that's very heavily matted and when it's green, but most of time you see it brown because ECOR sprays it, but there's no place for it to go.

Mr. Showe: It doesn't sink like it traditionally does.

Mr. Melloh: So when we're having heavy rain, it'll sink to the bottom for a little while, but like a sponge it will probably work its way back to the top. And then of course the Bayhill flow way is very shallow.

Mr. Dale: Right.

Mr. Melloh: Algae builds up there quite frequently.

Mr. Dale: Also, as long as we're on Bayhill, I had a chance at the VECA annual meeting this week to have a brief chat with Matt McArthur, the former president over there at Bayhill. I shared with him our issue, we're ready to go with lake number whatever.

Mr. Melloh: 43.

Mr. Dale: 43. I can never remember. I always remember 21. That's the midge lake, right?

Mr. Melloh: Right.

Mr. Dale: So we are just waiting for somebody to step up and volunteer electric services.

Mr. Melloh: Well, that's where we're at. I mean, we have all the information from ECOR, they've given us a quote, they will do the installation of the actual areas. But from somebody

who is doing electrician wise, once a house has been determined, they would set a compressor down by the lake. Then that would have to be trenched in and wired into the homeowners' box. Then we end up having to reimburse them for a certain amount of money.

Mr. Dale: That was a separate question. Is it possible to do a separate meter? If we're using the electric, are you able to do a separate meter?

Mr. Melloh: Yeah, I would have to ask.

Mr. Showe: It tends to be cost-prohibitive.

Mr. Melloh: So, we have not had any fish kills this year like we did last year. Last year, it was tilapia and it was a bacterial infection. It went through all those fish and to be honest with you, because the tilapia, they're an invasive species and for them to die like they did last year, it's probably a good thing for us and probably one of the reasons why we haven't had a fish kill. Because you get a fish kill a lot of times when you have a temperature inversion. Especially if it's been hot for a while then you get a nice cold rain, and the warm water from the top goes to the bottom and the cold goes up, and then the oxygen gets depleted and we have fish kill. But what happened last year was it was all tilapia, there were no bass or handfish or anything like that.

Mr. Dale: I just don't want the people of Bayhill, if there are any in the audience, I don't think there are, but we haven't forgotten about them, and if they're reading the minutes and there's somebody at Lake 43 who wants to step up, I've had multiple conversations with homeowners over there and every one of them I beg, please give me somebody with electric.

Mr. Melloh: It is the same issue for Fawn Ridge and the fountain at Fawn Ridge is that we need to have somebody in the right area give us permission to do the same thing there for that fountain there.

Mr. Dale: Mary Ann, we got any takers yet?

Mary Ann Ferrara: Not yet, because we haven't gotten the cost yet, now that we are all talking about how much electric and so on and so forth.

Mr. Dale: There would be no cost to you guys. The cost would basically be an inconvenience, is what it would be.

Mary Ann Ferrara: We have to get somebody at the point.

Mr. Melloh: Yeah. It has to be in the right area or else it will cost us a lot of money to run.

Mary Ann Ferrara: Going down the canal would be too much.



Mr. Dale: Yeah.

Resident: Can I ask where these midge lakes are located?

Mr. Melloh: 19, 20 and 21 would be, are you familiar with Woodhall?

Resident: Yeah. That's why I'm asking.

Mr. Melloh: Okay. That's lake 19. Lake 20 would be the one in between Palm Subdivision and Aberdeen. Aberdeen, the big lake in the middle there is about 5.6-acre lake, that's 20, and then 21 would be the lake that as you're playing number five. It'd be the lake to the left.

Resident: We live on, I guess 19, in Woodhall. We have midges.

Mr. Melloh: We had an hour-long conversation today, Steve, myself, Jason, ECOR, etc. and several of the residents that live over there. We've got some things that we'll try.

Mr. Bedwell: The lake in Aberdeen is 90 feet deep. It's the deepest lake in the CDD.

Resident: Wow. That's deep.

## **B. Survey Monkey**

Mr. Showe: The next item is survey monkey.

Mr. Dale: There's no update on that. Actually, before we move on from survey monkey, just for the purposes of the minutes and for the people in the audience. Steve, what is the email if anybody wants to get onto SurveyMonkey? Isn't it something cdd@yahoo?

Mr. Colasinski: Yeah. It's a yahoo email address.

Mr. Showe: vecddsurvey@yahoo.com.

Mr. Showe: On the front page of our website, which is vieraeastcdd.com, at the bottom, there's a section that if you just click here, it'll open up your email program and have that email right in, so you just send them an email to be added to the list.

Mary Ann Ferrara: How many people are on this list?

Mr. Colasinski: Hundred and forty-five at this point in time.

Mary Ann Ferrara: Oh, wow.

Resident: What communities are they roughly from?

Mr. Colasinski: It's all communities.

Mr. Dale: Jason, could you repeat it one more time?

Mr. Showe: vecddsurvey@yahoo.com.

Mr. Colasinski: The constraint with that is that if you send the email to that, your email then becomes public record.

Mr. Showe: Correct.

Mr. Colasinski: That's why we've had some limited returns on that because a lot of people did not want to have their email address become public record. If someone wanted it, they could request it.

Mary Ann Ferrara: Jason, could you do that one more time because my hearing is as great as it should be.

Mr. Showe: vecddsurvey@yahoo.com.

Mr. Colasinski: Mary Ann, you are on that list already.

Mary Ann Ferrara: Is there a disclaimer about the government?

Mr. Colasinski: When we sent the postcards out, that was on there.

Mary Ann Ferrara: If someone goes there to do that, is there some sort of notice there?

Mr. Showe: There's a note right on our website, any email addresses are public records, so anything that the CDD touches is public record, period. We don't give them out, but if somebody calls and asks for them, we have to, by law.

Mr. Melloh: One of the challenges that we have as the CDD, we have 4,300 homes in the CDD, but the only way that we can contact you people, the residents, is through US mail, through the tax collector's office. Your homeowner's association more likely has your email address. We don't have your email address.

Mr. Colasinski: We only get it if you give it to us.

Mr. Melloh: We have a lot of people that have signed up because there are golfers for the CDD discount. We have maybe about 1,000 email addresses that are CDD residents, but the other 4,300 homes, I mean, that's what makes it challenging when there is something that we want to get out to everybody, and that's why we're trying to encourage everybody to get on the CDD Facebook page and what have you so that we could communicate with everybody.

Mr. Bedwell: Is there a flier in the golf place?

Mr. Melloh: Yes. There's a blue form for you to fill out there if you already have one.

Mr. Bedwell: Just wondering.

Mr. Melloh: As Steve said, we sent out four postcards to every single address. We put the comment that if you give us your email address it's public record, and people just don't feel comfortable with that.

Mr. Showe: That's one of the reasons why we do maintain the CDD website because it's closed interactive, so you look at it, it's got all the information that the CDD has on it, but you're not required to log in. That's actually forbidden against Florida statutes.

Mary Ann Ferrara: Can you ask by a show of hands how many people here got that postcard?

Mr. Dale: We're going to move on to the lifestyle coordinator at this point.

Mary Ann Ferrara: It's zero.

Resident: You guys sent out that email on the Survey Monkey a year and a half ago, right?

Mr. Dale: Well, we haven't been here a year and a half.

Mr. Colasinski: We authorized the purchase of the tool in November of last year, and then we send out information, December.

Resident: So it has been a long time

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

Mr. Dale: I am going to let Michelle handle the Farmers Market.

Ms. Webb: The Woodside park activity for the Farmers Market was a great success. A lot of happy people, people of the community and vendors. All vendors that were there are wanting to already return. Everybody's asking me how to pay, so thank you Jason for setting up a pay link for that. We also have 13 new vendors already coming in. I get them every day, a request for them. I'm thinking we're probably going to have more than that. Right now, based on applications I've got in and signed, I have five food trucks at \$35, so that's \$175 that we'll receive on that. 27 vendors are ready with applications in ranging from some over \$20 plus the originally out up there. But then we modified our rate and moved it up a little bit since it's such a success. The new ones are willing to pay \$25. So we're at 605 to date for what they will be paying and bringing in once they get the links to pay for it. Right now, money based on the applications we received we will have \$780 coming in just for our market for October. That's huge and is keeping me very busy.

Resident: What's the date of the next one?

Ms. Webb: October 9th. It's going to be the second Saturday of every month.

Mr. Bedwell: From 10:00 a.m. to 2:00 p.m.

Ms. Webb: I did create a farmers market page off my personal link because all these people were reaching out and friend requesting me on my personal page. They're finding me on my personal page not on the CDD, because they don't know I exist on the CDD. I created a farmers market page so that instead of finding my name or my personal page, it'll link them to that. Right now, we have reached 2,847 people off the farmers market Facebook page.

Mr. Dale: I'm sorry, how many?

Ms. Webb: 2,847 people. That page has gone up 3,063 percent ever since our market, so like I said it's going crazy. The engagement has been 971. That means it's constantly being passed on to people. So that's gone up 7,996 percent from when it was originally created, and we have over 117 likes on the page. It's also being linked with the food truck distributors. People are linking in their areas. The volunteer group shares off their page too. I've got actually some volunteers for the dog park that are coming in this Saturday. They are also interested in helping with the market and the next one. I'm also working on getting the vendors of the fresh produce. The one vendor that we did reach out for him to come too, said that they most likely won't do farmers markets in September and October because it spoils the food too fast and they can't put it back in their inventory, so they'll wait until it's cooler. I did tell him that we have a really nice, shaded area that I have for him that might not be too hot. I'm really hoping they'll try and come on the ninth, but probably he will wait until November for him to come back. I tried to find a couple other ones as well so that people come out, maybe they will. The major breakdown listed out how many we have on the CDD site, which includes for a major part of the year the dog park, 6,110 people. It's going up on an average of 41 percent. The engagements are 1,824. We have an Edgewood student that reached out to me and I met her at the park. She wants to take on the pollination garden, where the butterfly garden is, as her senior project. She's drawn up a plan for that and seeing what she can get to help make that area look cute.

Mr. Dale: For anyone who's interested in volunteering, when do we volunteer?

Ms. Webb: We are out there every Saturday from 9:00 AM to 1:00 PM. We've got some really great volunteers. I mean we've met a lot of nice people out there. They're all excited. We're getting a lot of positive reviews from everybody. So the park is going to keep them busy for a

little bit. Everybody is really excited and I've had to actually tell two food truck vendors, I'll have to maybe rotate them out. Because of that about seven or eight food truck vendors are going to participate.

Mr. Dale: Where are we at total now, with total vendors and food trucks?

Ms. Webb: Right, so the applications actually received in now is 27 and 5 food trucks.

Mr. Dale: So 32 units.

Ms. Webb: Those are applications that they've been submitted. I did have to tell a couple of them because they were most of the same people that we may have to start rotating some of them out. The original ones that were there on Saturday, last Saturday, I won't rotate them out but any new ones, I have two or three natural soap people, so I told them that maybe one can do October and the other one can do November. So that everybody has a fair share. The community might like one over the other and I can't make that choice. But most of the markets that do that have a multitude people and they rotate them out.

Mr. Colasinski: We did have vendors that sold out also.

Ms. Webb: Yes, one of our vendors sold out by 11:30 a.m. I made her stay there till 12:30 because I didn't want to have a big hole in that area.

Mr. Colasinski: Now they're sold out of their product line, individual product line.

Ms. Webb: There are certain people that said we'll definitely have to come more prepared. The one food truck sold out by the time he ended; they were empty with food. One lady came up and she sold over \$700 worth of product that day at the park and she said, you paid my rent.

Mr. Colasinski: Well, it was three times the amount she sells at other locations.

Ms. Webb: She said it was three times more than the amount she sells at another park. Definitely, the word is out to vendors. I think it's going to be a nice event. We didn't have any problem with parking. We never had any traffic issues. Steve was great with the golf cart. Pulling people back and forth across the road for vendors. It worked very well. It was like our first trial run. That's why these small vendors came free and they were actually starting to hand me money at the last one and say, "Here's my money for the next one." I think it's going to be a good thing for a while.

Resident: Where's the additional parking?

Ms. Webb: The church right by across the street.

Mr. Colasinski: Prince of Peace?

Ms. Webb: Prince of Peace, we did a contract with them. So they're willing for us to use it. They had a tent there at the event. It was good seeing them. Everybody's coming back and with the vengeance I think, with more product.

Mr. Dale: That's one of the anecdotal sides that I'll put along with us for the Board, I mean, once we hit 50 vendors, it goes along with our theme of trying to make things self-sustaining. And at that amount of income, it basically pays the lifestyle coordinator salary, which is a nice little side benefit.

Ms. Webb: Just to know, my contract with you guys doesn't need hours and I do have full time job. I know that a lot of times it's very easy to say, I'm not doing what I should be doing. Just that whole week, I can probably tell you I was probably putting 20 hours, which is fine because it provides for me, I live in this community too.

Mr. Dale: You put in 20 hours on one day.

Ms. Webb: Yeah, they started showing up at 7:15 for setup, and I was there till 4 o'clock, it was a good day.

Mr. Dale: Thank you.

Ms. Webb: Yeah, the only thing with GolfNow, I've been talking with them, so things are getting back into play with that especially since the season is picking up. And did you guys see the aeration video?

Mr. Dale: Yeah.

Ms. Webb: Okay. That went on Instagram and also on Facebook. I did send it to Melissa, who sent it out to you.

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

Mr. Showe: In your action items list, we did provide the quote from ECOR for midge on Lake 19, 20, 21. We put \$15,000 in the budget for next year and for three months' worth of treatment on those lakes, it's \$3,500, so we've discussed today, we'll probably just go ahead and do it, we test that out, make sure it works. But it had been pretty productive so far, and we're looking at other methods as well.

Mr. Colasinski: Do you want me to go over that now?

Mr. Showe: Yeah.

Mr. Colasinski: We've had three meetings so far. We were initially approached by David Shores who lives on Lake 21, a few months ago. We've had three meetings on this, and we actually tried earlier this year a chemical called methoprene that was applied by ECOR. We were trying to collect data from the residents on that lake and that seems to be very effective right now there is no midges there. When we did the first application, it knocked down the midges quite a bit, but then start picking up again. We did the second application, the second month it knocked the number even further, and by the end of the third month, we did the third application, the midges were gone. The thing is that with midges, it's something that is somewhat seasonal and that starts usually about March, goes through about October. There are also other preventative techniques that we've talked about till Craig Ryan joined us as well. He's with the Viera East golf club HOA. We're trying to get some preventative measures introduced to the residents, like the minimization of grass clippings because grass clippings help build up the muck that's in the bottom of the lakes, which then provides a ground for the hatching of the midges, so we are going to try and see what we can do about the getting that information out. Other two techniques that seemed to be very effective is also minimizing exterior lighting and any lights from your home. Because the midges when they hatch, that's where they go, they see the lights, they'll come to your home. We also had Jeff Peters who actually tried a bug zapper outside his home. He found that that was very effective and actually helped him and two other neighbors adjacent to them, remove all the midges at his home as well. He says he's very busy for about 2-3 days, but that was very effective. As Jason indicated, we talked about doing this because we know of midges on Lakes 19, 20, 21. We're going to apply methoprene next year, three applications on each of those lakes. But we're going to wait to see. If you hear something or as far as midges are in your property next year, then let Tim know and they will come out. He'll get in touch with ECOR and we'll start the treatments on your lake. Let Tim know if you have midges, but we don't know until somebody contacts us. But we do plan in our budgets for those three lakes, 19, 20, and 21. We talked about some other alternatives, like dragging the lake and try and scrape the bottom before we get it. But it sounded really complicated. Lake 21, ECOR comes in with a boat, and then they apply across the top of the lake, the chemicals. We can't do that on Lake 20 because there's not sufficient access between the homes to get a boat through there. They're just going to have to walk down and spray it, but the lake is relatively deep, and the deeper the lake, usually the midges are going to be even closer to shore. We're going to try a two-pronged

approach. We're going to work with the HOA to get information and education out there to the people who live on the lakes on how they can reduce midges and their contributions, and then we were also going to be looking at the budget for three applications and each of those three lakes next year. I think from what Craig was saying today is that the real issue is that he said most of those people know to blow the grass clippings up onto the shore. The real issue is when you trim along the lake, that the grass is right at the lake then that's where a lot of those could get into it, and that's hard to manage for a weed trimmer because it just goes everywhere.

Mr. Melloh: I was going to mention to Craig today, whenever they do mow and they mowed clipping in the road and they blow the clippings. You like for them to blow it back into your yard. But then it gets on the sidewalk. But when you blow those clippings down into the storm drain, it goes right into the lake, so that's just another issue you want people not to do. But I've seen people pump out their pool into the storm drain. People, I don't really think they know that these storm drains, they just go into the lake or behind your house. Don't put clippings in there.

Mr. Colasinski: We've also been talking with Joe from Brevard County, he's the director of the mosquito control program.

Mr. Melloh: He's been a big help with stuff like that.

Mr. Colasinski: So if you have midges at your home, let us know. We've got a plan for these three lakes. But if there's other, then let us know. Then we'll try to get something in place to get it taken care of.

Mr. Showe: To supplement that, just so you know that we did discuss on the call about pre-treating like, hey, if we know they're coming, can we treat? Then say it's not really effective because their life cycle can be so varied from year to year.

Mr. Colasinski: Don't the mole crickets have very similar type or pattern?

Mr. Dale: Jim can tell you more about that. But basically, you just can't say, well, I'm going to spray for mole crickets on the third of March. There are three hatches a year and you don't know when they are going to be. Is it at the full moon? Is it that after a heavy rain? You just don't know. You just got to wait for those little suckers to come up.

Mr. Colasinski: I think we're done with our midge discussion for now.

Resident: The numbers of the lake, how do you find those?



Mr. Melloh: I have a big map in my office, you're welcome to come up and look at. I don't think we have anything online that has the map numbers.

Mr. Showe: I think that map is so large it can't be put online.

Mr. Dale: We have 84 lakes.

Resident: Wow.

Mr. Dale: We're now at 2 hours and 20 minutes. Let's see if we can wrap this up before 2:30 p.m.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

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

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

Mr. Melloh: Out in the CDD we have the normal day to day operations. We did take care of the graffiti at the park today.

Mr. Colasinski: Yeah, I saw that.

Mr. Melloh: That happens from time to time.

Mr. Dale: Also put in some trash cans. That was nice.

Mr. Melloh: Yeah, trash cans. We just had a recent aerification process on the greens. Jim uses a different process which I will let him talk about it here in a second. But I will say this, we've had a tremendous amount of positive feedback on the new aerification process. Why don't you tell the story about that?

Mr. Moller: Basically everything in our industry is changing with technology except for our aerification process. So there's been some companies, they've developed different type of aerification types, and other clubs are trying, and have had great success. So basically what we're going to be doing, we're going to be aerifying about 10 times a year. Basically, at the end of the year, we're actually removing a larger percentage of organic matter from our greens than if we're going to do the traditional method.

Mr. Bedwell: Taking less time to do that then?

Mr. Moller: As far as the process, man hours is about the same. I think at the same time, it's going to help keep the greens so we're not having such a prolonged aerification special.

Mr. Bedwell: It's not as much impact.

Mr. Melloh: So Jim's done a great job with that. The organic material, everybody would be like, "Why? Why are you aerifying the greens? It's just perfect and now you're putting these

holes in the ground." We've had people out putting them the day after they did them and it is very little impact on the roll of the ball. The greens are the geese that lay and rolling the eggs. If you don't have good greens, you are nowhere. We have TifEagle greens, and for those in the audience who don't know what that is, the five golf courses in the state of Florida that have a PGA tournament, all have TifEagle greens. They all have the same kind of grass that we have. Matter of fact, our sprigs came from the exact same field, right next door, to where they were doing the TBC sprig. So we have really good greens, and now they're getting a little aged and getting a little more organic build up and what have you. You just got to keep up on that stuff. The only thing that I have on my list is a report for the green fees and what have you. Right now, we are averaging \$250 a day ahead of budget. We've got about eight days left in the fiscal year this month. Looks like we're going to be, once again, ahead of budget. We haven't had that many rain days this month, we had a few lightning delays though. But we're doing really well and I'm excited to see, as everybody is, how well we do as far as profitability goes once everything is tallied up and we get the final financial statement for the fiscal year.

Mr. Dale: I did have just one question, probably more to Jason. The financial report on the very last page, we had our final number for September to date and then projected for the year. Was that number with the six-figure carry forward that we were talking about, or is that carry forward on top of that number?

Mr. Showe: I'll double-check it, that should be everything. Looks like there's a surplus just for 2021 of 460 projected right now.

Mr. Dale: Right, and I didn't know if there was a six-figure number on top of that.

Mr. Showe: I'll double-check it just to make sure.

Mr. Carnesale: Can you remind us on where we used that other contingency money, that contingency fund, do you remember where we applied it to?

Mr. Showe: The bonds?

Mr. Carnesale: Yes.

Mr. Showe: Maintenance equipment.

Mr. Carnesale: And the truck as well.

Mr. Dale: In an off meeting, I am going to want to talk to you about the breakdown. We've got some numbers in there for the dog park and the playground. I believe a good chunk of

those numbers are from stuff that we bought before like the playground equipment or whatever it is.

Mr. Showe: It is. I can pull the requisitions for you that tied each one of those.

Mr. Dale: That's basically where I was at.

Mr. Showe: Yeah, I can do that. Is that it, Tim?

Mr. Melloh: That's it. Yes.

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

### **i. Consideration of Requisitions #51**

Mr. Showe: So under my report, just to answer the residents' question about the lakes, I just found a map on our CDD website. Under other documents, there's a map that says, Master Management Map. It takes a little while to load in. It has got a ton of layers on it. But you can zoom in, and all lakes have numbers on them. I do have Requisition 51 for restroom repairs. So we would just need a motion to approve that. That's all I've got.

Mr. Colasinski: I'll make a motion to approve it.

On MOTION by Mr. Colasinski, seconded by Mr. Carnesale, with all in favor Requisition #51 was approved.

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

This item was discussed.

## **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. Carnesale, with all in favor the Check Register for the General Fund and Golf, was approved.

**B. Balance Sheet and Income Statement**

Mr. Showe: The last item is the Balance Sheet and Income Statement. I can answer any questions. Hearing none, we will move on to Supervisors requests.

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

Mr. Dale: Pete, you're up first.

Mr. Carnesale: The only thing I'd like to do is basically explain to everybody that although they thought, obviously, that we were going to ignore the golf course, you've learned from tonight that we're not. The other piece is that even with all the things that we've been doing, I'd like to comment on next year's VECDD assessment or your taxes, which is bringing each resident's real estate assessment down by \$50. Although this amount may seem small, it is the first decrease we intend to make as we go forward. Part of this decrease was due to the Board's reduction in spending and part due to the maturing bond.

Mr. Colasinski: I believe it's the maturity of the bond.

Mr. Carnesale: I said in part due to the maturing bond.

Mr. Colasinski: I believe it's all because of the maturity of the bond.

Mr. Showe: Yeah. It is all due to the bond being paid off.

Mr. Carnesale: Okay. If we look back in the yearly assessments per household, this brings us back to 2012 numbers. So if you want to go back year by year, you wouldn't get down to the number that you're going to be at next year till you hit 2012. So just as a general rule, and what we're talking about is, you can see that the Board is squeezing everything from both ends.

Mr. Dale: Thank you, Pete.

Mr. Dale: Dave?

Mr. Bedwell: Jim?

Mr. Moller: Sir.

Mr. Bedwell: Do we have a roller for the greens?

Mr. Moller: Yes.

Mr. Bedwell: We do? Because I haven't seen them.

Mr. Moller: Yeah. We did have a roller that was parked outside and we bought a new engine for it, so actually we just used it for the first time who has that aerification. That helped smooth the greens out a little bit more.

Mr. Bedwell: Jason, I have a question for you. I know it's late and it's from the budget. It's down the line, but under the new bond that we are spending now.

Mr. Showe: Yes.

Mr. Bedwell: You look at the schedule and now each year we're going to assess everybody the same amount every year, right?

Mr. Showe: Correct.

Mr. Bedwell: Yet you go to your May 26, we jumped from \$495,000 in principal, we jumped to \$795,000.

Mr. Showe: That one's not going to be assessed at the same level every year, I apologize. That's the way that bond was structured. So it's going to go up when the first recreation bond goes down. It was designed to keep the assessment at a certain level.

Mr. Bedwell: That's what I thought.

Mr. Showe: Right. I'm sorry.

Mr. Bedwell: We're not going to have an increase to the assessment fee?

Mr. Showe: No.

Mr. Bedwell: I just noticed that's a big jump.

Mr. Showe: It was structured to keep the assessments at least level at minimum so that when the first recreation bond comes off, there is an increase in annual payments. You're correct, sorry.

Mr. Bedwell: That's all I have.

Mr. Dale: Thank you, Dave. Paul?

Mr. McCarthy: Yes. Well, I'm glad Jim is here. I've been here 20 years and the problem greens have always been the fifth and sixth hole and part of it was a lack of airflow, and we've done some things to clean that up. The sixth green was always the worst green. He took some shrubs and palms out of there, it really opened it up. Then Jim coming in, and Tim had told me this, that a different set of eyes looking at it four or five months ago, that green was loaded with crabgrass and it looked to me like we ought to pull those and start over. But with him coming in, he did a fantastic job with his crew and there's not a weed in that sixth green. He did a great job with that.

Mr. Moller: They are starting to come back but I will hit it again.

Mr. McCarthy: Good job you and your crew.

Mr. Moller: Thank you.

Mr. Dale: Thanks, Paul. Steve?

Mr. Colasinski: I'd like to also acknowledge that as well. That's a hard green to hit, as far as for the golf ball. You make it worthwhile once you get there.

Mr. Moller: Thank you.

Mr. Colasinski: That's it for me.

Mr. Dale: I just have one short thing. I was approached by a homeowner that lives on the 12th hole and I haven't had a chance to go out walk this or verify any of this, so if it's inaccurate forgive me. But what the homeowner was saying is on the backside of the bunker at 12 near the green.

Mr. Moller: I think it's 11.

Mr. Dale: It's 11. Yeah, you're right. He said that it's rough. A lot of vehicles go through, it gets muddy, it gets a little unsightly. I'm just relaying what they said.

Mr. Moller: That might be 12. It's just a low-lying wet area. There is quite a bit of drainage issues on the golf course, which I don't want to tackle now.

Mr. Dale: I understand.

Mr. Moller: You guys will go through the irrigation, and once they come through and trench, then we can go through and put in some drain tiles. If we do them now, we'll just cut through them.

Mr. Dale: Okay. The way they were making it sound was like it was a small area and I was wondering maybe if being decorative or something like that would solve some of the issue.

Mr. Colasinski: Isn't that the same at 11 up toward the green?

Mr. Moller: I was thinking it was on the backside of the one bunker.

Mr. Colasinski: Is there something over in the left side on 11 at all, not by the bunker, but just before you get around the corner there?

Mr. Moller: Yes.

Mr. Colasinski: Okay. It is general low area. The drain tiles, that'll be good.

Mr. Moller: We've got a few projects that we need to go through them. [inaudible 02:33:45]

Mr. Colasinski: You've got to plan. It's just we got to get to it.

Mr. Dale: I guess my general comment is, if there is an area like that and it is unsightly and you've got a number of homeowners that are affected by it, and we're talking a couple thousand-dollar fix or something like that, then please bring it to the Board and we'll fix it.

Mr. Colasinski: Or at least get it slated for a budget. We have to identify it and put it in the budget.

## **TENTH ORDER OF BUSINESS**

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

Mr. Dale: That's all I have. At this time it is audience comments. Anybody? Tom did you have a comment?

Tom Agans: You talked about drain tiles. Have you ever looked at culverts, actually submerged culverts that bring out the drainage system? I'm looking at 17 right now behind our house.

Mr. Moller:: Seventeen is actually, really challenging. Especially by the tee area because you have low lying area. It looks like it wants to go to the lake, but the lake level and where the water level is the ground level.

Mr. Dale: Yes. Yours is probably the worst on the course.

Resident: You guys have made your decision on the restaurant, but my comment on rushing was you met Jeff three days before the workshop and now you've brought him on as an employee. I would just strongly urge you to, because I did restaurants development and design work for over 25 years, worked with multimillion dollar companies, what you guys are doing is not a Carrabba's or anything like that and you can phase things in. But I don't see any goal setting with dates tied to it for him for your revenues. You want certain levels of profitability, so I would strongly urge you guys to structure something because right now, you're taking on the burden of all the food, the employees, the tax, everything that you're not doing right now. While, oh, hey, it's just \$65,000, he's got skin in the game, no, he really doesn't, because he doesn't have to outlay for all those expenses, and food spoilage, and everything else that goes along with that. Just a recommendation and one of the reasons why I was suggesting maybe you take it a little slowly with him was you brought up food trucks at the market. Well, couldn't food trucks rotate in and out at the golf course?

Mr. Dale: That has been a discussion. Not just for this issue, but in terms of the lifestyle coordinator, all the fun doesn't have to be down at Woodside Park.

Resident: Yeah, it is not that we want to have the food truck festival on the golf course.

Mr. Dale: I understand.

Resident: It's just a way to support the needs of the golfers and the community while you guys figure out what you want to do.

Mr. Dale: Right, and I agree with everything you've said.

Resident: A budget upfront is critical because you can't put an open checkbook to these things, because I've seen it happen, and it's an unmitigated mess.

Mr. Colasinski: We also will be getting feedback monthly as well, financially.

Resident: You've given goals to the golf course. I don't see that from a structure being set up yet.

Mr. Dale: There's also another intangible that you haven't mentioned, and this is part of the reasons that we shared as our reasoning behind a lot of this. It ties into the fact that the golf course and the restaurant are tied together and they're symbiotic essentially. So while the restaurant may not be doing everything that we need it to do, the lack thereof may wind up affecting us on the golf end of things, which is what we were concerned with. We haven't shared the number. Jason touched on them, but we're having a banner year this year.

Resident: I've read the numbers.

Mr. Dale: We want that to continue and we know that in order for that to continue, you have to offer quality service and quality at the restaurant also, so they're tied together.

Resident: Understood.

Mr. Dale: But I understand where you're going with it and yes, it's a concern for me.

Resident: It should be a big one.

Resident: No food trucks driving around the course though?

Mr. Dale: No.

Mr. Colasinski: No. But we are going to have the beverage cart more often, which has been a big issue.

Resident: Yeah, it has.

Resident: Is there a liquor license? Because the golfers are going to want one.

Mr. Dale: Yes. We've got a temporary. We've applied for it.



Mr. Melloh: Our license is in progress. I went over to visit the DBT last week and they had two women that are covering both the Orlando region and the Jacksonville region at the same time. We are hopeful we're still going to get our temporary license before we open, so the license is in progress.

Mr. Dale: One other thing I'd like to add here at the tail end of this, and then we'll entertain a motion to leave unless well, I think we have more comments. We're going to work on them. But when you hear something, when you hear a rumor, when you want something confirmed, there's your man right there. Both of them, their emails are on the VECDD website. Tim's office is right there at the golf course. I encourage any of you if there's a wild rumor going around, go down, knock on his door, and get it confirmed. In most cases, what you're going to get is a good explanation as to why something is a certain way. I'm just going to leave it at that. Next, the gentleman in front please.

Resident (George, 1210 Starling Way): Let me just follow, since we're discussing the restaurant.

Mr. Showe: State your name and address again, please. Sorry, we're recording.

Resident (George, 1210 Starling Way): Back to the restaurant. It's a fairly significant project. I think we've got a bunch of people who have handled projects before. A couple of things are missing. One of the things that I think that's missing on this, is a market survey of what we need at the clubhouse. There's some competition in the area. If you go to Duran, they've got a very fancy restaurant there. Pretty smart. Go to Turtle Creek, they've got a nice big restaurant. Are we doing anything about checking out the competition? Are we going to win in a competition of a fancy restaurant or really, should we be focusing on a more of a catfish style approach rather than a fancy restaurant? Anybody doing the homework to make sure that's a good deal?

Mr. Dale: To an extent, yes, and where that has come from has been from previous RFP vendors. We've got three new Board members that were just elected and were told by the community, things that people were looking for. So there was some of that going on. But in regard to more specifically, the main criteria we were looking for was something that was going to be classy, I think Paul nailed it when he said he didn't want a hot dog stand in there, and that's the direction we were heading. We're not doing anything to break the bank. In the previous bond that was proposed, it was several million dollars that was proposed to go into the restaurant,

we're not looking at spending anywhere near that. Most of the dollars we're looking at putting into the entire project are for things that are maintenance related that have to be done. We need a roof. We have significant wood. Primarily, the money that we would be putting into the restaurant would be money to enlarge the kitchen, which unless you're doing a hot dog stand, you're going to have to do, regardless. We're fortunate enough to have a gentleman like Jeff, I point to his empty chair, but Jeff most recently was the director of food and sales for Long Doggers, Meg O'Malley's and Hemingway's. A lot of the design work that went into those restaurants, Jeff is the one that did that. When we went through on the tour and looked at the kitchen and everything, Tim and I were both amazed at some of the things that Jeff popped right out. Size-wise, he said with very little effort, we would essentially be able to get a galley style kitchen going that would rival and be very similar to what they use at Long Doggers.

Resident (George, 1210 Starling Way): Yeah. If he's comfortable that he can take that on and get the people through the door.

Mr. Dale: Yeah.

Resident (George, 1210 Starling Way): That's good, and the other thing is, have we got a forecast of that work in terms of what it's going to cost and when?

Mr. Dale: We don't have the numbers yet. But I will assure you anything that comes in, one of the big things that you've heard us say a number of times is ROI, return on investment, and if there's not an ROI there, we're not going to spend the money on it.

Mr. Showe: Please say your name and address again. I'm sorry, we are recording.

Resident (Sonya Koplner, 4275 Woodhall Circle): Going back to the 90-day termination with cause because you're going to give them the opportunity to correct any issues that arise. You gave an example of a \$100,000 net profit and you said 25% is \$25,000, and then Jason corrected it by saying times 2, which is part of what was your statement in the agenda, so that's \$50,000 as a hypothetical. If you're terminating with cause, why would you give somebody 50% of their profits from the year prior?

Mr. Showe: With cause would be no, it would be if it was terminated without cause.

Resident (Sonya Koplner, 4275 Woodhall Circle): Why would you terminate without cause then? What would be your reason to terminate without cause?

Mr. Showe: Procedurally, this Board can't bind future Boards, so a new Board could come in and they could just go, we want to let them go.

Resident (Sonya Koplner, 4275 Woodhall Circle): That's exactly what they did with Terry McGivins, they came in and said you got 90 days, you walk out with zero.

Mr. Showe: That was a mutually agreed upon agreement, both parties could cancel within 90 days.

Resident (Sonya Koplner, 4275 Woodhall Circle): Now why all of a sudden are you pumping it up to 50% for whatever. It just doesn't make sense. Why are you giving 50%?

Mr. Dale: Because that's what the Board decided it would like to do.

Resident (Sonya Koplner, 4275 Woodhall Circle): Why that number? You're giving away the District's money, profits from the District out of the restaurant that we don't even know if it's going to succeed or not, you're going to just hand it over to this person who may not have done the job that you're expecting him to do.

Mr. Dale: I appreciate your comments. Not everybody sees it the same way that you do.

Mr. Carnesale: But we still have with or without cause. You're referring to somebody who was let go for a cause. She was given a long list of items over a six-month period of things to comply with. She started to comply when we issued the RFP. She was not complying until then.

Resident (Sonya Koplner, 4275 Woodhall Circle): When you said to get rid of the decorations, the decorations went off the wall.

Mr. Dale: We're not going to fight that battle again right now. Do we have any other comments?

Resident (Sonya Koplner, 4275 Woodhall Circle): Yes, I do.

Mr. Dale: Yes, ma'am.

Ms. Koplner: I want to talk about the wall.

Mr. Dale: What wall?

Resident (Sonya Koplner, 4275 Woodhall Circle): Can we address the sound proofing wall that we don't have on part of the development from Viera East South? You have a wall on 95 but North of Viera East to the end of our property, we don't have it.

Mr. Dale: What is the name of the homeowner that has been here at multiple meetings?

Mr. Melloh: John something.

Mr. Showe: If it's not a CDD wall, we have no jurisdiction. That is a DOT issue.

Mr. Dale: I would encourage you to get in touch with Sam. He has done a lot of the legwork on the wall issue.

Resident (Sonya Koplner, 4275 Woodhall Circle): Is it a CDD wall is what my question was.

Mr. Carnesale: Basically, he's heading up a focus group. Yes, I am on that focus group but he's the one who's heading that up.

Mr. Melloh: He should be back soon from up north.

Resident (Sonya Koplner, 4275 Woodhall Circle): The noise level is just getting so loud.

Mr. Carnesale: Basically he lives there and he's done a lot of the history on it, and he's done the measuring and its noise levels and the whole bit.

Resident (Sonya Koplner, 4275 Woodhall Circle): Thank you.

Mr. Dale: Next resident.

(Paula Scholtens, 2547 Canterbury Circle): My question is about you putting the putt-putt in. We can hear noise from the club house now. If you put this putt-putt in, I'm sitting out on my lanai hearing all this noise and let's say we have screaming kids, teenagers hanging out. What are you going to do for me who is not sitting on my lanai because it's going to be so noisy out there?

Mr. Dale: I don't know why you're pointing at me. That's not my decision.

(Paula Scholtens, 2547 Canterbury Circle): Well, the sound carries and we live there, and in the evening, we like to sit outside.

Mr. Dale: I will point out that it's not solely your property, that property belongs to the entire District from Fawn Ridge all the way on up. Nothing has been decided. At this point, we have got no pricing, nothing has been decided. We explained that to you at the previous meeting, so I'm not going to keep bantering back and forth on that issue.

(Paula Scholtens, 2547 Canterbury Circle): I just want to know did you do a noise survey to see how the sound will carry?

Mr. Dale: That will be something we'll take into consideration. Any other comments? Mary Ann?

Resident (Mary Ann Ferrara, 6840 Raccoon Court): It's nice to see this many people here at the end of a meeting. What I heard is there is a lady in the front there. She has her hand up and is wanting to speak. She's new and she doesn't know where to get this information.

Mr. Dale: Right.

Resident (Mary Ann Ferrara, 6840 Raccoon Court): Thank you again, Jason, for repeating the website. Michelle has been diligent about putting information out. I'm a firm believer in community. Community. Not just the golf course, not just the park, but I also believe in community helping community. I made a request earlier. I'm part of the rotary club. We talked about the otters. The otters in the zoo have died. The otter program in the schools is trying to get up and running. We're trying to marry up with the zoo, be very sensitive about the loss of the otter space, they don't know why. But we've got the opportunity the second Saturday of the month to get together and do community. Put the booth up. We have the golf course. If they're going to bring some stuff to sell, fine. If they can't, Janet said bring information. Let us know what's going on. How many of you have news and email in your HOAs? You got to go back, and half the HOAs aren't here. You got to go back and you got to canvas your community. You people have to make it happen in your own community. I'm trying like hell in Fawn Ridge. It's slow going because people are very leery about giving their emails out. But there's got to be a community streamline. People don't go on Facebook. Social media is getting a bad rep. Thank you for staying here as I've been one of the stallers that have been here until the last minute, including 11 o'clock at night. How do we all make the community, the golf course, the park, the HOAs, the fire lines? All of this is all of us because I don't live on the golf course. I live in Fawn Ridge. I would love to see a great fountain as you come up Murrell saying, "Hey, we are here." I'm working on that. But I want to see all of you make success, and what all of these people up there are doing. They didn't have it easy when they campaigned. They made promises. They are trying to do their job, and I'm trying to do my job as a representative of my HOA. Please, ladies and gentlemen, thank you for staying here. Thank you for all the work that the Board is doing. Thank you for your concerns about the golf course and the snack bar-restaurant.

Mr. Dale: Thanks, Mary Ann. We got to move. Yes, ma'am. You are the last speaker.

Annette Speidel: Last one. Well, I wrote some things down.

Mr. Melloh: Name and address one more time. Sorry.

Resident (Annette Speidel, 2257 Brightwood Circle): First of all, thank you. I've learned a lot tonight and I appreciate knowing that you're trying to keep the golf course alive. I was hopeful, among other things, but now hearing that you're technically going to do a putt-putt golf course, I hope that your community will help speak with our community, that we don't want a putt-putt golf course, we want our golf course. It is going to be putting sounds and lights and I'm

sure you wouldn't want a putt-putt golf course in your backyard. I just can't believe that you guys would even consider that. You wouldn't put it in your backyard. I don't live next to the clubhouse, but I feel sorry for those people that could possibly have that happen. I appreciate you're trying to do something more successful to the golf course but we have to look at this, that this is a residential area and people live their day-to-day. You don't live there. I bet you wouldn't put it in. If you lived there now, you wouldn't agree to that. That's my guess. You also are speaking about making renovations to the restaurant and I know that was one of your big things when you were trying to get elected, that you were more than just the golf course and you didn't want that money spent on improving the restaurant. Now you're going to spend money improving the restaurant and it was the things that we wanted and that's what we wanted too, we want to see it improved. Did we need it that much? Maybe not, but we certainly could have come to terms with that and come up with better than just running against that idea. But now you're turning around and doing it. Maybe not to the extent that you are. To me, that just doesn't even make sense. I know we're not supposed to have signs on Murrell to advertise the restaurant. That's also been a big issue because how do people know? A lot of people don't know that that restaurant exists and that anybody can go through it. It's public. But I think that's a zoning thing. But then there is a sign for the golf course on one of the holes that's a plastic vinyl sign. How is that there? Is that allowed to be there?

Mr. Dale: No.

Ms. Webb: It's a violation.

Ms. Speidel: It's a violation?

Ms. Webb: Yeah.

Resident (Annette Speidel, 2257 Brightwood Circle): Who put it up?

Ms. Webb: It's got to come down.

Resident (Annette Speidel, 2257 Brightwood Circle): Okay. Well, I was trying to figure that out. I'm concerned with the putt-putt, and I have yet for any of you to say that that isn't going to happen and I want to know where I can find that in the minutes to see. Because I looked on my phone, maybe because it's on my phone, but I can't find the actual agenda list, I can't find the minutes. Maybe when I get home and get on my laptop, I'll find them. But I was trying to look really quick. I just want to know when that discussion came up.

Mr. Carnesale: The discussion that did come up on that, basically all we said, we're looking into it.

Mr. Showe: No decisions have been made.

Mr. Carnesale: No decisions have been made.

Mr. Dale: I've said that 10 times, but it doesn't sink in.

Resident (Annette Speidel, 2257 Brightwood Circle): I still don't understand why you would even think that we would want a putt-putt golf course.

Mr. Dale: It's not a putt-putt golf course, it's a professional putting experience. It's not the clown's head or the windmill or screaming kids. It's a professional putting course. I will say that I've said it a gazillion times to this group.

Ms. Speidel: In the minutes though, it's stated like that?

Mr. Melloh: Yes. We have encouraged people to go to PopStroke.com and look at it. Here afterward, I'll show you some pictures online of what this looks like.

Mr. Dale: Please get with Tim and check some of it out.

Mr. Carnesale: If we're just looking at the beginnings of it. How are we going to be able to answer very succinct is there going to be lights or is there going to be this or is going to be that? We haven't gotten that far.

Mr. Showe: They haven't gotten that far down the road. Any other audience comments?

Mr. Dale: At this time, do we have any further comments by the Board?

Mr. Bedwell: Are we going to put a budget together for all of these line items in the restaurant or are we just going to record actions?

Mr. Showe: No. It's going to go back to the full budget the way we had before. It's going to have full account lines.

Mr. Dale: You're correct, and that's part of the reason why we've got to get our builder to go in, and that's why we needed to do the draft.

Mr. Bedwell: No. I'm talking about our P&L.

Mr. Showe: Oh, yeah.

Mr. Bedwell: Here's the revenue and here's the cost.

Mr. Bedwell: I don't even see the point of putting a budget together. We have no idea what to put down.

Mr. Showe: David, it'll go back to the way you saw it before where we've got employee costs, all the food costs. It'll all be back.

Mr. Bedwell: I'm just saying let's just record actual.

Mr. Showe: Absolutely.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

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

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



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, October 28, 2021 at 7:00 p.m. at Faith Lutheran Church in the Multi-Purpose Room, 5550 Faith Drive, Viera, Florida.

Present and constituting a quorum were:

Rob Dale	Chairman
Pete Carnesale	Vice Chairman
Steve Colasinski	Treasurer
Paul McCarthy	Assistant Secretary
David Bedwell	Assistant Secretary

Also present were:

Jason Showe	District Manager
Tim Melloh	General Manager
Michelle Webb	Lifestyle Coordinator
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**

Mr. Showe: The next item up is public comment. We have received three request to speak forums. We will note this is the only public comment period we're going to have so this will be the time for all public comments. We can go ahead and start. We ask you to keep your comments to three minutes. Please state your name and address and we'll go through them in the order received. The first one is Linda Agans.

Ms. Agans (4768 Parkstone Rockledge): So minutes from the September 23 meeting were not in the posted packet for tonight's meeting, I was just wondering why. Let me get

through my short minutes. In terms of financials, it seems that expenses for many of the ongoing activities could be reported on in a more clear and detailed way similar to the way you had Tim create a detailed report for the golf course. For example, the dog park and an initial approved budget and it would be helpful to understand the ongoing expenses incurred versus the approved budget, including donations. Same for the restaurant. Since the Board decided to set up a new restaurant, it would be a logical to have a separate accounting statement as a standalone feature versus lumping it into the golf course report. Particularly since none of the expenses were part of the adopted budget including wages, etc. Have there been any improved operating budget and profitability goals established for the restaurant? That should be part of the public record I would think. There was nothing shown in the 125 pages posted for tonight. Regarding marketing and lifestyle, reports are great but inflated percentages of 1000%, etc, are quite meaningless in the big picture. The bottom line, when you start from zero, the numbers will sound huge. As of today, the CDDs Facebook page has 623 followers. If 90 people or 200 are following a farmer's market page, great, but just say that. I have made a request at the last Board meeting that the consultant use the official CDD contact information, a simple info and address couldn't be easier to set up. Each activity area could have its own moniker i.e., marketing ad, etc. I bring this up because when writing the last issue of Viera Voice I was glad to see there were four ads, but all still had contact information for the coordinator's personal company. That seems to be free advertising for her business and it's not marketing the CDD's business. Also, I'm curious why there's no longer advertising in the hometown news. That has a broader reach in the overall Melbourne community. I noticed Jeff and Lily had posted on the restaurant's Facebook page with a shout-out to all areas beyond Viera. Thanks for your time, but it is disheartening that suggestions made by residents seem to fall on deaf ears here.

Mr. Dale: Who do we have next?

Mr. Showe: We have Jack Karabasz.

Jack Karabasz (4597 Branford Court Rockledge): We've been living in Viera now for more than six years. I know a lot has changed, a lot more development is going on, I guess that's both good and bad. The thing that brought us here tonight was that we've noticed a lot more trash accumulating on the roadways around both Murrell as well as Viera. I know with increased traffic like we have on Viera, you're going to see more of it. It seems like that's our responsibility to clean it up. Even things like the shopping center at Viera and Murrell, I think it's their

responsibility to maintain that property and if you've gone by, you'll see that it's very poorly maintained. The weeds are overgrown, the ponds are filled with sludge and there's paper and bottles and trash in the bushes. That goes from the railroad tracks to 95 at least and from the zoo up to Barnes, pretty much everywhere I've seen. So it seems like we've been falling down on taking care of our responsibility and those main thoroughfares. I thought we had some discussion in our community in our meeting last night, and everyone agreed that it was becoming more of a problem. So it does seem like it's this group's responsibility to maintain all that. That's why I thought I would come in and ask if you would maybe do a little better job. Thanks.

Mr. Dale: Jason, do you want to address? I appreciate the comments, Jack.

Mr. Showe: Yes.

Mr. Dale: So then let's talk about that.

Mr. Showe: Mostly all of that is county right of way. So it'd be the county that would have to clean that up.

Mr. Dale: Actually, a lot of it is VECA responsibility.

Mr. Carnesale: All VECA.

Mr. Showe: As far as the shopping center, that likely is a code enforcement violation if they're not maintaining it so that would probably fall to county code enforcement.

Mr. Dale: But Jack does bring up a question that I do not know the answer to. The ponds in the shopping center, are they our ponds?

Unidentified Resident: Well not just by the shopping center, but the apartments down that road. It is getting pretty bad.

Mr. Dale: I didn't think they were ours; they are the purview of that shopping center then.

Mr. Karabasz (4597 Branford Court Rockledge): Right they are just small retention ponds.

Mr. Dale: Then that is VECA responsibility for enforcement.

Mr. Showe: It could also be county code enforcement if it's a retail area and it's not being maintained.

Mr. Carnesale: VECA is required to maintain that area. It's part of the business structure of VECA.

Mr. Karabasz (4597 Branford Court Rockledge): I would think that this group would be interested in advocating for the people who live here amongst the powers that be including the

county, including whomever you want. I'm saying as a single person and I can go down there and complain about it, but you people have a little bit more leverage than we do as single people so we would appreciate help.

Mr. Dale: What I don't want to do at this point that because we're still in the public commentary, is I don't want to get into debates because you bring up some valid points, Jack, and we will take those into consideration.

Mr. Karabasz (4597 Branford Court Rockledge): Thank you.

Mr. Dale: We do have a good rapport with VECA and I'll certainly be trying to figure out what I think the best course of action here on that is. I've been here 25 years and I do see the posts on Facebook and on different social media sites. I'm going to be blunt, at some point, we can wait for government to fix things or we can fix them ourselves. If you want to move at the speed of government, which is incredibly slow and let's face it, CDD's government, VECA's government, county's government. I know what you're saying. I see it, it ticks me off, I come out of Osprey and there's all of a sudden somebody had a big load of trash and it just blew all over. It does happen. That's part of the price of growth, but maybe there's some solution that we can come up with on that where on a regular basis maybe we can put together some volunteer brigade that would be willing to help.

Mr. Karabasz (4597 Branford Court Rockledge): Well, I mean they have. When you go down there, I think it's ironic. But when you get down there and you see, oh, this part of the road is maintained by Barkingham Palace as you get down north.

Mr. Dale: Right.

Mr. Karabasz (4597 Branford Court Rockledge): Yes. I don't even know what those people do. They just pay somebody to put up a sign that says, hey, we maintain this side of the road. Do they actually have people that come out like once a month to pick up trash?

Mr. Dale: Right.

Mr. Karabasz (4597 Branford Court Rockledge): Which is what they should do, I mean, that's why they say they sponsored these sides of the road. Every so often like every mile or so, there was a blue sign that says this part of this road is maintained by such and such. Maybe you can figure out who's in charge of that road.

Mr. Dale: Let's put our heads together on this a little bit.

Mr. Carnesale: The other part is basically if the bulk of that is a VECA responsibility and if you had a meeting of your neighborhood, especially with your HOA, your HOA reports to VECA.

Mr. Dale: Let's put our head together on that issue. I appreciate the comment, Jack.

Mr. Karabasz (4597 Branford Court Rockledge): Thank you.

Mr. Showe: Next, is Mr. Bianchi?

Tim Bianchi (1127 Auburn Lakes Drive): The area in Osprey that is CDD owned needs to be trimmed again. It needs to be on schedule. The one on the sidewalk where the palms are coming out again, so it needs to be on schedule. I need to know how we do donations. My understanding is there's only two organizations that you guys donate to. How do we get that?

Mr. Dale: Three. I'm going to answer this because we had the email exchange. I think it's important for everybody to hear this and especially the Board. If the Board, for some reason, wants to make a change. It's not my decision on this. I'm just one out of five.

Tim Bianchi (1127 Auburn Lakes Drive): Before you go in, could you tell me the three organizations that do the donors?

Mr. Dale: Yes. It's Viera Men's Club, The Viera Women's Golf Club, and then the Viera Women's Club. Those were the three that the Board at the last meeting, I think it was or the meeting before, decided would be the primary organizations we would donate to. The Viera Women's Club, when they donate, they have an event that I personally donated to.

Tim Bianchi (1127 Auburn Lakes Drive): Well, I'm good on that for the sake of the time. We have a situation that Patrick's daughter has a very rare cancer and is dying unfortunately. They want to have a raffle and part of that is a donation from maybe the golf course or something of that nature. I was told that you guys don't donate for outside organizations so I wanted to know why. A. B, if you're going to ask for donations for the park, you may want to consider opening that up because the organization did donate a bench for the dog park. You're sending a mixed signal.

Mr. Dale: I haven't seen any donation for the dog park.

Tim Bianchi (1127 Auburn Lakes Drive): They sent a check.

Unidentified Resident: They didn't send a check.

Tim Bianchi (1127 Auburn Lakes Drive): Well, then they haven't.

Mr. Dale: Not that that would be a primary consideration.

Tim Bianchi (1127 Auburn Lakes Drive): Right, but that's what they told me. I'm basically the middleman on this one, but I agree with what their premise is that if you're asking for donations and they're asking for something a lot less than a \$1,000.

Mr. Dale: I understand. Just so you hear what I think the Board's intent was, and please correct me is, there are a lot of very good organizations out there. We got Saint John's, we got the SPCA, we got The American Legion, we got all sorts of them. Within the women's club, I know the event that they're doing, there are multiple donors that received the money, the proceeds from that event to include some of the organizations I just mentioned. It really boils down to an issue of our premise as a Board is we've got to get the golf course self-sufficient. I don't think as a Board, we should be picking and choosing our favorite organizations over another one. I get where you're coming from with the VFW. You know my field. I'm a veteran, you're a veteran. It's not anything to do with that particular organization. It basically boils down to a fairness issue and the Board decided those three. I think what we'll do when we get into the business portion of the meeting is we will open that up as part of the discussion and if the Board wants to change that, then we'll change it, but if they want to stick to their guns and keep those same organizations then that would be where we are going to go.

Tim Bianchi (1127 Auburn Lakes Drive): We appreciate the consideration.

Mr. Showe: Ms. Koplner is next.

Sonya Koplner (4275 Woodhall Circle Rockledge): My comments are regarding the workshop meeting that I listen to. We don't just show up to complain about the restaurant and your hope that we don't show up anymore is just totally inappropriate. All your comments were sarcastic and inappropriate. They made a lot of sarcastic and inappropriate comments during the workshop that were recorded such as they hope that nobody showed up, maybe they're finished complaining about the restaurant, and that they hope they continue not showing up because they don't have anything to complain about. Some other comments about the restaurant, your numbers are always skewed to fit your narratives. Example, 70 cans of beer were sold, great. How many pitchers of beer were sold that day, Tim? The answer is zero. That's why there were 70 cans of beer sold that day because there were no pitchers. Also, sales are up. Sure. You increased the prices by at least 25% and higher. If you're going to do any comparison, let's compare apples to apples and not just pie in the sky numbers to make yourselves feel good. Dog park comment on next door. I didn't see any responses from the Board or anybody about that. A woman stepped in

dog poop already and it's not even open. Not only that, but her dog found a used condom. Apparently, this park is being used inappropriately in the tunnels and everything else that you're building. We're just wondering, did you write a letter of apology to her as well?

Mr. Dale: Do we have any other comments?

Mr. Showe: That's the only sheet I have, so we'll open up for anybody else who didn't submit a sheet.

Paula Scholtens (2547 Canterbury Circle): The only comment I would like to make; I couldn't hear a word he was saying. I'm sort of hard of hearing. Is there any way you could either get a microphone or that person can go in the back because I could not hear a word he said? All I kept hearing was donations. I could not hear anything. That's just a comment. It would be nice for us people who have some hearing problems. Thank you.

Mr. Showe: Thank you. Any other comments? Hearing none. We can return to the agenda.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the September 9, 2021 Meeting**

Mr. Showe: The first item is the approval of minutes. Obviously, again, Board, we only have September 9th due to we had two meetings in September. We are working on systems to make the minutes turn around a little quicker, but they do take staff time. It's about 3-4 hours for every hour that you have in a meeting for somebody to listen and hand transcribe those.

Mr. Dale: This is the answer to the question to the lady that just left the room we're searching for.

Mr. Showe: Correct. We are working on software, which is why we're now using two recorders. But even that, it takes a little while for it to recognize voices and really do the job that you would want in terms of an actual narrative thing. We expect to have that at the next meeting, but we do have the one from September 9th. We can take any questions or comments at this time or a motion to accept those minutes.

On MOTION by Mr. Colasinski, seconded by Mr. McCarthy, with all in favor, the Minutes of the September 9, 2021 Board of Supervisors Meeting, were approved.

**FIFTH ORDER OF BUSINESS****New Business****A. Consideration of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2021**

Mr. Showe: The next item is for your audit. I do apologize first, somehow, an old agreement got put in your agenda. The firm that was selected by the Board was Grau & Associates not Berger, Toombs & Elam, which was in your original agenda. We were able to secure the letter from Grau in line with the audit committee bid that you have and you accepted. It is \$10,000 for that audit. I wasn't able to print that out. We got it on the way over. It's our recommendation if the Board's amenable to go ahead and approve the agreement with Grau & Associates.

Mr. Dale: When were we expecting completion again on those?

Mr. Showe: They have to be completed by June. It's a statutory requirement. We try to get those done early so that the second we're able to give them the file, they can start working on it. This year, obviously, it's a little more intense because we've added another fund that requires auditing as well.

Mr. Dale: Okay.

On MOTION by Mr. McCarthy seconded by Mr. Colasinski, with all in favor, the Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2021, was approved.

**B. Consideration of Lease for Golf Carts**

Mr. Showe: Our next item is the golf cart leases that we chatted about at the workshop and I'll let Tim go through those with you.

Mr. Melloh: These are actually utility vehicles for golf course maintenance and one of them is also for grounds maintenance for the CDD. It's just the flip over to the ones we have coming off the lease, and these will be the replacements. We talked about this at the workshop, so all we need to do is confirm them.

Mr. Colasinski: I make a motion to accept that, the extension of the lease on that equipment.

Mr. Showe: If I could just amend your motion if you're amendable is, to also authorize staff and the Chair to execute those documents when they're ready because there are typically additional documents to sign, correct Tim?



Mr. Melloh: Yes.

Mr. Showe: Just so that it's all clear.

Mr. Colasinski: Understood.

On MOTION by Mr. Colasinski seconded by Mr. McCarthy, with all in favor, the Lease for Golf Carts, and Authorizing Staff and the Chairman to Execute those Documents When Complete, was approved.

### **C. Consideration of Surplus of Equipment**

Mr. Showe: The next item would be a discussion of surplus equipment, and we've listed those in the agenda, if you want to go over those too.

Mr. Melloh: Yeah, this is just what we typically do every year. We just have a boneyard down there, and we have equipment that can be as much as 20 years old. We listed these items here in the booklet to be surplus, so we can remove it from inventory. One of the pieces, somebody's going to give us \$300 and tow it away.

Mr. Colasinski: Nice. Are we looking at some approval for this?

Mr. Melloh: Yeah, normally you have to approve the fact that we can remove it from the boneyard.

Mr. Showe: Because it's governmental property, we have to have a motion that allows us to release that from the books. So that's what this would be, would be a motion to declare those items surplus.

Mr. Dale: Based on all the stuff that we've been reading, all of them are inoperable. It's not like we're getting rid of anything that can be used in terms of what we're putting into. We've already replaced some.

On MOTION by Mr. Colasinski seconded by Mr. McCarthy, with all in favor, the Surplus of Additional Equipment, was approved.

### **D. Consideration of Restaurant Improvements**

Mr. Showe: The next item we have is a discussion at the workshop. I think we've discussed the Board going over the not to exceed \$50,000 to get new equipment for the restaurant. I don't know you have a list, Tim.

Mr. Melloh: I haven't gotten it from Jeff. He's still assembling that. But yeah, the figure seems to be about right.

Mr. Dale: I do want to expound on that a little bit too. Already having Jeff on Board has paid for itself in terms of his restaurant consultant role. This is for the purpose of the minutes here. There were several items that we were considering that included potentially moving the center wall inside of the restaurant and putting up a load-bearing beam. That would have been very expensive, in excess of \$50,000. There was talk about pushing the kitchen out, which would have expanded the room for the kitchen a little bit, but we would have been moving vent hoods, punching through the ceiling. It would have been expensive on that front too. Not as expensive as if we would've gotten one of the other people we were considering, but it still would have probably been in excess of \$50,000 to do some of those kitchen improvements, pushing that stuff out. Just based on my rough estimates, I think Jeff has already saved us, at least in the neighborhood of a \$125,000 on improvements.

Mr. Carnesale: You can add to that the flooring.

Mr. Dale: The flooring, that would have been another large chunk and other \$25,000 and another nice one, the furniture, that he procured, we wound up getting for \$400 from another restaurant. The main benefit of that was the bases that we got; we've ordered new tabletops to go along with those bases. We'll wind up keeping the chairs, but new tables, new high tops, things along those lines, probably easily would have been in the neighborhood of \$20,000-\$25,000. We're looking at, what is it, about \$2,000 or \$3,000, I think it was for the tabletops that we ordered?

Mr. Melloh: Well, the tabletops and the booths that we ordered came to about \$5,800.

Mr. Dale: Just using some rough estimates, I believe Jeff has already saved us in the neighborhood of about a \$150,000 on build out in that restaurant. Therefore, tying that into the \$50,000 maximum, that we're talking about for new equipment, I think it's very well justified as we talked about at the workshop. I think you will put that to good use. He's been a very good steward of the District's money to this point.

Mr. Showe: I think the one question that Tim and I would just want to clarify is the source of those funds, when those purchases are made. Obviously, you have bond funds. It's typically our recommendation that you use the bond funds first as long as they're eligible, which we believe these would be eligible under that clubhouse account that still has funds left. As long

as the Board's amenable, we just want to make that clear and have you guys let us know if that's not where you wanted those funds to come from.

Mr. Dale: Right. That's where I would recommend the money would come from. Dave?

Mr. Bedwell: I would like to implement what this lady suggested that you have here a very good report on the park, the financials. I think we need one for the record.

Mr. Dale: I agree.

Mr. Bedwell: We also should have where are we at on spending on the pond. All three of those documents I think should be posted or put it in our book or on the website.

Mr. Showe: The bond tracking is typically put in there when we have requisition, so you can see. The last agenda where you had requisitions, had the full bond tracking in there with all the requisitions. As far as the restaurant, I know that once we start having financials that reflect that restaurant, they're going to go. But they've gone back and added all of those account lines like we used to.

Mr. Bedwell: I'm thinking about that \$50,000 we authorized.

Mr. Showe: I can track that. We can certainly track that separately.

Mr. Dale: Forgive me for being a little scatterbrained with this, but at the workshop, did Jeff not provide that?

Mr. Bedwell: He provided it at the workshop.

Mr. Dale: Yeah. He provided something at the workshop.

Mr. Bedwell: I assume it has been updated, so we just need an ongoing report.

Mr. Dale: Exactly.

Mr. Bedwell: But he had a good report.

Mr. Showe: We can certainly track that as a separate document, but the financials going forward, once we get into a set of financials that reflects that fiscal year where we started the restaurant, will have salaries, food costs, all of that, it will be spelled out.

Mr. Bedwell: I know. I just take it if we post it on the website, we might eliminate some questions from people who come here to ask, what are you spending the dog park, etc.

Mr. Dale: Actually, I was going to share with her at this point that the part about providing something like this for the restaurant I think is a good idea. What we have to keep into perspective is that Jeff has been in there for two and a half weeks and we were expecting to run this as a snack bar for a month and a half. He decided as the manager that he was going to jump

in with both feet and start serving people right away. You don't open a restaurant like this. You generally take a month to a couple months to get the place in order. That is why we are not in the position to start providing reports like this at this point, but I do think that that's doable down the road here once we get through the next month and get the place fully opened.

Mr. Bedwell: Well, this report shows the sales.

Mr. Dale: Exactly. This is a great report. I would like to see something similar like that for the restaurant. I actually thought it was an excellent point. He's knocking it out of the park right now. At this point, I'll entertain any motion to approve the maximum budget amount so he's able to go out and procure equipment as we discussed in the workshop.

Mr. Carnesale: I think the most immediate were like the beer coolers that are 20 plus years old and are rusting out at the bottom. Just to refresh your memory from the workshop but he did have a list of the things that we needed.

Mr. Showe: That was primarily the largest expense, was getting a new cooler, to keep those at the right temperature also.

Mr. Dale: I think it was two coolers.

Mr. Showe: Making sure it aligns so that you're not losing money on the beers.

Mr. Dale: Yeah. I think it was a replacement cooler and a new cooler because of the fact that what we have right now is a safety hazard with the stacking of the kegs.

Mr. Showe: We can certainly work with Jeff and Tim to come up with a tracking of that \$50,000.

Mr. Dale: I would fully expect that.

Mr. Carnesale: Well, I mean, if it's going to be bond money, then we need part of the bond.

Mr. Showe: With any requisitions, all the expenses will be tracked through the requisition process.

On MOTION by Mr. Bedwell seconded by Mr. Carnesale, with all in favor, the Restaurant Equipment with a Not-To-Exceed Amount of \$50,000, was approved.

### **E. Discussion of Woodside Park Electrical Upgrades**

Mr. Showe: The next item was a discussion on electrical at the park. I don't think I have anything else on that, gentlemen.

Mr. Dale: I think we brought this up at the workshop where we've come to find out that we have a 200-amp service down there not a 100-amp service. We don't know exactly what we require, but whenever the people that are going to do the irrigation system for the dog park find out what we have with the five-horsepower motor and what have you, so I think we're going to be good. If not, we've got quotes for running more service to that building which would require boring underneath a couple of roads and running wires and stuff like that, which could be very expensive.

Mr. Melloh: Well, I had a discussion with that, Bob, because one of my requests at the last meeting was about the electrical load there, and the load, really, is not much at all. Currently, there are four breakers in the 100-amp and over 20-amp breakers in there right now.

Mr. Dale: Right.

Mr. Melloh: But it's just the exterior lighting and the power to the restrooms, and that's really about it for power consumption at this point.

Mr. Dale: Right. We probably need to switch it out to a larger box.

Mr. Melloh: For the 200-amp service, yes.

Mr. Carnesale: No doubt because you said if it's got 200-amp service coming in, then we can definitely use a bigger box in there.

Mr. Dale: Right. That's all we have on updated electricity.

Mr. Colasinski: Is that within your purview to make that improvement, or is that something you need from the Board?

Mr. Melloh: Yeah, we need to put in a 200-amp box, but if we have to add power to it, then I'll come back with you on the quotes and have to get approval for that because that will exceed what I have allotted.

Mr. Colasinski: More than likely the breaker for the five-horsepower motor would probably be significantly larger than 20 amps, and as a result, we'll have to make some modifications to the box.

Mr. Dale: Now I think Frankie chaired when we were discussing security cameras and LED lighting. He thought a maximum of 30 amps if even that.

Mr. Melloh: Right. We should be in good shape. Hopefully, we won't have to do the boring on the road and running conduit for several hundred feet to get more electricity.

Mr. Colasinski: Right. It really is a matter of what other future projects we wish to entertain that would require servicing.

Mr. Melloh: Right, because I know we've been talking about electronic signs for Murrell Road. We've been talking about more lighting in the park.

Mr. Dale: Right. While we're on the subject of electric, I know we're a little ahead of ourselves, but have we gotten any volunteers from either Palm Ridge or Bay Hill for it?

Mr. Showe: I have not received it.

Mr. Dale: Okay. I don't see any Palm Ridge or Bay Hill people tonight so that offer is still on the table if we get some volunteers. Let's, at this point, have a discussion about the issue that Tim brought up about who were going to make donations to in terms of whether it be \$100 gift cards or golf rounds or whatever. We had the discussion two months ago, when the Board seemed pretty united that they wanted to keep it limited because of the fact that it's basically about the money. We've got a lot of worthy organizations out there, but you wind up picking and choosing one over the other, you're going to upset somebody, so I don't know where's the Board at. What do you guys want to do?

Mr. Carnesale: Well, what you're talking about is basically my problem, and I am a lifetime member of the VFW. I'm basically not against the VFW, obviously.

Mr. Dale: No, so am I.

Mr. Carnesale: My thing, basically, is there're nine million legitimate, very good organizations out there, both veteran types and other types that will relate to different diseases. You've got the cancers, you've got, basically, lymphoma, breast cancer. You've got a whole slew of different ones. Once you begin to start giving to this one or this one or this one, you're opening up the walls for every other one to request the same and expect you to match it. That's my problem, not who is asking so much as opening up the floodgates. The ones we approved before, we approved because they were related to the golf course so that I had no problem with because if somebody is going to do something and it relates to the golf course, well, we're running a golf course. If it relates to that, I don't have a problem with it, and if another organization decides they're going to do something with the golf course, I would have no

problem with adding any of them to the list, but other than that, I don't want to open floodgates, and that's where I sit.

Mr. Bedwell: Well, as an idea, we could put boundaries. I'll just give an example. We will help organizations that are helping the poor, for example. If they come up or something else. I'm just saying you could put boundaries around it and that would limit. You can always add to it, I guess.

Mr. Carnesale: But how do you define poor, sick, diseased? Why choose one area versus another? Again, you're picking and choosing specific arenas.

Mr. Bedwell: At least we can give them a reason why we're only doing for X, fundraisers for X.

Mr. Carnesale: Well, basically, we have that. We're only doing it for people that are doing things on the golf course. That's our answer, really, right now.

Mr. Colasinski: Paul, what are your feelings?

Mr. McCarthy: Well, I appreciate Tim bringing it up, and there's nothing more important than the health of a child. It's a very sad story, and unfortunately, that happens all through our society and so forth, and I'd love to give her \$100,000 if I could, but we'd have to give the next person \$100,000 for babies dying and so forth, so I think you're opening Pandora's box when you start to say, "We're going to do this, this and this." I'm happy the way the situation is now because I can't see how we can win. If we give it to the Boy Scouts, we've got to give it to the Girl Scouts. That's how I feel about it.

Mr. Bedwell: Steve?

Mr. Colasinski: Hello.

Mr. Bedwell: Are you here yet?

Mr. Colasinski: I don't know if I really have anything to add. It's been our main focus to try and constrain our expenses and so forth, and I do empathize with you in the cause and also what Paul said regarding the children, so I will give you a personal donation for that cause.

Tim Bianchi (1127 Auburn Lakes Drive): Not required.

Mr. Colasinski: I know. I'm happy to do that.

Tim Bianchi (1127 Auburn Lakes Drive): I appreciate it, and I really do, but it's not required. I think my whole conjecture here, gentlemen, is simple. As a CDD resident, I didn't know how you asked for donations. I think that's the issue here, and then when you find out it's

only earmarked for golf club clubs, then it sets a tone. That's basically why I'm here is to find out, "Okay, how do you do this?" How does a resident of the CDD come to the Board and when I say donation, I'm talking about something that we can raffle off to gain dollars instead of asking for actual monetary dollars?

Mr. Dale: I understand.

Tim Bianchi (1127 Auburn Lakes Drive): Additionally, what's the message we're sending when we're curtailing it just for the golf course?

Mr. Dale: Yeah. In the interest to keep the meeting going, it's the same message, actually, that the county, they've adopted a very similar policy.

Tim Bianchi (1127 Auburn Lakes Drive): It is what it is, gentlemen. If that's your pose, well, I'll go back, and let them know.

Mr. Dale: That's where I think the Board is at on it.

Tim Bianchi (1127 Auburn Lakes Drive): Really?

Mr. Dale: I don't hear any motions to make a change to that, so I think we're going to stick with that, but whatever Steve does, I'll match on an individual basis.

Tim Bianchi (1127 Auburn Lakes Drive): I appreciate it, gentlemen.

Mr. Dale: What we could do with that money is do something like purchase a golf course gift card or something like that. Let's go that route, I think, is where we're at.

Tim Bianchi (1127 Auburn Lakes Drive): I totally appreciate it, but do not care for the narrative you are sending with that.

Mr. Bedwell: I understand what you're saying, but I'm also trying to satisfy the pursuit and goal that you're trying to get done as well.

Tim Bianchi (1127 Auburn Lakes Drive): That's why you guys are on the Board.

## **SIXTH ORDER OF BUSINESS**

### **Old Business**

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

Mr. Dale: The lake-planting, where are we at, Pete?

Mr. Carnesale: Okay. Basically, it's really pretty short. The Marine Resource Council Conference, basically, I went to October 21st and 22nd, was educating and was also a chance to meet with others from around the state to make them aware of our project as well because we're doing the planting. After speaking with some of the attendees, who know a lot more than I do about that particular subject, I'm convinced that we're on the right track with both the system



itself and our choice of the actual plants. Nothing larger or more involved is necessary as our waterways are not polluted already, and we are in a proactive position as opposed to a reactive position as the lagoon is, so we don't have to go as far as lagoons go to correct the problems. What we're doing now is doing tests in order to be able to never get to that point. In line with that, it's time to go ahead with the next two plantings that were part of the original plan, which I held off because I wanted to wait until I got the answers from the experts, which I had a chance to go to the conference for.

Mr. Dale: So where are our next two plantings?

Mr. Carnesale: Next two plantings are basically behind homes on lakefronts, and they're different ones.

Mr. Dale: Okay.

Mr. Carnesale: I don't know the address too.

Mr. Dale: But I mean subdivision.

Mr. Carnesale: Two different subdivisions totally.

Mr. Dale: Okay.

Mr. Carnesale: I had basically a listing of maybe 10-15 responses in terms of volunteers that would like to have it behind their homes. Unfortunately, about seven of the 10 or seven of the 12, were from the same subdivision, basically around the same lake. If we want to get a real picture of what's going on, we need to have them on separate lakes so that we can test the water going in, test the water going out, and see whether or not the plants are actually doing what they're supposed to be doing.

Mr. Dale: Okay. Well, thank you. Any questions from the Board?

Mr. McCarthy: Thank you for your work, Peter.

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

Mr. Showe: Next is Farmer's market.

Mr. Dale: Farmer's market and Craft Fair, Lifestyle coordinator.

Ms. Webb: I'm just going to remind everyone that my contract hours with CDD is for eight hours a week. Eight hours a week includes the bi-weekly marketing for GolfNow, that I had these meetings with them. I'm also running marketing, finding, billing, and invoicing all the people who want to be part of farmer's market, which is a daily operation right now. I'm also

designing and posting for certain areas of the restaurant, the dog park, volunteer managements with schools, and the golf course as well as on Facebook and Instagram, as well as managing the ad distributions through Facebook business apps for all the sites. The reason that you see the reaching and engagement on my reports is because that's the monitored ads that are run through Facebook. It shows me how many it has hit, how many people the ads have seen, how many people have opened it, not just opened it up and shut it down, and how many likes. It's not to make our numbers look huge, it's more for the advertising concept of what goes through Facebook. Also, on my report it does have how many likes we have and how many people follow the page. Just let everybody know when you're reading those reports, that that's more for the ad management, not to make us look wonderful. If I have negatives on there and it was an ad that ran and maybe didn't get a lot of post, I won't run the ad again. It's more for the marketing concept for my position, I know we had some questions earlier about why. But I'm at 42 currently for the Farmers market, and I've got three more today.

Mr. Dale: 42 what?

Ms. Webb: 42 vendors who've now submitted their applications.

Mr. Dale: Does that include food trucks?

Ms. Webb: That includes food trucks. I have seven food trucks. One is a lemonade one.

Mr. Dale: Is that the old school?

Ms. Webb: Yeah, old school lemonade. Then there is food itself trucks. Then there's one more that I just added. It grows daily. I am waiting on 321 produce to get back with us on whether we'll have produce. I also went down and spoke with the gentleman that runs the market Wickham Road. So if we can't get that one, hopefully he'll be our sponsor for food or for fruit and vegetables. Mind you, I do that on top of my 40 hour a week job. The eight hours are definitely time consuming, plus more, that I do not bill the District for. We are still working on the restaurant. I have to ask about this. We made a website for the restaurant, but we have to pay the website studio. I don't know if I pay it through mine and bill you guys or do, we get the credit card and pay it directly to that? Because a lot of these ads I run through my business and then we bill you guys back for. In my view, you guys are my only business that I work with.

Mr. Showe: I think it's whatever approach you're comfortable with, if you're comfortable doing that, we'll certainly pay it through that or otherwise we can have you use a credit card and it'll go through that, either way. Whatever you're comfortable with.

Ms. Webb: I just didn't know if they want me to keep billing them for everything, but good to know.

Mr. Colasinski: Is there an opportunity to get credit cards for the restaurant, and also potential for Michelle? Is it any simpler when it comes to dealing with the invoices?

Mr. Carnesale: Yeah, it's just a whole lot simpler to have one card and have it charged through there. This bank for some reason to get a card, advised to give Michelle a card as an example, she has to provide her social security number and it's not an easy process. I certainly can give you the number as I've done in the past, and you can charge it, and then give us the invoice for.

Ms. Webb: Yeah, because I felt bad sending all those invoices I guess, but the way Facebook does it, it sets off at a set time. Then it goes through that, and then if I run it again, it goes with that now. In a day I was like, do you have a Facebook one? Do you want one for me? Do you want one from however she wants it, I don't know what works best for her. But now that we've got the website designed for the restaurant, now, it's just to pay for it.

Mr. Carnesale: Is it a reoccurring monthly charge?

Ms. Webb: Annual.

Mr. Carnesale: It's an annual then, yeah, we just put it on there one time and then be done with it.

Ms. Webb: Okay.

Mr. Showe: Yeah, and even if we got her her own credit card, unless we'd still have to do the reconciliation.

Mr. Carnesale: I think one's good if we can stay away from doing it that way, but we could certainly do it.

Mr. Colasinski: Some of the pay stuff like that, can we work that off meeting?

Ms. Webb: That's fine I just wanted to bring that up, I am just waiting to send out or get that posted onto the website for the golf course. But it's the pay and I'm like, well, before I do this. They're coming to me and I'm like, well, this is a payment I can either ask them to pay, or I could pay it and bill back.

Mr. Carnesale: Well, I don't know what your business is using as a calendar year. If it ended on September 30th or if it's ending December. But I would think that it makes no difference from our point of view whether you charge it to yours, and then you expense it on

your taxes, or whether you charge it direct to ours, and then it doesn't have to pay us through your business at all.

Ms. Webb: Right. Well, my only concern is that for past people who have posted before, they owned all the passwords and billing went to them. If at any point in time we no longer work together, that's going to be on my credit card, not your credit card, then that becomes a little bit more difficult. Not that I see that future.

Mr. Carnesale: But if you feel comfortable passing it through your business, that's not a problem to us.

Ms. Webb: Okay. I don't have a problem with that, I just wanted to make sure of it. Because like I said, my contract comes up again next year, so we'll have to renegotiate it.

Mr. Dale: Hopefully now that Facebook has changed to Meta, they will wind up fixing some of their connectivity issues.

Mr. Carnesale: Or get worse.

Ms. Webb: That's a whole new world right now. Then it just keeps growing. I have already people looking for December. I'm thinking by December we're going to have over 50. We only have three more weeks and I'm getting application requests daily.

Mr. Dale: How much money are you expecting to make for the month of November from the farmers market?

Ms. Webb: The one that I just sent in was \$1,060.

Mr. Dale: \$1060?

Ms. Webb: That's what's already been billed. When I mean that is they've sent me their applications back and I've set them an invoice.

Mr. Dale: Well that's nice that that keeps growing. That was going to be my next question about PayPal.

Mr. Showe: Because it's a business account, we've had to submit all of our banking information, and so it's in their review phase of all of our banking information. But I'm beating on every door I can right now.

Mr. Dale: But it was working for a while though?

Mr. Showe: It was. You have to then verify your bank account to get the money out of it, and that's where it's in a pending review of our accounts.

Mr. Dale: It's going to send you the two pennies, and then you've got to send it back.

Mr. Showe: I'm pushing.

Mr. Dale: I got you. With all of our vendors, are there any of them that are having a problem paying at this point?

Ms. Webb: Well, couple of them said, because I've asked them all to pay prepaid so that we don't have the problem we did last month when some of them didn't show. Some that didn't show, most of them had legitimate reasons, one got in a car accident on the way somewhere, and the other one they were in a big rainstorm, and the tent blew and her car parts got ruined. If they're legitimate, but if we haven't paid in advance, then it's a lot less problems with having those goals. They're more committed to making sure. Yeah, we have a growing number, and I said I'm still working diligently in getting produce. Hopefully that's going to be resolved this weekend, I'll have that locked down.

### **C. Action Items List**

Mr. Dale: Before we go to the action items list, since we are on Woodside Park, one of the issues and I remember her husband's name is Tom I can't remember her name, but the resident that left, with regard to the budgeting on the dog park. This is for the purposes of the minutes because I know we have a lot of people who'll read those. The comment was made that we're not exactly following the budget for the dog park, those kinds of things. I want to emphasize that there is not a budget for the dog park. There was an allocation amount for the bond, but there were several items within that allocated. We had, what was it? \$45,000 for-

Mr. Melloh: \$45,000 for the playground, \$55,000 for the dog park, \$95,000 for a pavilion which we're not even doing.

Mr. Showe: Then \$75,000 for sidewalk repair.

Mr. Melloh: Right.

Mr. Dale: Then there was something else. It came to \$295,000.

Mr. Melloh: There was \$295,000 for improvements to the Woodside Park.

Mr. Showe: Right.

Mr. Carnesale: There was one for restroom's improvements. That was another \$25,000.

Mr. Dale: That was another portion. For the minutes again, in case somebody happens to be reading the document that I'm seeing in front of me that has all the expenditures for the dog park and for the playground. Not all of these items were expenditures at that particular park. For

instance, some of the sidewalk repair was done in Osprey and there are some sizable chunks in there. Some of the stuff, it may have been at the park, but it's not necessarily allocated for the dog park and the playground. Things like, we wind up having to do \$10,000 in tree repair, in trimming. That was just a regular maintenance issue that had nothing to do with the dog park. It was just something that was way overdue. So I just wanted to set that straight for the purpose of the record.

Mr. Carnesale: We also created a big chunk of a sidewalk to make that path around them.

Mr. Dale: Correct.

Mr. Carnesale: The walking path.

Mr. Dale: Correct.

Mr. Carnesale: That was spent at the park, but it's not spent specifically for the dog parks or specifically for the playground. It's to make the whole park more usable.

Mr. Showe: While we're on that subject, just so we can go over the not to exceed amount. In April, the Board approved to not to exceed \$90,000 for additional park expenses. There's a sheet in front of you that I handled all of the Board that details that. Through April until now, you've spent \$40,216 of that \$90,000 authorization. However, in talking to Tim this afternoon, there are some additional expenses I think that weren't anticipated in that such as the camera system, there was some additional playground installation we expect to come, some sod, as well as the irrigation system. When you add all the things that I think you expect to spend, it does go over that \$90,000.

Mr. Bedwell: The other thing is here; we have the allocation for the park bond.

Mr. Showe: Correct.

Mr. Bedwell: We also received \$75,000 in donations as well.

Mr. Showe: Correct.

Mr. Bedwell: Where is that money allocated?

Mr. Showe: I don't have any account for that because it's a donation. It's not running through the CDD.

Mr. Bedwell: Okay.

Mr. Showe: What that'll have to be accounted for is when we go to insure the park, those kinds of figures will have to insure the property value.

Mr. Dale: Because literally, you're talking about the amounts that we are spending and some added to that and there have been numerous donations, mainly in terms of manpower. You've got a pour of 10-15 people out there every Saturday donating their time building this. That's also part of the reason just for the Board members that you may have seen in your park and other invoice from Dave Bell Construction for \$13,000. Some of that was for an additional sidewalk pour because what we had originally planned was an ADA compliant, so we had to make some adaptations there. Then there is also the expense. You've got a lot of hard-working volunteers down there but when the city of Melbourne built the dog parks, the one big donation that they were given all the time was the manpower from the city workers. You would have 30-40 city workers out there helping to build that. We don't have that in this case. To get us done and one of the things I haven't shared yet, we're targeting a leash cutting day of December 12th. We've got to make up some time somewhere and the easiest way to do that is have Dave Bell Construction do some of the assembly of the playground equipment and he is also in the process of building the bridge that those holes have been dug. With December 12<sup>th</sup> being leash cutting day, we've already confirmed that date with Mark Beilock and Sheriff Ivey who would be our two guests of honor. We are looking at additional expense so that to get to that point. That's the purpose behind that invoice that you all saw.

Mr. Showe: While we're below currently the \$90,000, obviously, we look at the projections that were approximately \$38,000 over that. We want to see if the Board will today approve an amendment to that original not to exceed amount if the Board is comfortable and what dollar amount the Board would be comfortable to complete those projects as we've laid out here.

Mr. Colasinski: I still want to understand what happened to the \$75,000. How that was spent.

Mr. Melloh: We can get the full accounting from John. John has a full accounting.

Mr. Showe: That money didn't flow through the CDD.

Mr. Melloh: The bulk of it you are looking at benches, umbrellas, concrete pad pours inside of the park.

Mr. Colasinski: That is materials that are currently in the park at this moment, and not contained on the sheet?

Mr. Showe: Correct. All right.

Mr. Colasinski: Question answered.

Mr. Showe: These are only what we allocated to the bond and the expenses directly to the bond. Those donations didn't flow through the CDD, so I don't have direct accounting of that.

Mr. Melloh: Probably \$30,000 of that \$75,000 were for the umbrellas and then the benches all go at \$1,000 a pop.

Mr. Showe: Yes. I guess obviously we are looking at a deficit of at least \$38,000. It'd be up to what level the Board would be comfortable either amending that motion or approving an additional allocation to finish up the park.

Mr. Colasinski: Deficit of \$38,000 from the \$90,000?

Mr. Showe: From the \$90,000, correct. If you look, you've spent \$40,000 so far. If you add everything total since that point, we project about a \$128,000. So the difference from \$90,000 is \$38,000 so you can approve an extra and if you want to give some cushion to that too.

Mr. Carnesale: Basically what we would want to do is add another \$45,000?

Mr. Colasinski: I think it's too tight. I think I would go with \$60,000 at this point in time. I would suggest a not-to-exceed of \$60,000.

Mr. Showe: It will be a total of \$150,000, just as a reference.

Mr. Colasinski: Correct. Dave how you feel about it?

Mr. Bedwell: I have no problem.

Mr. Dale: Thank you. Again, for the purposes of the minutes, once this park is completed, I think it would be very reasonable to say that any appraiser for insurance purposes would tag at least a half a million-dollar price tag on to this park, in terms of what we are getting. With that said, I'll entertain a motion.

Mr. Colasinski: I'll make the motion for the not to exceed dollar amount of \$60,000 for a second.

On MOTION by Mr. Colasinski seconded by Mr. McCarthy with all in favor, an Additional Not-To-Exceed Amount of \$60,000 to Finish the Dog Park, was approved.
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**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. General Manager's Report**

Mr. Dale: That gets us through Woodside Park and onto the General Manager's report.



Mr. Melloh: The only thing on my report is to go over rounds for revenue for October. Through 27 days, we're a little over \$8,000 ahead of budget and we still have four more days to record on there. We're going to be somewhere in the neighborhood of \$20,000 ahead of budget for cart and green fee money for the month of October. Anybody have comments about that?

Mr. Carnesale: My only question basically would be an estimate for year-end since September 30th was year-end.

Mr. Melloh: We're going to come back to that. That's why I have a big happy face.

Mr. Dale: Tim, do we want to talk about the restaurant at all. How some of the numbers are looking there? Let's compare apple to apples.

Mr. Melloh: I didn't know what part of the meeting you wanted to bring that up in but I have some numbers. So far obviously, we took over operation of the Grill on October 1. We were not able to get approval for a temporary liquor license until the 6th, and we weren't able to sell our first can of beer if you will until the 8th of October. Just using beer sales as an example, and not using cans of beer, we'll just talk about dollars which includes cans of beer and draft beer what have you, we are at \$5,745. You contrast that with the same period of time for the same number of sales from the previous October and that was \$1,860 for beer, all over.

Mr. Dale: Wait. So far, we have sold \$5,745.

Mr. Melloh: We have sold three times more beer this year than we did last year in the same period of time. For a comparable amount of time.

Mr. Dale: That's dollar amount?

Mr. Melloh: That's dollar amount that has nothing to do with a can of beer or anything like that. That's just dollars \$5,745 to \$1,860.

Mr. Carnesale: We basically are definitely making a hell of a lot more in the way of sales.

Mr. Melloh: Yeah.

Mr. Carnesale: But we can't just compare those two because bulk beer coming out of the tap is basically costing us.

Mr. Colasinski: He's talking dollars.

Mr. Melloh: We're just taking dollars now. We're not talking of cans.

Mr. Carnesale: I'm saying the cost factor on the other end is different.

Mr. Showe: I also think at this stage it's hard to come up with the other side which is obviously profit on those. I don't think we've had enough time to levy that so I think he's just giving you the information that he's got.

Mr. Melloh: I'm just getting it through the POS system. When we talk about total sales, which includes all food items, snack items, all sales we are at \$17,520 through 27 days.

Mr. Colasinski: \$17,520?

Mr. Melloh: Yeah. Last year through 27 days, the previous vendor was at \$14,093 save as \$3,500 roughly increase in sales. However you want, you have to draw your own conclusions as to why or whatever. All I'm saying is we're doing really well so far for being in business for 27 days and not having a liquor license for the first few days.

Mr. Dale: Actually, those numbers are striking to me and even if you factor in what Pete is saying, cans versus that, three times the amount is quite a disparity. I would like to know how that adds up. I am sure we'll be able to develop cans versus something at some point.

Mr. Melloh: We have it all broken down. It's all broken down in the sales even to the point where we are able to break down beverage cart sales. But the thing is that the previous vendor did not break out beverage cart sales. So we're assuming everything was just lumped into the beer category.

Mr. McCarthy: Tim, we have to remember we were in the middle of COVID last year.

Mr. Melloh: Paul, I understand what you're saying, but we did the exact same number of rounds of golf.

Mr. McCarthy: All I'm saying is we were in COVID then.

Mr. Melloh: I know we were in COVID; we did the same number of rounds of golf though. I'm just trying to give you the numbers, but the numbers don't lie. Those are the numbers that are there. Everybody has to make their own assumptions as to why. But I'm just saying that our rounds of golf last year were the same.

Mr. McCarthy: I just wanted to say that we were in COVID. I'm not supporting anybody. I am happy with the fact that we've made \$17,510 this month.

Mr. Colasinski: Well, my main point of that is I think that's phenomenal. I think that's really hard work on Jeff's part and your part Tim in putting together what you've done so far. We get people coming into the restaurant and I've had to explain this to a number of people that again, we were not expecting to have the restaurant running at this level at this point. I've had to

share with several people that there's painting going on and pardon our dust basically, is the talk that I've had with them.

Mr. Melloh: The other footnote to put in there is that Jeff is still not hitting on all cylinders because of labor issues. He doesn't have his team fully in place that he wants to have there because you just can't find cooks. We've all seen the signs, "Hey, sign up with us be a cook here, we will pay you a \$400 bonus if you stay for at least two weeks." It's just hard to find people and he's having the same issue. He doesn't have a full staff of people kitchen wise and in the front of the house wise. We're not able to have Michelle do a lot of marketing, to get people in there because the last thing you want to do is have a full house and not be able to serve them.

Mr. Dale: Well, which is why we are closing at 5 o'clock instead of when the optimal time would be, 7:00 to 8:00 o'clock.

Mr. Melloh: I'm just pointing out the numbers and giving the numbers as the fact that our potential is really good there. If we're able to do that the first 27 days of operation. Once Jeff was able to get his feet under him, once he's getting fully operational, once he has that staff, he's got some amazing people over there so far. There's just not enough of them. His hiring skills are very good. He's gotten really good people in place, but they said just not enough for them. I'm pointing out the numbers and getting those numbers only to prove that we have a lot of potential to hit that \$500,000 mark that we talked about early on.

Mr. Dale: I think that's very doable based on what I'm seeing so far. I very much appreciate your effort and I will share that with Jeff but if you would also the share how impressed we are, how far along he's come in such a short period of time.

Mr. Melloh: Sure, absolutely.

Mr. Carnesale: Especially with it still under construction. We're talking about, even if he was matching. He's doing it during construction which he wasn't before.

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

Mr. Dale: Let's see, District Manager's report.

Mr. Showe: Just two quick updates, I just want to update the Board on the irrigation system, RFP. Last Friday we had the pre-bid conference at the club house. We had four vendors that were there plus Rain Bird Del Toro as they're going to be the ones supplying the materials. They were all there, it's a really good meeting. Seem like they're all interested. We had carts

available for them to go out on the course after the meeting. We haven't received any real clarification questions which the deadline for those is tomorrow. We'll prepare one more addendum after that, send it all out and then hopefully by your next meeting, we'll have all of that.

Mr. Colasinski: But the 10th is the day for submitting all the finals, is it correct?

Mr. Showe: Correct.

Mr. Colasinski: November 10th.

Mr. Showe: Correct. Yeah. November 10th.

Mr. Dale: Any preliminary feedback questions asked?

Mr. Showe: There were a few questions asked at the pre-bid conference. I think your irrigation consultant has done a really nice job. They all seem to understand. I think he's prepared the document in such a way that those folks that do this know what he's talking about. I can't read it, but they seem to understand the language. There really weren't a whole lot of questions. The questions we got so far are really basic, so we're going to clarify a couple of things but the deadline is tomorrow at 1:00 for any final questions and then we'll get it out but it seems like we're going to get at least a couple of good bids hopefully. Obviously, I can't break a promise, but the meeting was promising.

Mr. Melloh: Jason, we sent out to 10 or 12 bidders that we would prefer to have bid on this and I guess several of them did go back and say that they were already booked up.

Mr. Showe: There were a couple that email back to just said, "Listen, we've already got our whole slate scheduled for next year." There were two or three of them, but there's some persistence we got four that at least showed up and seemed interested.

Mr. Melloh: Very encouraging.

Mr. Showe: We hope so. The only other thing I have is just as a reminder for the Board because of the Holidays, actually your workshop is next week. Let me know if you have any items as quick as you can so we can get that workshop agenda prepared.

Mr. Dale: Thank you.

Mr. Showe: That's all I have.

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

Mr. Dale: Lifestyle marketing report.

Ms. Webb: I am getting ready to we're going to put an ad in the Discover Space Coast. She's getting me in on their holiday issues 12. So, this Discover Space Coast is going to be a good one for us to be in. Getting ready to put that through.

## **EIGHTH ORDER OF BUSINESS**

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

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

Mr. Dale: Treasurer.

Mr. Colasinski: Really, it's just to check approvals by the Board now, the check register, that is where we're at right now. But the summary was provided in the handouts.

Mr. Showe: Yeah, we can take any questions or comments. If you have any questions, there's a summary of invoices there or we could take a motion to approve.

Mr. Dale: Do you need the check numbers from one to whatever?

Mr. Showe: Not necessarily they're all in there.

Mr. Carnesale: I know that they we're rolled in online for you guys and in print for me. I didn't see anything question.

Mr. Dale: I'm glad you got your print.

Mr. Carnesale: Yeah. I got my print.

Mr. Showe: He always gets his print, it's just in his mailbox. He's got to open his mail.

Mr. Carnesale: It's right here. So obviously I went through my mailbox.

On MOTION by Mr. Colasinski, seconded by Mr. McCarthy, with all in favor, the Check Register, was approved.

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

Mr. Showe: Next up is a balance sheet and income statements. I'll answer the question before it gets there. I want to make just one statement clarifying, these are not audited financials, so there could be some invoices out there outstanding. This number could get adjusted. It's unlikely we're going to find more revenue, but we could get more expenses. Just keep that in mind. But the profit revenue over expenses for the golf course as of right now is \$452,000.

Mr. Dale: Over the past year, the net revenues for the golf course are \$452,000 as opposed to the previous year.

Mr. Bedwell: I think that the key here is that we are meeting our desired goals of making the golf course sustainable if we can continue this. I think that's the real goal that we're trying to do as a Board. I really mean that. Good job there. That's really the important thing we're trying to do.

Mr. Dale: I agree. I'm just trying to put some perspective on things.

Mr. Showe: Current revenues over current expenses was \$18,858.

Mr. Dale: Do we have a carry forward?

Mr. Showe: We do, but this number does not include that.

Mr. Dale: What is the carry forward amount?

Mr. Showe: Total with the carry forward, it's \$541,000.

Mr. Dale: Basically, in the piggy bank, we have \$541,000 that we are able to allocate towards capital savings, whether it be sprinklers in 20 years or a roof for the club house or however we're going to do that breakdown, and we still have to come up with a master list, because I understand it's just one account. But the way we had agreed we were going to do that was by breaking it down for balance sheet purposes.

Mr. Bedwell: The master plan that was submitted in 2015, it was a very good list of potential improvement, and as I think, would be a good baseline for us as we go forward, which one of those can we consider and when?

Mr. Dale: Right. Because of the fact that I think it's much easier for future Board to look at a pot of money and say, "Hey, we could use this for whatever sparkly item that we want to spend it on." But if you happen to have it in the category that says sprinklers or roof or whatever, you have to decide, "Are we going to take that from the roof fund?"

Mr. Bedwell: I think that master plan was a very good comprehensive list. We'll just use that as a baseline to talk about prioritization, what we have money to do and when.

Mr. Showe: I'm in. I'm not a huge advocate of it, but there are companies that do the reserves studies that maybe when you finish your bond expenses, they can come out and take a look at everything. Or maybe we can use that old study and you can model it yourself. But that doesn't come with a professional engineer that comes out and looks at everything. But there are some options when we get closer. But I think since you're doing so much renewal with your bond funds, I think when those projects are complete and you're done with those projects, that's a good time to start looking at.

Mr. Bedwell: That's one of the prioritizations that needs to occur for the remaining items, those items that were not covered.

Mr. Showe: Correct. But that's where we're at. Again, I caution that there could be some outstanding invoices still there.

Mr. Dale: I would also like to add to that that the number of the items that we have done as expense cutting measures have really only been in place for roughly half the year. I am very hopeful that weather-permitting and everything else in the coming year, we can give a nice bonus to our employees through our new bonus program.

Mr. Colasinski: We certainly hope for a good business climate as we head into the next year as well. Hopefully, it can be as successful with the golf course business and all other expenses that we will be encountering as a District. No significant natural disasters or surprises, hopefully.

## **NINTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Mr. Dale: I am going to back up on the agenda. Lifestyle coordinator, were you going to ask the Board for any advertising money for doing an annual newsletter of some sort?

Ms. Webb: Yeah. I'm sorry about all of that. We have several different options. Here is a copy of what was sent out in the last year report, which is a nice really cover picture of it. We've got some prices. One is a trifle, around \$3,500 by the time you get it printed and sent out for that. Then I'm also trying to get a bid for how much this would be to put this out, that would end up being folded over like this, and then put mailer out. That way, we can put mail out to everybody in the community about all the things plus the budget, things like that. I'm thinking this is probably where I want to go to probably be about five inches, I mean from that.

Mr. Dale: Tim, the larger one that you guys did, that was in the ballpark about six grand or so?

Mr. Melloh: I'd have to pull it. That was two years ago, we'll have to pull it.

Mr. Dale: That's what I'm saying. That was a pretty meaty one. It sounds like we're talking about a range of, I don't know. Well, I think we're talking \$3,500 to like \$7,500 since postage has gone up. If you were looking at that large one that was put out.

Mr. Bedwell: It depends on what rate of postage that you would receive.

Mr. Dale: Well, that's what I'm saying. But I think you're probably talking closer to \$7,500.

Ms. Webb: This is very nice, but we can get just as much out in a paper copy versus a photo outline. I'm waiting for the gentleman who gave me the price for the trifles, if you can do this one as well. Basically, this is binded and then it's folded over and then the print goes on one side and then the other side is one.

Mr. Dale: Would the Board like to approve a maximum expenditure for an annual newsletter without getting into the nitty-gritty of exactly what piece we're going to send out? I think the materials that we're going to include in it do have to be approved by the Board and that's something that through Jason and everything we will do.

Mr. Showe: Once we have a draft, we can circulate it out to the Board, collect any comments.

Mr. Dale: Right. Very similar to how we've done some of the other things, that there was one other issue like that that I know, the RFP. That's what it was.

Ms. Webb: I know in my budget that I had around anywhere from \$5,000-\$13,000 for papers ads.

Mr. Carnesale: Does she have the authority to do that on her own?

Mr. Showe: It's always better to have a motion of the Board just to make sure, it is something that you guys haven't done yet before. Do you think \$6,000 would be sufficient if they made a motion?

Ms. Webb: Yeah. Because the fun ones, they're beautiful, but they are very expensive. I'm thinking that if he can do the paper one with some different types of print paper, they'll be probably cheaper.

Mr. Dale: The bulk of the cost is going to be the postage.

Mr. Showe: If there is a motion, maybe do a not to exceed \$6,000. I know the last time Steve and I tried to do one, we had to beat the guy up a little bit. If you remember that he was about \$100 over the not-to-exceed amount.

Mr. Dale: I'll make more for \$6,000 for the maximum expense for the newsletter.

Mr. McCarthy: How does this fit in with our annual advertising budget? This is an additional model of budget.



Mr. Showe: She created a budget that we actually put in there, so it includes those marketing materials.

Mr. Carnesale: That was my question. I know it comes out of that budget but does she have that authority?

Mr. McCarthy: That's a separation issue to get the authority there, I just want to know if this was anticipated when we did the budget?

Mr. Bedwell: The other thing, as much as we want to run and tell good news, I'd like us to send off January and not November, December because there's so much holiday stuff that comes out.

Ms. Webb: I mean, even by the time we create it, you guys approve it and you can add to it, modify it and give it to them it is going to be around that time anyway.

Mr. Showe: But I think that at least gives our budget. So, now to know what style, paper type all that kind of related stuff.

Ms. Webb: Once I did it, something I want them to say, "Okay, how much will cost to create this and how much?" The postage is like \$0.77 cents per person. Those things cannot wait, so it goes up from there.

Mr. Carnesale: Is he getting the addresses from the tax collector's office?

Ms. Webb: We haven't even gone that far.

Mr. Carnesale: I know we sent out the other card before.

Ms. Webb: That's probably where he gets it from, yeah.

Mr. Carnesale: Because that would include all the homes.

Mr. Showe: If you're ready. Let me know and I'll get the most up to date one.

Mr. Dale: That's what we're going to do. What we got was a per piece count, price of \$0.70 cents for the trifold, and we know that we have 4200 homes and 300 businesses.

Mr. Colasinski: Normally, the postage is cheaper because you're going out with third-class mail carry around through source, different things like that.

On MOTION by Mr. Colasinski, seconded by Mr. Carnesale, with all in favor, the Not-To-Exceed Amount of \$6,000 for the Lifestyle Coordinator, was approved.

**A. Discussion of Letter Regarding Turn Lane at IRCC – requested by Supervisor Carnesale**

Mr. Dale: Let's start with you Pete.

Mr. Carnesale: Basically, if you look through your thing, I gave a letter that I'd like to send out on CDD stationary. Basically, what it comes down to is the rear entrance into IRCC needs a turn lane. My letter states very succinctly that the VECDD will not and cannot put any money into that. We're not basically sending the letter out and committing ourselves to anything in terms of other than saying that we've been spoken to and we know that it's needed. The same thing basically is, the other piece that's in there talks about the land ownership, as in where it would go and that is half. Part of it belongs to the County and part of it belongs to IRCC. Again, none of it in VECA none of it in VECDD. IRCC, their Board has already granted the authority to the manager to give up the land necessary to do it. So that's in the letter. My only reason for trying to send this out is to show that the whole neighborhood itself is on a single sheet of music. Without committing the CDD to anything, just saying that "Hey, we're aware, we've been spoken to." This way, at least when the county gets the letter, they know that these are the only places you can go for money. We've already told you we can't. Pretty much that's what's in the letter. So, in order for it to go out on CDD letterhead, basically, it needs a vote of the Board.

Mr. Showe: Yeah. Just a philosophy behind that is the Board didn't grant him the ability to negotiate or talk to the county on behalf of this issue. If he were to just send a letter as, "Hey, I'm Pete, here's a letter." That doesn't need to come here, but because he wants to make it a formal document of the CDD, from the CDD, we like to have approval for those things so that everybody's on the same pages and aware.

Mr. Dale: Before we get into that discussion, I do just have a quick question.

Mr. Showe: Sure.

Mr. Dale: The version that you put together where you had Pete Carnesale, Vice President, that hasn't been sent out to anybody yet?

Mr. Carnesale: No. No version has been sent anywhere because even the date at the top of it, it's going to change. There was no way I was going to send this anywhere knowing that I needed an approval. The timing of it was not a real important issue because when it finally gets into country, it's going to sit for quite a while before they do anything with it and we know that. The only thing I can see them coming back with is a reply back to IRCC, possibly asking for

some money from them to go towards it. They won't come to us because I've already very specifically said in bold, it's the only thing that's bold is in the letter, that it's not within the VECDD's property. As a result, by law and that's basically the law, we can't spend money on doing repairs outside of what we own or what we control.

Mr. Dale: Why is IRCC not? Just on the grand scheme of things. IRCC with the county probably carries a lot more weight than the Viera East CDD does.

Mr. Carnesale: I would say their Board, I am pretty sure is not going to send a letter specifically asking for it because the answer probably will come back asking them for money. As it is they still may come back asking them for money.

Mr. Colasinski: Any sort of engineering project, requires an engineer, who's going to understand, okay, what is the demand? What are the criteria right now for establishing a right turn lane? What is the traffic volume criteria? What is it?

Mr. Carnesale: Basically, there's a traffic volume criterion for a light. There is not a traffic criterion for a turn lane. Now, we're not talking about left-hand turn lanes. We're talking about a right-hand turn lane, and the only reason that this has been caused. This was caused with two things. The widening of Viera Boulevard which happened right at the rear gate. That's where it started, and the installation of I95's exit onto Viera Boulevard.

Mr. Colasinski: That's not the question I am asking. I'm talking about the volume of traffic turning right. Not the volume of traffic, on the Air Boulevard. Here's why. There are four other entrances on Viera Boulevard that are within the CDD. There's one for Heron's Landing Drive, there's one for Faith Drive and there's two at Star Rush drive. One goes into Bay Hill and the other in the apartments. They do not have right turn lanes there at all and no one is asking for them. But there is a criterion for the number of people that will be turning to the right at that interchange if you justify that. I'm asking that question.

Mr. Carnesale: The answer is basically there is no criteria that's out there that is a requirement.

Mr. Colasinski: How do you know?

Mr. Carnesale: Because I've been working this on since 2018.

Mr. Colasinski: Who did you ask at the county?

Mr. Carnesale: I've worked with their building department, their roads, and traffic. If you take a look at the way the letter is written. It's addressed to the area where I dealt. I've given this whole thing in a one-on-one presentation to Commissioner Smith two years ago.

Mr. Colasinski: But he's not the person that determines that, that's the semi-generic study that's done by an engineer. Who is the person, the engineer, that determines the criteria?

Mr. Carnesale: That's going to be within the department that it's going to.

Mr. Colasinski: Understood but I'm saying that we need to understand that number first before you just start pushing it in because you're asking to do a lot more here and it may not even satisfy those criteria.

Mr. Carnesale: What I'm telling you is I've looked at it over and over again over the last two years. There are no number criteria. That's how I tell you that there is a criteria for a light, and I know exactly what the criteria are because I've been looking at this whole picture. The problem is not the traffic level, the problem is the speed of the cars and the fact that after you come around a blind turn to go in through that entrance there is only room for about one-and-a-half cars before they come to a gate. The people that are coming along that road to make the right-hand turn have no choice but to slow down to like five miles an hour or stop, and sooner or later somebody will get hit in the back because of that. On all the other ones that you are talking about, there's no turn blockage after you make the turn.

Mr. Colasinski: Yes, there is. At Heron's Landing there is an island there.

Mr. Carnesale: There is an island in the middle.

Mr. Colasinski: It's single lighting, and IRCC has two lanes coming in.

Mr. Carnesale: No, IRCC has one lane coming in.

Mr. Colasinski: There's two gates to go in at that entrance, which is two lights. What I'm getting at is that I think you should probably talk to the engineer in the county and not the director and find out what their criteria is for actually establishing something eligible. For instance, if you want a crosswalk right now, there's going to be a traffic study where they're going to put down the little counters and they're going to do a traffic study to determine how much traffic is there and when it exceeds that number, then they'll talk about a crosswalk for that area.

Mr. Carnesale: My final statement in the letter, if you read the bottom of it.

Mr. Colasinski: I read it.

Mr. Carnesale: What does it say?

Mr. Colasinski: Thank you for your attention in this matter.

Mr. Carnesale: Okay. Go back one.

Mr. Colasinski: Please let us know if any action of giving the lane to the county are necessary.

Mr. Carnesale: All right. We're asking them specifically to let us know if they want anything else from any other actions. If they want us or if they want the IRCC because that's what it will be.

Mr. Colasinski: Why did the CDD have to ask that question? Why can't you ask that question to them?

Mr. Carnesale: It will get more of a viewing and more of a response back from us as of a CDD than it would from a single resident. I can't represent the IRCC because I'm not on their Board.

Mr. Colasinski: If you're going to use the CDD as an entity than you should also solve all the problems within the District for the entity. We have four other interchanges there, Heron's Landing Drive, Faith Drive, and Star Rush on both sides. I'm saying that's if you're going to call it for the District then you should represent all the District's issues on that.

Mr. Carnesale: I have no problem with incorporating those into letters as well, assuming that those specific areas want it as well, keeping in mind that they'll probably come back asking for a percentage of the dollars and those HOAs may not be willing or may not want to actually ask for it because they don't want to have the possible requests for dollars.

Mr. Colasinski: Well, I would ask for a criteria first before I do want to sign this as to the number of cars turning right per day. What is that criteria first? If there's something, there is a number out there, and we're not just beating our heads on the wall because I know you've been trying to pursue this for a while even before you were supervisor.

Mr. Carnesale: Basically the last answer I got that was succinct in any way from the Board. In this particular case, it happens to come from Toby who is not our rep but he happens to be from the Board. When I was asking it at a Board meeting was that the request would have to come in from a group that was responsible, that they weren't going to honor the request from an individual. That would mean that I would have to go through 400 houses and get 400 people to sign and say, we as a group want it.

Mr. Colasinski: That's something your HOA can do.

Mr. Carnesale: We don't have an HOA.

Mr. Colasinski: You have an email list.

Mr. Dale: But you do have a Board that represents a group.

Mr. Carnesale: But the Board represents the entire and it's only the northern portion that uses that gate.

Mr. Colasinski: Right, as I'm saying, is that really enough substance there to justify a right turn?

Mr. Carnesale: On the incoming the answer is yes because anybody coming in from the highway comes in through that gate. They don't make the right and then come in through Murrell unless they live in a really southern portion. We're talking about the northern portion and probably half of the southern portion comes in through that gate.

Mr. Colasinski: No, I'm not saying this is the case, but perhaps the justification that the county is using is that you do have the light and the turn lane at the main entrance to IRCC and perhaps are saying, hey, you can use that one. Why should we shell out a X amount of dollars?

Mr. Carnesale: There's approximately two-and-a-half miles of interior road between that light, and the back gate.

Mr. Colasinski: Has the same scenario on Club House Drive coming southbound on Murrell, there's a right turn lane here, but on the northern entrance, there's no right turn lane at all.

Mr. Carnesale: Okay.

Mr. Colasinski: What I'm getting at, is there's a criteria for traffic volume to turn right there to determine whether or not a right turn lane is necessary. Unless we understand what, that number is...

Mr. Carnesale: In all the questions that I've asked going back and forth, that was never given as a requirement. Whenever I looked it up, there was never a requirement.

Mr. Colasinski: As an engineer, that's what I would ask. That would be one of my very first questions. It would be what problem are you trying to solve?

Mr. Carnesale: Well, then the answer is that because of the thing that you just read, they'll come back with that as a response. What else would you like from us, or what else do you feel must be done?

Mr. Colasinski: Well, I think the county is going to want to do a traffic survey of that before they would ever do any implementation or consider it. That's maybe what you ask them to do because that's part of that, is getting some data and understanding how many people are going through there. Then the County Commissioners can have an understanding based on that volume. Because there's a lot of traffic going to Heron's Landing Drive, and also Faith Drive and Heron's Landing Drive, also into Bay Hill. On the golf course here too, there's the two entrances and one has the right turn lane, the other doesn't. There are some criteria in there and that's something to understand before we make the request. I'd actually want to have some understanding of that before I actually sign that.

Mr. Carnesale: The problem that they have there that's unique is the fact that they have a blind turn going into a gate, and they can't move the gate further down because there's a pond/lake directly in front of that gate. Basically, it comes there, there's a road right after the gate, and directly across that street is a pond, so you can't make that turn and put more cars in there. On all the other ones, what you have is, once you make the turn, the car continues going straight and clears the lane.

Mr. Colasinski: I'm not a traffic engineer to justify that, but as an engineer, I would ask for some data on that, and I think it's something that we probably need to find out from the county, what would they consider?

Mr. Carnesale: But I would think that they would answer that.

Mr. Dale: Dave, Paul, do you guys have any strong feelings on this one way or the other?

Mr. McCarthy: I think we'd have to have more data. We're not going to solve this tonight.

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

Mr. McCarthy: We went to that department and said here's the number of homes we have, they say we haven't got a chance in the subject.

Mr. Bianchi (1127 Auburn Lakes Drive): Basically, the turn signals that are going into the Viera East Golf Course now that is flashing, that was me. I'm a citizen. I'm not even on a Board. I just called her up. It took me two years to get that done, and I asked the same thing to happen at Viera Boulevard and Murrell. She said either that's never going to happen, but my point is you can call as a resident and get these things done. You don't have to have the Board to do that.

Mr. Dale: I think where we're at as a Board, I'm not saying that your issue doesn't have merit. You've got legitimate safety concerns there. But I do want to bring up several points just to summarize that I think are issues. One of the points is similar to the point that I brought up with Jack, and that is primarily that as a Board, we have no authority over the roadways. I don't believe there's a single spot other than maybe at Woodside Park where it extends out into the culvert, where we own that land. This is not, by definition, a CDD issue. In actuality, it's probably more of a homeowner's issue, a VECA issue. They own the bulk of the sidewalks.

Mr. Carnesale: They don't own any of that.

Mr. Dale: They own the right of way inside of that.

Mr. Carnesale: No, they do not. The area where that's being asked for is partially owned by the county and partially owned by IRCC.

Mr. Dale: Here's where we're at. I'm not going to go through each square inch of Murrell Road, but I do know that VECA does own a lot of that property. I've sat on that Board. With that said, the other big issue that I have ties into what Steve said. It's a fairness issue. We're not the representatives for IRCC, we're representatives for the entire CDD. I do agree with Steve that if we're going to do this for IRCC, we need to be asking the same questions for Heron's Landing and for the golf course, and for the other communities that also have a similar situation where they don't have the turn lane on that area, so I would add that to the mix. The other issue is we do have a timing issue. As the entire Board knows, we had a bear of a time, and that's putting it politely, with the county and getting approvals for things to do at the park. We are within a month and a half of trying to get a CO for that park. I'm not real hot on going to a county building department right now and stirring them up because they've already been stirred up with us and they know the name Viera East CDD.

Mr. Carnesale: I would have no problem to making that February. The date is not a big deal to me from my perspective here.

Mr. Dale: Here's my recommendation. Steve mentioned going and talking to the civil engineer, getting a little additional info. What would be required for us to get this going at this area? Basically, what you're asking to do is expend political capital as a Board, as an organization, since we have no true authority over that area. I understand the route you're going. If we're going to expend political capital that way, I want to expend it fairly for the entire District



and not just for one HOA. It may be that a lot of the questions that we're trying to get resolved we're going to be able to resolve on a one-on-one with the civil engineer.

Mr. Showe: Maybe I can just throw out a suggestion. I know that Rob had forwarded an email where I think you were talking to him about a crosswalk issue?

Mr. Dale: Yes.

Mr. Showe: I've got the names on that email. I can just send them an email saying we had a resident bring up an issue. I won't say a Board member, just a resident from the IRCC has brought this issue up. Can you take a look at it and just see where we're at?

Mr. Dale: Yeah, that'd be great.

Mr. Showe: I will at least get a foot in the door; we'll see where we're at and see if we can get some free information out of the county.

Mr. Carnesale: I'll send you her email.

Mr. Showe: I've got it. She's doing the same thing. Rob sent an email about a crosswalk. She's doing the same thing. She's going to look at it and see what they can do in terms. But they do have to do a study. I'll initiate some conversations with her and just see where we're at, and just say a resident brought this up at a meeting as a safety concern where are we at, what do we need to do.

Mr. Carnesale: You've got enough information in your copy of the letter, so that's not a problem?

Mr. Dale: You've probably done this once or twice.

Mr. Showe: A few times.

Mr. Carnesale: Thanks, Jason, that will be helpful.

Mr. Bedwell: Can we add irrigation, sand traps and putting course to the action items list?

Mr. Showe: Yes.

Mr. Bedwell: The other thing is, Jason. I don't have next year's budget but I was surprised when we did a \$147,000 in revenues at the golf course, we lost \$30,000 in money, we did a \$149-150,000. Of course two big items were for startup costs of the restaurant. \$13,000 in September, and equipment lease jumped \$10,000 for the month. But the thing that sticks out to me is up in the golf course maintenance department we missed FICA expense by \$25,000.

Mr. Showe: Yeah, I saw that one.

Mr. Bedwell: I mean that's 6.5% times that's a sharp rate.

Mr. Showe: I'll dig into that.

Mr. Bedwell: The other departments are okay.

Mr. Showe: We'll check with our payroll company.

Mr. Melloh: That's a pretty big disparity there. But for a point of clarification on the restaurant startup expenses, I would imagine a good chunk of that is cost of goods sold with regard to initial food ordering, initial liquor orders. That's primarily the bulk of that, \$13,000 I would imagine.

Mr. Bedwell: Yeah, I know. I'm not arguing that. That wasn't anticipated.

Mr. Melloh: I just wanted to clarify that.

Mr. Bedwell: Usually when we do \$150,000. We make money. We lost \$30,000. So I am going through out your time to figure out what happened.

Mr. Bedwell: And the other two with the FICA is just getting that because we probably budgeted what we had for this year, what we had for the previous year. Yet, you know, we missed it by \$25,000, so that it is a matter of understanding.

Mr. Showe: We'll dig into it.

Mr. Melloh: My guess would be we have a new, payroll company so maybe an issue with reporting.

Mr. Showe: We'll find out.

Mr. Bedwell: Like an escrow account or something.

Mr. Melloh: Yeah. That's a lot of times too Dave, what happens with what you're looking at it with September is that all these accounts get caught up sometimes because we do amortize invoices and things like that.

Mr. Bedwell: Amortization of the budget would need to be adjusted if that's the case. I've been just trying to figure out how we lost \$30,000.

Mr. Showe: Well, let me let me do some digging.

Mr. Bedwell: The two big items were the lease and the startup cost to the restaurant. It's okay, I understand now. The other one I had, Jason, so we're going to have a workshop on the 4<sup>th</sup>?

Mr. Showe: Correct.

Mr. Bedwell: A Board meeting on the 18<sup>th</sup>?

Mr. Showe: Correct. Otherwise we are having it on Thanksgiving.

Mr. Bedwell: I keep forgetting.

Mr. Showe: We had to rotate that.

Mr. Bedwell: That's all I have.

Mr. Bedwell: Thank you, Dave. Paul.

Mr. McCarthy: Yeah, I think I have some good news.

Mr. Dale: Nice.

Mr. McCarthy: I have a lot of problems with my voice so I'll try to get through it. We finished our fiscal year at 57,593 rounds. That is an increase of 5524 rounds. Our revenue was \$1,559,343.00 I think one of the things that we've spelled here with this Board, that we are in support of the golf course. There's been no layoffs. We have the same chemical budget that we had in previous years. We hired a greenskeeper at above average for a public golf course and he is worth every penny. As we look back in time, 2014, those of you who have been here or played golf, the golf course was in terrible shape, it was awful. We had the reputation of a golf course that could not grow grass. Tim Melloh came on Board in the end of 2014 and in 2015. The two Boards that succeeded these Boards decided what they were going to do in terms of a golf course because it was a disaster. We decided to put money into the golf course, we didn't have any money that wasn't a bond that was available at that time. I'm going to give you some examples. We created in 2015 the Associate Membership Program, widened the fairways and added family tees to the golf course, replacing the grills and ice machine. In 2016 we renovated the greens. Major renovations to bunkers on holes 1,8, and 10. We removed 14 trees from number 6 and created all of this landing area. We created the platinum and gold membership programs, installed a new heating and air condition system in the grill, created the APCD and scramble, which was wiped out with COVID, but that was something that generated a great deal of money. Installed a new fire and security alarm system. We got new range, transfer and driving range program. In 2017 we put a water dispenser in the breeze way, which is used by runners and joggers and so forth. We implemented the easy make software tee time system. We removed Palmetto bushes from hole number 14 and added lady's tee boxes on 12 and 15. We renovated bunkers on holes 2, 5 and 16, and large and resodded tee boxes on 4, 7, 13 and 16. We increased the playability on or around the 5th green complex. We replaced the tee markers with new color schemes, and Tim was a genius when he got rid of a red tee marker, which was always lady's tee marker, the men ran up to get on it when it became a bright green, whatever it was. Very good

idea. We had new maintenance equipment bought. We added a new phone and copier saving \$18,500. 2018, we had the second equipment package. We installed new rain compensation for the golf course irrigation system, which is the heart of the system. If I remember that's about \$275,000 there about. We installed a chain link fence around the playground at Woodside Park, which is now being used again, which I'm happy to say that it did get used again. We installed 63 irrigation sprinklers around slopes and green complexes and extended the current path to green side, approximately 110 feet, extended car path on about 90 feet. The purpose of that was to keep the golf course open when we had severe rains, that was a bottleneck there. It created a new green box on hold 9. We reconstructed the tee box on hole 9, installed landscaping beds on tee box 1 and 14. We hired a company to film an aerial video brochure on the golf course by using a drone. The two previous Boards could have put this money in the bank or in the reserve on and so forth. It would just sit there and the course wouldn't have improved. We've gotten to the point that we are now. In those four or five years most things were done, I am optimistic about our future going forward. I think it's going to get better and better as we go along. I think we've got great leadership with the Jim and Tim. I think we have a supportive Board and I'm looking forward to the future. Thank you very much.

Mr. Dale: Thank you Paul. Also going into this year, we talked in previous meetings about, the contributions that Tim and Jim and the whole employee crew have made towards everything, but I think one of the lesser-known fact of this past year is the majority of the decisions made by this Board were 5-0 decisions. This Board together has worked very well and worked to develop the numbers that we're seeing for this year. I'm very appreciative of that. I'm very appreciative of the camaraderie and I am very appreciative of our General Manager with all the work that he's doing.

Mr. Melloh: Thank you.

Mr. Dale: Thank you for getting us to this point. That's a hell of an achievement. The city of Melbourne, they would just as soon get rid of both of their golf courses if they could. I have had multiple conversations with council members over there and I've shared with them some of our numbers. Keep in mind, they have a base to draw from that vastly exceeds ours in terms of a municipality. The fact that we're kicking Melbourne's butt in terms of our course is quite the accomplishment. Be proud of that.

Mr. Melloh: Thank you very much.

Mr. Showe: The budget for that year was \$3,756. I believe that there's a number missing. It probably should have been \$31,000 as opposed to \$3,000. That is the budget number that was put in the budget but I believe that's wrong. I believe you would have under spent. Now as a note, your Fiscal Year 2022 budget has a \$32,000. We got it fixed. The budget number was incorrect.

Mr. Dale: Nobody's draining our FICA account?

Mr. Showe: No. Actually, you would have been in excess of it if the right number would have been in there. The budget number was incorrect. It has been corrected for your current year.

Mr. Dale: Thank you. Jason, I'm going to throw you into the mix also. I know you're the numbers guy and you know, you're with the CDD. When we are out of meetings and we're asking you in adenoid questions like that. Your expertise of the numbers and everything and getting us prompt answers and acting as an intermediary on issues like what Pete is experiencing. You're a huge part of the team too.

Mr. Showe: I appreciate that. I'm here to serve you.

Mr. Dale: You are very welcome.

Mr. Carnesale: I might add to that. I don't know how we can really operate without Jason, to be honest.

Mr. Dale: We'd have to have George Flint back, but George's getting old.

Mr. Carnesale: Now that we're dealing more with GolfNow, we actually can take a look at the ratings that people are giving to the course. We're rating almost standardly 4 and a half stars on almost every category. If you want to compare that to when you took over, when it was probably ones and twos, if that, okay. It's already noticed. Just looking at GolfNow's report.

Mr. Melloh: Right though we've come a long way. Then continue to keep moving forward.

Mr. Colasinski: I do want to acknowledge everything that you said. Obviously, the grade that Pete was talking about is a real reflection of that. The one that was the highest ranking was value. People believe that is the highest attribute of this golf course is the value and that what they pay is a reflection of the conditions of the course. I think that's a very good reflection. I'm also encouraged by the other activities that we're doing as a Board with the park. We are getting more people in the District and giving them other opportunities to enjoy their tax dollars as well. I think that's a very significant upgrade for people in our community. With the higher ratings that

we're getting now it is a reflection of their previous investment and I'm hoping we can be as successful with the upgrade in the park.

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

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

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

# SECTION V

# SECTION A



Viera East CDD Construction Services Selection - Tally

	Robert Dale	Peter Carnesale	Steve Colasinski	Paul McCarthy	David Bedwell	Total Points Earned	Ranking (1 being highest)
Landirr							

**Viera East CDD Construction Services Selection**

	<b>Ability of Personnel (20 pts)</b>	<b>Proposer's Experience (20 pts)</b>	<b>Understanding of Scope of Work (20 pts)</b>	<b>Ability to Furnish the Required Services (20 pts)</b>	<b>Price (20 pts)</b>	<b>Total Points Earned</b>	<b>Ranking (1 being highest)</b>
Landir							

**OFFICIAL PROPOSAL SIGNATURE FORM**  
**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT**  
**GOLF COURSE RENOVATIONS**  
**BREVARD COUNTY, FLORIDA**  
**TO BE SUBMITTED TO:**

VIERA EAST COMMUNITY DEVELOPMENT DISTRICT  
District Manager, Jason Showe,  
Governmental Management Services, Central Florida,  
219 E. Livingston St,  
Orlando, FL 32801  
**Due by 2PM November 10, 2021**

TO: VIERA EAST COMMUNITY DEVELOPMENT DISTRICT  
FROM: Landirr, Inc.  
(Name of Proposer)

In accordance with the Request for Proposals inviting proposals for **Viera East Community Development District – Construction Services for GOLF COURSE RENOVATIONS** the undersigned proposes to provide all work necessary to install and construct the improvements including but not limited to: project construction site work for the construction and installation of a new 2-wire irrigation system using Rainbird or Toro system, all as more specifically set forth in the Project Manual, engineering plans and specifications, and reference materials contained therein, as follows:

- I. Irrigation Design Documents, by Aqua Turf International, dated 9-09-21.
- II. Irrigation System Material and Installation Specifications, by Aqua Turf International, dated 09-09-21

All Proposals shall be for complete Work in accordance with the Plans. Qualified or partial Proposals will be considered non-responsive.

The undersigned Proposer, having a thorough understanding of the Work required by the Contract Documents, the site and conditions where the Work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the Work, and having knowledge of the expense and difficulties attending performance of the Work, and having fully inspected the site in all particulars, hereby proposes and agrees, if this Proposal is accepted, to enter into the Construction Contract with the Owner to fully perform all Work in strict compliance with the Contract Documents, including the assumption of all obligations, duties and responsibilities necessary to the successful completion of the Project and the furnishing of all materials and equipment required to be incorporated in and form a permanent part of the Work; tools, equipment, supplies, transportation facilities, labor, superintendence and services required to perform the Work; and bonds, insurance, submittals; and all fees including without limitation permits, timber taxes, inspection fees, maintenance bonds, as-builts and plats as needed for dedication, etc., as indicated or specified in the Contract Documents to be performed or furnished by Proposer for the prices included in this section as indicated in the Price section.

## **Price**

Proposer is required to attach a Schedule of Values. The Schedule of Values to be attached as Exhibit C to the A104, and must include all Base Bid and Alternate items. The Schedule of Values must include enough details to properly track work progress during construction. Owner has the right to request additional details if the Schedule of Values does not provide enough details per the Owner's opinion.

## **II. PROPOSAL SUBMISSION PACKAGE**

## Price Summary

ITEM	ADD/DEDUCT	LUMP SUM PRICE (\$)
<b>2-Wire Irrigation System</b>		
Toro Complete Irrigation System		\$ 2,340,000.00 (Numbers)
		Two Million Two Hundred Ninety Five Thousand (Letters)
Rain Bird Complete Irrigation System		\$ 2,222,300.00 (Numbers)
		Two Million One Hundred Seventy Seven Thousand Three Hundred (Letters)
2-Wire Irrigation Alternate 1	Clubhouse	\$ 27,500.00 (Numbers)
		Twenty Seven Thousand Five Hundred (Letters)
2-Wire Irrigation Alternate 2	175 Spr.	\$ 175,000.00 (Numbers)
		One Hundred Seventy Five Thousand (Letters)
2-Wire Irrigation Alternate 3	Infinity Add	\$ 17,500.00 (Numbers)
		Seventeen Thousand Five Hundred (Letters)

## Price Detail

Proposers are required all prices in numbers and letters within the designated table.

### TORO

The Lump Sum Total Price to install the complete TORO Two-Wire Decoder control irrigation system using a HDPE pipe and components as shown in the plans and specifications (see materials listing, including Bond/Payment Bond, for the above outlined services)

TORO IRRIGATION SYSTEM	TOTAL
TORO MATERIALS	\$ 757,000.00
ALLIED MATERIALS	\$ 523,000.00
IRRIGATION LABOR "ONLY" & GENERAL CONDITIONS	\$ 973,550.00
TAXES	\$ 86,450.00
TOTAL COMPLETE IRRIGATION SYSTEM (Include: taxes, shipping, permits and fees)	\$2,340,000.00

### RAIN BIRD

## II. PROPOSAL SUBMISSION PACKAGE

**The Lump Sum Total Price to install the complete RAIN BIRD Two-Wire IC control irrigation system using a HDPE pipe and components as shown in the plans and specifications (see materials listing, including Bond/Payment Bond, for the above outlined services:**

<b>RAIN BIRD IRRIGATION SYSTEM</b>	<b>TOTAL</b>
RAIN BIRD MATERIALS	\$650,000.00
ALLIED MATERIALS	\$ 520,000.00
IRRIGATION LABOR "ONLY" & GENERAL CONDITIONS	\$973,550.00
TAXES	\$ 78,750.00
TOTAL COMPLETE IRRIGATION SYSTEM (Include: taxes, shipping, permits and fees)	\$2,222,300.00

<b>ALTERNATES</b>	<b>Unit</b>	<b>Estimated Quantity</b>	<b>Add/Deduct</b>	<b>Unit price (Labor &amp; Material)</b>
1 Deduct Clubhouse, Parking Lot and Main Drive Irrigation, Sheet "CL" in plan documents (Note 10" mainline to remain in main bid).	ls	1	Deduct	\$27,500.00
2 Deduct 175 Sprinklers from scope of work	ls	175	Deduct	\$175,000.00
3 TORO Infinity Sprinklers in-lieu of specified sprinklers	ea	1,508	Add	\$17,500.00

**2-Wire System Unit Price List**

The following list of unit prices shall apply in the event that additions to, or deletions from the project occur at the discretion of the OWNER. These unit prices are separate and have no bearing on the lump sum price of the project. The following prices shall include all necessary labor and material of as specified to make the added items fully functioning parts of the system per the pertinent specifications:

<b>SPRINKLERS</b>	<b>Unit</b>	<b>Estimated Quantity</b>	<b>Unit price (Labor &amp; Material)</b>
*85' Spacing Full Circle V-I-H-H	ea	62	\$525.00
*85' Spacing Part Circle V-I-H-H	ea	5	\$ 545.00
*75' Spacing Full Circle V-I-H-H	ea	650	\$ 515.00
*75' Spacing Part Circle V-I-H-H	ea	706	\$ 535.00
*65' Spacing Full Circle V-I-H-H	ea	40	\$ 495.00
*65' Spacing Part Circle V-I-H-H	ea	24	\$ 515.00
*55' Spacing Full Circle V-I-H-H	ea	10	\$ 475.00
*55' Spacing Part Circle V-I-H-H	ea	11	\$ 495.00
*Turf Block Rotor Sprinkler (Clubhouse & Entryway)	ea	106	\$ 95.00
*Spray Head Spk. 6" Pop up (Clubhouse & Entryway)	ea	257	\$ 45.00
*Spray Head Spk. 12" Riser (Clubhouse & Entryway)	ea	45	\$ 85.00
*Spray Head Spk. Strip (Clubhouse & Entryway)	ea	46	\$ 80.00
*1" Automatic Plastic PR Valve Assy. w/ Filter	ea	12	\$195.00
*1 1/2" Automatic Plastic PR Valve Assy.	ea	16	\$275.00

*Quick Coupling Valve Assembly	ea	1	\$ 225.00
Back Nozzle (Per Specification)	ea	60	\$ 12.00
Replacement Nozzle & Stator (Per Specification)	ea	60	\$35.00

\* - Includes pipe, wire, service tee, swing joint and sprinkler or valve installation.

<b>TWO WIRE SYSTEM – DECODER / IC</b>	<b>Unit</b>	<b>Estimated Quantity</b>	<b>Unit price (Labor &amp; Material)</b>
Two-Way-Cable Direct Burial #14 AWG	lf	270,000	\$ .95
#10 Bare Copper Bonding Wire Rain Bird “Only”	lf	31,673	\$ 1.50
Ground Grid Assy. (8’Rods & 4” x 96” Ground Plates)-Includes Surge Arrestors)	ea	6	\$ 375.00
RC-Polaris Re-Enterable Splice Connector & Ground Grid Assy. (Includes Surge Arrestors, (1) 8’ Rod and (1) 4” x 96” Ground Plates, Rectangle Splice Box, marked “Electrical”, Grey color, locking cover	ea	66	\$ 350.00
Ground Grid Assy. (4” x 96” Ground Plates)	ea	10	\$ 285.00
Ground Grid Test (Per Each Location)	ea	66	\$45.00
Toro 1 Pack Decoder (For Automatic Valves)	ea	28	\$75.00
TORO Hub Station -W/ all Req. Specs, including Antennas & Grounding.	ea	3	\$8,750.00
Rain Bird Remote IC (2-Wire) Radio- W/ all Req. Specs, including Antennas & Grounding.	ea	3	\$11,500.00
Central Computer W/ all Req. Specs. (Base Stations/Antennas)	ea	1	\$31,500.00
<b>PIPE HDPE SDR 13.5</b>	<b>Unit</b>	<b>Estimated Quantity</b>	<b>Unit price (Labor &amp; Material)</b>
2” High Density Polyethylene SDR 13.5	lf	86,100	\$2.25
3” High Density Polyethylene SDR 13.5	lf	940	\$3.95
4” High Density Polyethylene SDR 13.5	lf	300	\$6.75
6” High Density Polyethylene SDR 13.5	lf	14,800	\$12.25
8” High Density Polyethylene SDR 13.5	lf	5,640	\$16.00
10” High Density Polyethylene SDR 13.5	lf	7,980	\$21.50
16” High Density Polyethylene SDR 13.5	lf	40	\$115.00
<b>PIPE HDPE SDR 11 (Include Pipe &amp; Bore Price)</b>	<b>Unit</b>	<b>Estimated Quantity</b>	<b>Unit price (Labor &amp; Material)</b>
2” High Density Polyethylene SDR 11 & Bore	lf	260	\$62.50
6” High Density Polyethylene SDR 11 & Bore	lf	460	\$ 85.00
8” High Density Polyethylene SDR 11 & Bore	lf	100	\$125.00
10” High Density Polyethylene SDR 11 & Bore	lf	120	\$150.00
<b>PIPE HDPE PVC</b>	<b>Unit</b>	<b>Estimated Quantity</b>	<b>Unit price (Labor &amp; Material)</b>
1/2” CL200 PVC Pipe	lf	700	\$1.25
1” CL200 PVC Pipe	lf	6,560	\$ 1.65
1 1/2” CL200 PVC Pipe	lf	2,120	\$1.85

## II. PROPOSAL SUBMISSION PACKAGE

2" CL200 PVC Pipe	lf	1000	\$2.25
2 1/2" CL200 PVC Pipe	lf	1,560	\$3.75
3/4" PVC Conduit Sleeve "Grey" (For #10 Bare Cooper) Rain Bird "Only"	lf	200	\$3.00
1" PVC Conduit Sleeve "Grey" (Clubhouse Area)	lf	140	\$8.00
2" PVC Conduit Sleeve "Grey"	lf	200	\$10.75
<b>VALVES</b>	<b>Unit</b>	<b>Estimated Quantity</b>	<b>Unit price (Labor &amp; Material)</b>
2" Ductile Iron Resilient Wedge Gate w/ HDPE Ends	ea	1	\$625.00
3" Ductile Iron Resilient Wedge Gate w/ HDPE Ends	ea	3	\$825.00
6" Ductile Iron Resilient Wedge Gate w/ HDPE Ends	ea	12	\$1,250.00
8" Ductile Iron Resilient Wedge Gate w/ HDPE Ends	ea	5	\$2,100.00
10" Ductile Iron Resilient Wedge Gate w/ HDPE Ends	ea	6	\$3,300.00
2" Plastic Air Relief Valve Assembly	ea	9	\$275.00
2" Drain Valve (Poly Ball Valve)	ea	10	\$175.00
<b>SPECIALTY</b>	<b>Unit</b>	<b>Estimated Quantity</b>	<b>Unit price (Labor &amp; Material)</b>
Cart Path Cut, Remove & Replace	sq'	1	\$8.75
Rock Trenching, Bedding of Pipe and Removal of Spoils	lf	1	\$75.00
419 Common Bermuda	sq'	1	\$.75

#### Material Pricing Basis

<b>PIPE HDPE</b>	<b>Unit</b>	<b>Estimated Quantity</b>	<b>Unit price (Material Only)</b>
2" High Density Polyethylene SDR 13.5	lf	86,100	\$1.15
3" High Density Polyethylene SDR 13.5	lf	940	\$2.25
4" High Density Polyethylene SDR 13.5	lf	300	\$3.25
6" High Density Polyethylene SDR 13.5	lf	14,800	\$6.75
8" High Density Polyethylene SDR 13.5	lf	5,640	\$12.25
10" High Density Polyethylene SDR 13.5	lf	7,980	\$17.50
16" High Density Polyethylene SDR 13.5	lf	40	\$47.50
2" High Density Polyethylene SDR 11 & Bore	lf	260	\$1.75
6" High Density Polyethylene SDR 11 & Bore	lf	460	\$9.75
8" High Density Polyethylene SDR 11 & Bore	lf	100	\$16.50
10" High Density Polyethylene SDR 11 & Bore	lf	120	\$23.00
<b>PIPE HDPE PVC</b>	<b>Unit</b>	<b>Estimated Quantity</b>	<b>Unit price (Material Only)</b>
1/2" CL200 PVC Pipe	lf	700	\$.30
1" CL200 PVC Pipe	lf	6,560	\$.47
1 1/2" CL200 PVC Pipe	lf	2,120	\$.78
2" CL200 PVC Pipe	lf	1000	\$1.35
2 1/2" CL200 PVC Pipe	lf	1,560	\$1.95

## II. PROPOSAL SUBMISSION PACKAGE

3/4" PVC Conduit Sleeve "Grey" (For #10 Bare Cooper) Rain Bird "Only"	If	200	\$ 1.15
1" PVC Conduit Sleeve "Grey" (Clubhouse Area)	If	140	\$ 2.50
2" PVC Conduit Sleeve "Grey"	If	200	\$3.75
<b>TWO WIRE SYSTEM – DECODER / IC</b>	<b>Unit</b>	<b>Estimated Quantity</b>	<b>Unit price (Material Only)</b>
Two-Way-Cable Direct Burial #14AWG	If	270,000	\$.45
#10 Bare Copper Bonding Wire	If	31,673	\$.35

**SUBMITTALS**

<u>Product</u>	<u>Manufacturer</u>	<u>Model</u>	<u>Distributor</u>
PIPE:	ISCO	13.5 & 11	FIS
VALVES:	ISCO & HARCO	HIBCO	FIS
FITTINGS:	ISCO & LASCO	MULTIPLE	FIS
SADDLES:	HARCO	MULTIPLE	FIS
WIRE:	REGENCY	14-2, 10-1, 6-1	FIS

The undersigned Proposer, having a thorough understanding of the Work required by the Contract Documents, the site and conditions where the Work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the Work, and having knowledge of the expense and difficulties attending performance of the Work, and having fully inspected the site in all particulars, hereby proposes and agrees, if this Proposal is accepted, to enter into the Construction Contract with the Owner to fully perform all Work in strict compliance with the Contract Documents, including the assumption of all obligations, duties and responsibilities necessary to the successful completion of the Project and the furnishing of all materials and equipment required to be incorporated in and form a permanent part of the Work; tools, equipment, supplies, transportation facilities, labor, superintendence and services required to perform the Work; and bonds, insurance, submittals; and all fees including without limitation permits, timber taxes, inspection fees, maintenance bonds, as-builts and plats as needed for dedication, etc., as indicated or specified in the Contract Documents to be performed or furnished by Proposer for the prices included in this section as indicated in the Price section.

**SCHEDULE**

Contractor is required to coordinate all construction activities in a manner where no more than two (2) golf course holes to be in construction, closed, disturbed, or have not reached Substantial Completion. Construction sequencing to be coordinated with the golf course superintendent.



**CONSTRUCTION SCHEDULE AND TIME**

Construction schedule is to commence on the 18-hole Golf Course, practice area, clubhouse and entryway on (estimated) May 15, 2022 at Viera East Golf Club. All work on the course should be completed by October 5, 2022. Construction is to commence at the Pump Station or approved hole/area onsite.

Days of the week: 6 (Monday – Saturday)

Start and End Time: 7am – 7 pm

Proposer submits that it can reach Substantial Completion of the 2-Wire Irrigation System described in this Project Manual within One Hundred and Twenty (120) days of the issuance of a Notice to Proceed.

The undersigned Proposer agrees to commence work within thirty (30) days after the date of a written Notice to Proceed. The undersigned Proposer agrees that this Proposal shall be valid for a period of one hundred twenty (120) days from the date proposals are due. Proposer hereby acknowledges that any work provided and any cost incurred by Proposer prior to receiving both the Notice of Award and the Notice to Proceed will be at Proposer’s risk unless specifically agreed to in writing by the District.

**DOCUMENTS AND ADDENDA**

The Proposer submits that he has carefully examined the site of the proposed Work and the existing conditions, as well as the drawings and specifications. Also, Proposer has thoroughly reviewed the Request for Proposal, Instructions to Proposers, Evaluation Criteria, Standard Form of Agreement, Amendments, General Conditions, Supplementary Conditions, the Plans, the Specifications and all other components of the Contract Documents and acknowledges that the following addenda covering revisions to thereto, and the cost, if any, of such revisions has been included in the enclosed Pricing Amount(s).

Addendum No. 1 Dated: 10 / 18 / 21

Addendum No. 2 Dated: 11 / 01 / 21

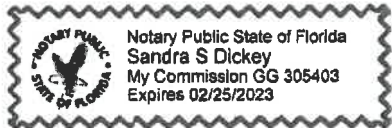
James M. Roberts Pres.  
(Signed)  
JAMES M. ROBERTS  
(Print Name of Signatory)

This 10<sup>th</sup> day of November, 2021. (Corporate Seal)

Sworn to before me by means of  physical presence or  online notarization this 10<sup>th</sup> day of November, 2021.

(Notary Seal)

Sandra S. Dickey 02/25/2033  
Notary Public/ Expiration Date



**PART II.B. ORGANIZATIONAL INFORMATION OF  
PROPOSER**

**ORGANIZATION INFORMATION OF PROPOSER  
VIERA EAST COMMUNITY DEVELOPMENT DISTRICT  
GOLF COURSE RENOVATIONS  
BREVARD COUNTY, FLORIDA**

DATE SUBMITTED: NOVEMBER 10, 2021

1. Proposer Landirr, Inc.  A Individual  
 A Partnership  
 A Limited Liability Company  
 A Corporation  
 A Subsidiary Corporation  
(Company Name)
2. Proposer's Parent Company Name (if applicable) N/A
3. Proposer's Parent Company Address (if applicable)  
Street Address N/A  
P.O. Box (if any) N/A  
City N/A State N/A Zip Code N/A  
Telephone N/A Fax No. N/A  
1<sup>st</sup> Contact Name N/A Title N/A  
2<sup>nd</sup> Contact Name N/A Title N/A
4. Proposer Company Address (if different)  
Street Address 202 N Laurel Avenue  
P.O. Box (if any) N/A  
City Sanford State FL Zip Code 32771  
Telephone 407-330-2892 Fax No. 407-321-1939  
Telephone 407-461-8007 (Mike Roberts) Fax No. N/A  
1<sup>st</sup> Contact Name James M. Roberts Title President  
2<sup>nd</sup> Contact Name N/A Title N/A
5. Is the Proposer incorporated in the State of Florida? Yes () No ()
- 5.1 If yes, provide the following:  
Is the Company in good standing with the Florida Department of State, Division of Corporations?  
Yes () No ()  
If no, please explain N/A

Date Incorporated May 1985 Charter No. H56372

5.2 If no, provide the following:

The state in which the Proposer company is incorporated Florida

Is the company in good standing with the state? Yes  No

If no, please explain N/A

Date incorporated May 1985 Charter No. H56372

6. Is the Proposer company a registered or licensed contractor with the State of Florida? Yes  No

6.1 If yes, provide the following:

Type of registration (i.e. certified general contractor, certified electrical contractor, etc.)

Irrigation Contractor

License No. RX 8052571 Expiration Date Jan 2022

Qualifying Individual James M. Roberts Title President

List company(ies) currently qualified under this license Landirr, Inc.

6.2 Is the Proposer company a registered or licensed Contractor with Brevard County?  
Yes  No

6.3 Has the Proposer company performed work for a community development district previously?  
Yes  No

7. Name of Proposer's Bonding Company Merchants Bonding

Address 6700 Westown Parkway, West Des Moines, IA 50266

Approved Bonding Capacities:	Aggregate Limit	\$ <u>15 Million</u>
	Single Project Limit	\$ <u>10 Million</u>
	Total Current Contracts Bonded	\$ <u>1.5 Million</u>

8. Name of Proposer's Bonding Agency Brown & Brown Insurance

Address 300 N. Beach Street, Daytona Beach, FL 32114

Contact Name Ashley Tyree Telephone (386) 239-7261

9. List the Proper's total annual dollar value of work completed for each of the last three (3) years starting with the latest year and ending with the most current year (1) \$8,095,000.00 - 2020,  
(2) \$7,685,000.00 - 2019, (3) \$7,056,600.00 - 2018

10. What are the Proposers' company's current insurance limits?  
 General Liability \$ 1,000,000.00 / 2,000,000.00  
 Automobile Liability \$ 1,000,000.00  
 Workers Compensation \$ 1,000,000.00  
 Expiration Date 09/01/2022
- See attached COIs for more details.

11. Has the Proposer company been cited by OSHA for any job site or company office/shop safety violations in the past two years? Yes  No

If yes, please describe each violation fine, and resolution N/A

What is the Proposer's current worker compensation rating? .76 Mode

Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past two (2) years? Yes  No

If yes, please describe the incident: N/A

12. Please state whether or not your company or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal-aid contracts in any state(s)? Yes  No

If so, state the name(s) of the company(ies) N/A

The state, local or federal entity(ies) with whom barred or suspended N/A

State the period(s) of debarment or suspension N/A

13. What is the construction experience of the proposed superintendent and project manager?

INDIVIDUAL'S NAME	PRESENT POSITION OR OFFICE	MAGNITUDE AND TYPE OF WORK	YEARS OF CONSTRUCTION EXPERIENCE	YEARS WITH FIRM	IN WHAT CAPACITY?
Carlos Rosales	Superintendent	Project Manager	25	25	Superintendent
Dan Crawford	Superintendent	Job Superintendent	30	12	Superintendent / Foreman
Rolando Benitez	Foremen	Foremen	20	20	Equip. Operator / Foreman

14. Have you ever failed to complete any work awarded to you? Yes  No

If so, where and why? N/A

15. Has any officer or partner of your organization ever been an officer, partner, or owner of some other organization that has failed to complete a construction contract?  
 Yes  No

If so, state name of individual, other organization and reason therefore N/A

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16. List any and all litigation to which the organization has been a party in the last five (5) years.

None

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17. Has organization or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes  No

If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof.

N/A

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18. Within the past five (5) years, has organization failed to complete a project within the scheduled contract time? Yes  No

If so, discuss the circumstances surrounding such failure to complete a project on time as well as the date thereof.

N/A

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19. List all projects currently under contract, with a remaining contract amount of over \$100,000.00 (excluding retainage) and with an expected remaining contract duration in excess of 120 days (to substantial completion).

MALLARDS LANDING, Melbourne, FL = \$1.5 Million

FIRST RESPONDERS - Pitch and Putt, The Villages, FL = \$550,000.00

VIA MIZNER (G.C.), Boca Raton, FL = \$1 Million

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20. List each Sub-CONTRACTOR who will perform work and type of work

NAME	ADDRESS	LICENSE NO.	TYPE OF WORK
<u>Atlantic Directional Drilling</u>	<u>2800 Pennington Drive, Orlando, FL</u>	<u>N/A</u>	<u>Directional Drilling</u>
<u>N/A...</u>	<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></u>

21. Identify the on-site Project Supervisor until completion of the project Dan Crawford  
 HDPE Fusion Forman: Rolando Benitez  
 Electrical Forman: Gregorio Sanchez  
 Quality Control Supervisor: Ray Chamberlain

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Viera East Community Development District or their authorized agents, deemed necessary to verify the statements made in this application or attachments hereto, or necessary to determine whether the Viera East Community Development District should qualify the Proposer for providing a Proposal for its construction projects, including such matters as the Proposer's ability, standing integrity, quality of performance, efficiency and general reputation.

Sandra S. Dickey

By: James M. Roberts  
JAMES M. ROBERTS President  
 (Type Name and Title of Person Signing)

This 10<sup>th</sup> day of November, 2021.

(Corporate Seal)

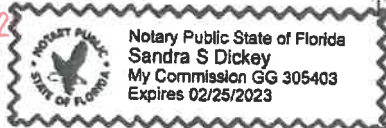
Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization this 10<sup>th</sup> day of November, 2021, by James M. Roberts

**ENTER.**

[Notary Seal]

Name: Sandra S. Dickey  
 Personally Known   
 OR Produced Identification \_\_\_\_\_  
 Type of Identification \_\_\_\_\_

NOV 10 2021









**COMPANY OWNED MAJOR EQUIPMENT**  
(Attach additional sheets if necessary)

Company Name Landirr, Inc.

Date 11/10/2021

QUANTITY	DESCRIPTION	CAPACITY	No. LOCATED IN	
			FLORIDA	OTHER
2	RTX 550 Trenchers	6" & 8"	X	N/A
2	CAT 305.5 MINI EX	1' & 2'	X	N/A
4	RTV 1140 UTILITY CARTS	4 PERSON	X	N/A
2	TRACTOR / TRAILER	3 YD	X	N/A
1	CAT 906 LOADER	1 YD	X	N/A
2	289 SKID STEER CAT	3/4 YD	X	N/A
1	CAT 312 EXCAVATOR	2 YD	X	N/A
1	TRACTOR - WIRE TRAILER	40 H.P.	X	N/A
1	TRACTOR - PIPE TRAILER	40 H.P.	X	N/A
1	JOHN DEERE 310 SE BACKHOE	1 1/2 YD	X	N/A
2	JOHN DEERE 544 LOADER	3 YD	X	N/A
1	40' CONNEX BOX	40 FT	X	N/A
1	412 MCELROY FUSING MARCH	4" - 12"	X	N/A
2	BULL PUP FUSING MACHINE	2 - 4"	X	N/A
N/A...				



**PROJECTS COMPLETED BY PROPOSER IN THE LAST TWO YEARS**

Company Name Landiir, Inc. Date 11/10/2021

List all projects completed in the last two years for which the contract value individually exceeded 3% of the Proposer's annual total work completed for the year the project was started. Include in the list projects that were started earlier than two years but were completed within the last two years.

PROJECT NAME/LOCATION	FINAL CONTRACT AMOUNT	PRIME OR SUB	CLASSIFICATION OF WORK PERFORMED	YEAR STARTED/COMPLETED	OWNER NAME/LOCATION	NAME & PHONE NUMBER OF OWNER'S REPRESENTATIVE ON THIS PROJECT
HAWKS LANDING, ORLANDO, FL	1.5 MILLION	PRIME	GOLF CONSTRUCTION & IRRIGATION	MAY 20 - SEPT. 20	MARRIOTT WORLD CENTER	JODY REYNOLDS 321-299-6708
SOUTHERN OAKS GOLF COURSE, THE VILLAGES	3.7 MILLION	SUB	GOLF CONSTRUCTION & IRRIGATION	OCT 20 - JUNE 21	THE VILLAGES	GLOBAL CONTRACTING - CAMREN TURNER 352-303-5819
FIRST RESPONDERS, THE VILLAGES	\$560,000.00	SUB	GOLF COURSE CONSTRUCTION	JULY 21 - DEC. 21	THE VILLAGES - VCDD	TONY BONNER - TES CONSTRUCTION
SANDHILL & SWEETGUM - GREENS RENO THE VILLAGES	\$517,000.00	PRIME	GREENS RENO	APRIL 21 - SEPT. 21	THE VILLAGES - VCDD	MITCH LEININGER 407-579-8826
CLIFTON COVE - PITCH & PUTT THE VILLAGES	\$225,000.00	SUB	GOLF COURSE CONSTRUCTION	JAN 21 - JUNE 21	THE VILLAGES - VCDD	GLOBAL CONTRACTING - CAMREN TURNER 352-303-5819
PGA DRIVING RANGE PALM BEACH, FL	\$100,000.00	SUB	IRRIGATION	JUNE 21 - AUG. 21	PGA NATIONAL - PAL BEACH, FL	ELLIS BROWN - CLASSIC GOLF 772-285-7894
SEMINOLE LEGENDS GOLF COURSE TALLAHASSEE, FL	\$6.3 MILLION	PRIME	GOLF CONSTRUCTION & IRRIGATION	AUG. 18 - OCT. 19	FSU	JASON GASSETT - CHILDERS CONSTRUCTION 850-933-2763
N/A....						

1 'Prime or Sub' should indicate whether Proposer performed the work as a prime contractor or as a subcontractor.  
 2 'Owner Name/Location' should indicate the Owner of the project if the Proposer performed the work as a prime contractor or the general contractor if the Proposer performed the work as a subcontractor.  
 3 'Name & Phone Number of Owner's Representative on this Project' should list a reference from the business entity listed in the previous column familiar with Proposer's contract performance.

\*\*\*END OF ORGANIZATIONAL INFORMATION FORM\*\*\*

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**PART II.C. CERTIFICATE OF CORPORATE  
PRINCIPAL/AFFIDAVIT OF PROPOSER**

**CERTIFICATE AS TO CORPORATE PRINCIPAL  
 VIERA EAST COMMUNITY DEVELOPMENT DISTRICT  
 GOLF COURSE RENOVATIONS  
 BREVARD COUNTY, FLORIDA**

I, Nancy W Roberts, certify that I am the Secretary of the Corporation named as Principal in the attached bond; that James M Roberts who signed the said bond on behalf of the Principal, was then of said Corporation; that I know his signature, and his signature hereto is genuine; and that said bond was duly signed, sealed, and attested for and on behalf of said Corporation by authority of its governing body.

Nancy W Roberts  
 Secretary Corporate Seal

STATE OF Florida )  
 ) SS  
 COUNTY OF Seminole )

Before me, a Notary Public duly commissioned, qualified and acting, personally appeared to me well known, who being by me first duly sworn upon oath, says that he is the Attorney-In-Fact, for the Corporation and that he has been authorized by Landir Inc. to execute the foregoing bond on behalf of the surety named therein in favor of Viera East Community Development District.

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization this 10<sup>th</sup> day of November, 2021, by Nancy W Roberts, of the Landir Inc. who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

Sandra S Dickey  
 Signature of Notary Public taking acknowledgement

My Commission Expires: 02/25/2023 (SEAL)



(Attach Power of Attorney to original Proposal Bond and Financial Statement of Surety Company)

**AFFIDAVIT FOR INDIVIDUAL**  
**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT**  
**GOLF COURSE RENOVATIONS**  
**BREVARD COUNTY, FLORIDA**

STATE OF Florida )  
 )  
 COUNTY OF Seminole ) SS

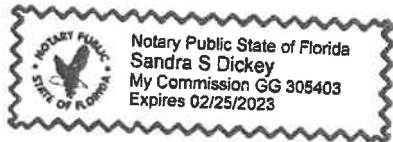
James M. Roberts, being duly sworn, deposes and says that the statements and answers to the questions concerning experience contained herein are correct and true as of this date; and that he/ she understands that intentional inclusion of false, deceptive or fraudulent statements on this application constitute fraud; and, that the District considers such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.

*[Signature]*  
 (Proposer must also sign here)

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization this 10<sup>th</sup> day of November, 2021, by James m. Roberts, of the Landire Inc who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

*[Signature]*  
 Signature of Notary Public taking acknowledgement

My Commission Expires: 02/25/2023 (SEAL)





**AFFIDAVIT FOR PARTNERSHIP**  
**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT**  
**GOLF COURSE RENOVATIONS**  
**BREVARD COUNTY, FLORIDA**

STATE OF FLORIDA )  
 ) SS  
COUNTY OF SEMINOLE )

James M. Roberts, is a member of the firm of Landirr Inc, being duly sworn, deposes and says that the statements and answers to the questions of the foregoing experience questionnaire are correct and true as of the date of this affidavit; and, that he/ she understands that intentional inclusion of false, deceptive or fraudulent statements on this application constitutes fraud; and, that the District considers such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.

James M. Roberts President  
(Signature of a General Partner is Required)

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization this 10th day of November, 2021, by James M. Roberts, of the Landirr Inc who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

Sandra A. DeKey  
Signature of Notary Public taking acknowledgement

My Commission Expires: 02/25/23 (SEAL)

**AFFIDAVIT FOR CORPORATION  
VIERA EAST COMMUNITY DEVELOPMENT DISTRICT  
GOLF COURSE RENOVATIONS  
BREVARD COUNTY, FLORIDA**

STATE OF Florida )  
 ) SS  
COUNTY OF Seminole )

James M. Roberts      JAMES M. ROBERTS  
(title) President  
of the Landarr Inc.

(a corporation described herein) being duly sworn, deposes and says that the statements and answers to the questions of the foregoing experience questionnaire are correct and true as of the date of this affidavit; and, that he/ she understands that intentional inclusion of false, deceptive or fraudulent statements on this application constitutes fraud; and, that the District considers such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.

James M. Roberts  
(Officer must also sign here)

CORPORATE SEAL

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization this 10<sup>th</sup> day of November, 2021, by James M. Roberts, of the Landarr Inc who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

Andrea S. Dickey  
Signature of Notary Public taking acknowledgement

My Commission Expires: 02/25/23 (SEAL)

**PART II.D. SWORN STATEMENT REGARDING  
DISCRIMINATION**

**SWORN STATEMENT PURSUANT TO SECTION 287.134(2)(a), FLORIDA STATUTES,  
ON DISCRIMINATION**

**THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.**

1. This sworn statement is submitted to Viera East Community Development District  
(print name of the public entity)  
  
by James M. Roberts, President  
(print individual's name and title)  
  
for Landirr, Inc.  
(print name of entity submitting sworn statement)  
  
whose business address is  
202 N Laurel Avenue  
Sanford, Florida 32771  
  
and (if applicable) its Federal Employer Identification Number (FEIN) is 59-2530272  
  
(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement)  
N/A
2. I understand that a "discrimination" or "discriminated" as defined in section 287.134(1)(b), *Florida Statutes*, means a determination of liability by a state circuit court or federal district court for a violation of any state or federal law prohibiting discrimination on the basis of race, gender, national origin, disability, or religion by an entity; if an appeal is made, the determination of liability does not occur until the completion of any appeals to a higher tribunal.
3. I understand that "discriminatory vendor list" as defined in section 287.134(1)(c), *Florida Statutes*, means the list required to be kept by the Florida Department of Management Services pursuant to section 287.134(3)(d), *Florida Statutes*.
4. I understand that "entity" as defined in section 287.134(1)(e), *Florida Statutes*, means any natural person or any entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts let by a public entity, or which otherwise transacts or applies to transact business with a public entity.
5. I understand that an "affiliate" as defined in section 287.134(1)(a), *Florida Statutes*, means:
  1. A predecessor or successor of an entity that discriminated; or
  2. An entity under the control of any natural person or entity that is active in the management of the entity that discriminated. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one entity of shares constituting a controlling interest in another entity, or a pooling of equipment or income among entities when not for fair market value under an arm's length agreement, shall be a prima facie case that one entity controls another entity
6. I understand that, pursuant to section 287.134(2)(a), *Florida Statutes*, an entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the

construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity.

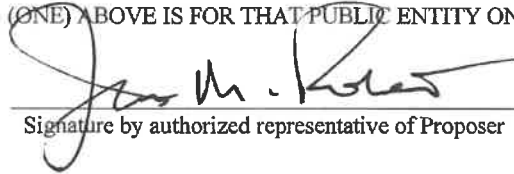
Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Indicate which statement applies.)

Neither the entity submitting this sworn statement, nor any affiliate of the entity, has been placed on the discriminatory vendor list.

The entity submitting this sworn statement, or an affiliate of the entity, appears on the discriminatory vendor list.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/VENDOR EXECUTING THIS AFFIDAVIT TO VERIFY THAT NONE OF THE SUBCONTRACTORS/SUPPLIERS UTILIZED FOR THIS BID/QUOTE HAVE BEEN PLACED ON THE DISCRIMINATORY VENDOR LIST. IN THE EVENT IT IS LATER DISCOVERED THAT A SUBCONTRACTOR/SUPPLIER HAS BEEN PLACED ON THE DISCRIMINATORY VENDOR LIST, THE CONTRACTOR/VENDOR SHALL SUBSTITUTE THE SUBCONTRACTOR/ SUPPLIER WITH ANOTHER WHO HAS NOT PLACED ON THE DISCRIMINATORY VENDOR LIST. ANY COST ASSOCIATED WITH THIS SUBSTITUTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR/VENDOR.

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY.

  
Signature by authorized representative of Proposer

STATE OF FLORIDA  
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization this 10<sup>th</sup> day of November, 2021, by James M. Roberts, of the Landarr, Inc. who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

  
Signature of Notary Public taking acknowledgement

My Commission Expires: 02/25/23 (SEAL)

**PART II.E. SWORN STATEMENT REGARDING  
PUBLIC ENTITY CRIMES**

**SWORN STATEMENT ON PUBLIC ENTITY CRIMES**  
**PURSUANT TO SECTION 287.133(2)(a), FLORIDA STATUTES**

**THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.**

1. This sworn statement is submitted to Viera East Community Development District  
(print name of the public entity)
- by James M. Roberts, President  
(print individual's name and title)
- for Landirr, Inc.  
(print name of entity submitting sworn statement)
- whose business address is  
202 N Laurel Avenue, Sanford, Florida 32771
- and (if applicable) its Federal Employer Identification Number (FEIN) is 59-2530272
- (If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement.)  
N/A

2. I understand that a "public entity crime" as defined in section 287.133(1)(g), *Florida Statutes*, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid, proposal, reply, or contract for goods or services, any lease for real property, or any contract for the construction or repair of a public building or public work, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
3. I understand that "convicted" or "conviction" as defined in section 287.133(1)(b), *Florida Statutes*, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
4. I understand that an "affiliate" as defined in section 287.133(1)(a), *Florida Statutes*, means:
1. A predecessor or successor of a person convicted of a public entity crime; or
  2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
5. I understand that a "person" as defined in section 287.133(1)(e), *Florida Statutes*, means any natural person or any entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts let by a public entity, or which otherwise transacts

or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Indicate which statement applies.)

Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees members or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (attach a copy of the final order)

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/VENDOR EXECUTING THIS PUBLIC ENTITY CRIME AFFIDAVIT TO VERIFY THAT NONE OF THE SUBCONTRACTORS/SUPPLIERS UTILIZED FOR THIS BID/QUOTE HAVE BEEN CONVICTED OF A PUBLIC ENTITY CRIME SUBSEQUENT TO JULY 1, 1989. IN THE EVENT IT IS LATER DISCOVERED THAT A SUBCONTRACTOR/SUPPLIER HAS BEEN CONVICTED OF A PUBLIC ENTITY CRIME, THE CONTRACTOR/VENDOR SHALL SUBSTITUTE THE SUBCONTRACTOR/ SUPPLIER WITH ANOTHER WHO HAS NOT RECEIVED A CONVICTION. ANY COST ASSOCIATED WITH THIS SUBSTITUTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR/VENDOR.



I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

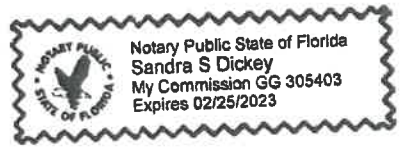
James M. Roberts Pres. Landir  
(Signature)

STATE OF FLORIDA  
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization this 10<sup>th</sup> day of November, 2021, by James M. Roberts, of the Landir Inc. who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

Sandra S. Dickey  
Signature of Notary Public taking acknowledgement

My Commission Expires: 02/25/23 (SEAL)



**PART II.F. TRENCH SAFETY AFFIDAVIT**

**TRENCH SAFETY ACT COMPLIANCE STATEMENT**  
**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT**  
**GOLF COURSE RENOVATIONS**  
**BREVARD COUNTY, FLORIDA**

**INSTRUCTIONS**

Because trench excavations on this Project are expected to be in excess of 5 feet, Chapter 90-96 of the Laws of Florida requires that construction on the Project comply with Occupational Safety and Health Administration Standard 29 C.F.R.s. 1926.650 Subpart P. All Proposers are required to execute this Compliance Statement and the Compliance Cost Statement. The costs for complying with the Trench Safety Act must be incorporated into the Project's Proposal.

This form must be certified in the presence of a notary public or other officer authorized to administer oaths.

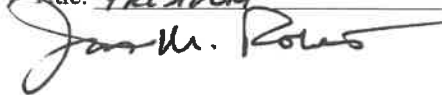
**CERTIFICATION**

1. I understand that Chapter 90.96 of the Laws of Florida (The Trench Safety Act) requires me to comply with OSHA Standard 29 C.F.R.s. 1926.650 Subpart P. I will comply with The Trench Safety Act, and I will design and provide trench safety systems at all trench excavations in excess of five feet in depth for this project.
2. The estimated cost imposed by compliance with The Trench Safety Act will be:  
FIVE HUNDRED AND 00/100 Dollars (Written)  
\$ 500<sup>00</sup> (Figures).
3. The amount listed above has been included within the Proposal.

Dated this 10<sup>th</sup> day of NOVEMBER, 2021.

Proposer: LANDIER INC

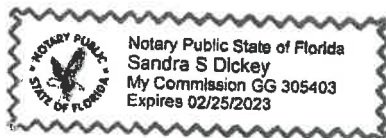
By: JAMES M. ROBERTS  
Title: PRESIDENT



STATE OF Florida  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 10<sup>th</sup> day of November, 2021, by James M. Roberts of Landier Inc who is personally known to me or who has produced \_\_\_\_\_ as identification, and did [ ] or did not [ ] take the oath.

[Notary Seal]



Sandra S. Dickey  
Notary Public, State of Florida

Print Name: Sandra S. Dickey

Commission No.: GG 305403

My Commission Expires: 02/25/2023

**TRENCH SAFETY ACT COMPLIANCE COST STATEMENT**  
**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT**  
**GOLF COURSE RENOVATIONS**  
**BREVARD COUNTY, FLORIDA**

**INSTRUCTIONS**

Because trench excavations on this Project are expected to be in excess of 5 feet, Chapter 90-96 of the Laws of Florida requires that all Proposers submit a statement of the costs of complying with the Trench Safety Act. Said costs must also be incorporated into the Proposal.

This form must be certified in the presence of a notary public or other officer authorized to administer oaths.

By executing this statement, proposer acknowledges that included in the various items of its Proposal and in the total Proposal price are costs for complying with the Florida Trench Safety Act (90-96, Laws of Florida ) effective October 1, 1990. The Proposer further identifies the costs as follows:

Type of Trench Safety Mechanism	Quantity	Unit Cost <sup>1</sup>	Item Total Cost
TRENCHING	40,000 <sup>ft</sup>	.05	2000 <sup>00</sup>
Project Total			2000 <sup>00</sup>

Dated this 10 day of November, 2021.

Proposer: Landirr Inc.

By: JAMES M. ROBERTS  
 Title: President

James M. Roberts

STATE OF Florida  
 COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 10<sup>th</sup> day of November, 2021, by James M. Roberts of Landirr Inc who is personally known to me or who has produced as identification, and did  or did not [ ] take the oath.

Sandra S. Dickey  
 Notary Public, State of Florida  
 Print Name: Sandra S. Dickey  
 Commission No.: 66 305403  
 My Commission Expires: 02/25/2023

<sup>1</sup> Use cost per linear square foot of trench excavation used and cost per square foot of shoring used.

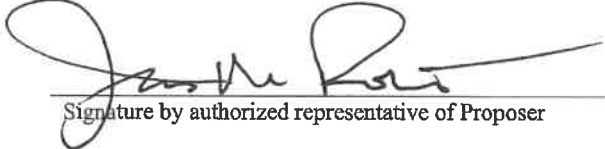
**PART II.G. AFFIDAVIT OF NON-COLLUSION**

**AFFIDAVIT OF NON-COLLUSION**  
**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT**  
**GOLF COURSE RENOVATIONS**  
**BREVARD COUNTY, FLORIDA**

STATE OF FLORIDA  
COUNTY OF Seminole

I, James M. Roberts President Landirr, do hereby certify that I have not, either directly or indirectly, participated in collusion or proposal rigging. Affiant is a \_\_\_\_\_ (officer or principal) in the firm of Landirr Inc., and authorized to make this affidavit on behalf of the same. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

Dated this 10 day of November, 2021.

  
\_\_\_\_\_  
Signature by authorized representative of Proposer

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization this 10<sup>th</sup> day of November, 2021, by James M. Roberts, of the Landirr Inc. who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

  
\_\_\_\_\_  
Signature of Notary Public taking acknowledgement

My Commission Expires: 02/25/23 (SEAL)

# *Viera East Community Development District*

## **RFP 2022-100 Golf Course Renovations**

### **Addendum #1**

October 18, 2021

To: All Prospective Bidders:

The following changes, additions, clarifications, and deletions amend the Bid Documents of the above captioned Project, and shall become an integral part of the Contract Documents. Please note the contents herein and affix same to the documents you have on hand. Please indicate on the Bid Form that this Addendum has been received.

#### **QUESTIONS/CLARIFICATIONS:**

Q1. Staff has updated timeline for construction of these improvements as starting on approximately May 15, 2022 – see page 9

Q2. On the plans, plan set L2, M2, and TW2 were updated to include hole 16 and hole 17. See updated plans attached on revised dropbox.

Please sign and return by email ([jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)), mail or fax to (407) 839-1526

NAME OF FIRM:

Landirr Fore

SIGNATURE:

James McRae

DATE:

Nov 10, 2021

# *Viera East Community Development District*

## **RFP 2022-100 Golf Course Renovations**

### **Addendum #2**

November 1, 2021

To: All Prospective Bidders:

The following changes, additions, clarifications, and deletions amend the Bid Documents of the above captioned Project, and shall become an integral part of the Contract Documents. Please note the contents herein and affix same to the documents you have on hand. Please indicate on the Bid Form that this Addendum has been received.

#### **QUESTIONS/CLARIFICATIONS:**

Q1. Clarifications from Consultant to be sure are included in the proposal:

- Clubhouse Plan was left off of original plans. It is attached to this email. This is to be included as part of the scope for your bid
- All 6" & 10" mainline, 2" & 3" points of connection with valve shall be part of the main bid.
- All Green complex lateral piping shall be new 3" HDPE off new mainline tie-into existing 3" PVC.
- All Sprinklers around the putting surface shall be new or retrofit to work with the new two wire system. Swing joints around the putting surface shall be reused.
- On the bid unit price sheet, the quantity for the two-way cable #14 should be adjusted from 270,000 l.f. to 210,000 l.f.
- Rain Bird Central Computer Software: Cirrus Toro Central Computer Software: Lynx
- All, pipe, sprinklers, valves, electric valves shall be installed and marked for reclaimed water.
- See document regarding Rain Bird Rotors warranty clarification attached.

Q2. Question regarding the applicability of Insurance Requirements in Proposed Contract section 17.1.7, 17.1.8, and 17.3

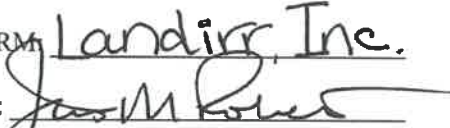
- Sections 17.1.7 and 17.1.8 read these will be required if the work proposed involves those your firm providing those services. We do not anticipate needing insurance per 17.1.7 and 17.1.8 on this project will have these, but the standard contract language applies and will remain.





- Section 17.3 regarding Performance and Payment Bonds will remain, and these are required items.

Please sign and return by email ([jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)), mail or fax to (407) 839-1526

NAME OF FIRM Landirr, Inc.  
SIGNATURE:   
DATE: 11/9/21

ADDENDUM #1 - RFP #2022-100  
Golf Course Renovations

219 E. Livingston St., Orlando, FL 32801

AIA Document A310  
**BID BOND**

KNOW ALL MEN BY THESE PRESENTS, that we LANDIRR, INC.

as Principal, hereinafter called the Principal, MERCHANTS BONDING COMPANY

a corporation duly organized under the laws of the State of IOWA as Surety, hereinafter called the Surety,  
are held and firmly bound unto

VIERA EAST COMMUNITY DEVELOPMENT DISTRICT

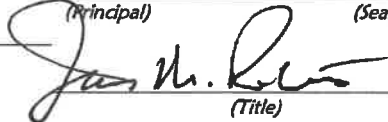
as Obligee, hereinafter called the Obligee, in the sum of FIVE PERCENT OF THE AMOUNT BID-----  
-----Dollars (----5%----), for  
the payment of which sum well and truly to be made, the said Principal and the said Surety, bind  
ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these  
presents.

WHEREAS, the Principal has submitted a bid for: GOLF COURSE RENOVATIONS


NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee  
in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents  
with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material  
furnished in the prosecution thereof, or in the event of failure of the Principal to enter such Contract and give such bond or bonds, if  
the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and  
such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by the said  
bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 8TH day of NOVEMBER, 2021.

  
(Witness)

LANDIRR, INC.  
(Principal) (Seal)  
  
(Title) President

  
(Witness)

MERCHANTS BONDING COMPANY  
(Surety) (Seal)  
  
TYLER D DEBORD. ATTORNEY IN FACT

**MERCHANTS**  
**BONDING COMPANY**<sup>TM</sup>  
**POWER OF ATTORNEY**

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa (herein collectively called the "Companies") do hereby make, constitute and appoint, individually, Pamela J Thompson; Steve P Farmer; Tyler D DeBord

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 11th day of February, 2020

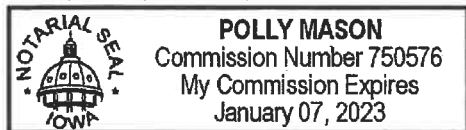


MERCHANTS BONDING COMPANY (MUTUAL)  
MERCHANTS NATIONAL BONDING, INC.

By *Larry Taylor*  
President

STATE OF IOWA  
COUNTY OF DALLAS ss.

On this 11th day of February 2020, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



*Polly Mason*  
Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 8th day of November, 2021



*William Warner Jr.*  
Secretary



LANDING-11

YGRULLOM

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
11/10/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).


<b>PRODUCER</b> Hub International Florida 1560 Orange Avenue Suite 760 Winter Park, FL 32789	<b>CONTACT NAME:</b> PHONE (A/C, No, Ext): (407) 894-5431	FAX (A/C, No): (407) 629-6378
	<b>E-MAIL ADDRESS:</b>	
<b>INSURED</b>  Landirr, Inc. 202 North Laurel Ave. Sanford, FL 32771	<b>INSURER(S) AFFORDING COVERAGE</b>	
	<b>INSURER A : National Trust Insurance Company</b>	
	<b>INSURER B : FCCI Insurance Company</b>	
	<b>INSURER C :</b>	
	<b>INSURER D :</b>	
	<b>INSURER E :</b>	

<b>COVERAGES</b>	<b>CERTIFICATE NUMBER:</b>	<b>REVISION NUMBER:</b>
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THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:			GL100060574-01	9/1/2021	9/1/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			CA100060576-01	9/1/2021	9/1/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			UMB100060577-01	9/1/2021	9/1/2022	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Equipment/Scheduled			CM100060578-01	9/1/2021	9/1/2022	\$1,000 Ded/ACV 2,031,554
B	Equipment Floater			CM100060578-01	9/1/2021	9/1/2022	Leased/Rented 150,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

<b>CERTIFICATE HOLDER</b>  Viera East Golf Course 2300 Clubhouse Drive Rockledge, FL 32955	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/9/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Foundation Risk Partners 1540 Cornerstone Blvd., Suite 200 Daytona Beach FL 32117	<b>CONTACT NAME:</b> Certificates <b>PHONE (A/C, No, Ext):</b> 386-677-4761 <b>E-MAIL ADDRESS:</b> certs@foundationrp.com	<b>FAX (A/C, No):</b> 386-673-5370
	<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURED</b> Landirr, Inc. 202 N Laurel Avenue Sanford FL 32771	License#: L100460 LANDINC-02	<b>INSURER A:</b> FFVA Mutual Insurance Co. NAIC # 10385 <b>INSURER B:</b> North American Specialty Insurance Company 29874 <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>

**COVERAGES**

CERTIFICATE NUMBER: 1054948926

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WC84000351132021A	9/1/2021	9/1/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Cyber Liability			C4MSI004776	9/1/2021	9/1/2022	Aggregate Limit 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER****CANCELLATION**

Viera East Golf Course  
 2300 Clubhouse Drive  
 Viera FL 32955

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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# SECTION VI

# SECTION C

Viera East CDD Action Items  
10/28/2021

Item #	Action Item	Assigned To:	Status	Date Added	Estimated Start First Quarter 2021	Estimated Completion	Comments/Estimated Completion
1	Dog Park	Showe/Date	Ongoing	12/17/20		Winter 2021	Planning for Park and Playground Ongoing
2	Farmers Market/Food Truck	Showe/Date	Ongoing	12/17/20			
3	Fire Breaks	Melloh/Date	Complete for FY 21	12/17/20			Next Schedule Would Be FY 2022
4	Fountains	Showe/Melloh	ON HOLD	1/28/21			On Hold Pending Sign Process, staff working on connections for electric
5	Cart Path Extensions	Showe/Melloh	ON HOLD	3/25/21			Staff attempting to get bids - holding to after irrigation project/Dog Park
6	Employee F & B Discounts	Melloh	Ongoing	9/23/21			Board would like to bring back in Jan 2022
7	Irrigation	Showe/Melloh	Ongoing	10/28/21			Bid to be discussed at 11/18/21 Meeting
8	Sandtraps	Melloh	Ongoing	10/28/21			
9	Putting Course	Melloh	Ongoing	10/28/21			



# SECTION VII

# SECTION B

# SECTION 1

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	\$51,596	\$184,262	\$1,596	Approved Restaurant NTE \$50k, Req 52
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	\$21,262	\$66,262	\$66,262	\$0	\$66,262	Req 14, Req 26, Req 31, Req 36, Req 39-40, Req 48
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	-\$96,931	\$83,759		\$83,759	\$0	
	\$6,022,585	\$0	\$6,022,585	\$1,408,307	\$4,614,279	\$1,301,867	

**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>
11/12/21	52	Viera East CDD	Restroom Benches	\$ 1,596.00
11/12/21	53	Viera East CDD	Framing & Concrete	\$ 13,762.50
11/12/21	54	Viera East CDD	13 Pallets of Sod	\$ 600.00
<b>TOTAL REQUISITIONS TO BE PAID</b>				<b>\$ 15,958.50</b>

**REQUISITION NO. 52**

**\$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: 52
- (B) Name of Payee: Viera East CDD
- (C) Address of Payee: 2300 Clubhouse Drive, Viera, FL 32955
- (D) Amount Payable: \$1,596

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. 52**

**\$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, (iii) 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

void ? reissue

002 CHK 101

EXP 09/21

Pedro Lopez  
1018 Barton Blvd.  
Rockledge, Florida 32955

**BILL TO**  
Viera East Golf Club  
2300 Clubhouse Drive  
Rockledge, Florida 32955

**INVOICE #** 101  
**INVOICE DATE** 09/22/2021

DESCRIPTION	AMOUNT
Build new Composite Wood bench's in both the Women's and Men's Restrooms	1,596.00
Labor, Parts and Materials Included.	
<b>TOTAL</b>	<b>\$1,596.00</b>

GL# 002 320 53800 6000 \$ 1596.00  
GL# \_\_\_\_\_ \$ \_\_\_\_\_  
GL# \_\_\_\_\_ \$ \_\_\_\_\_  
GL# \_\_\_\_\_ \$ \_\_\_\_\_  
Dept Head [Signature] GM \_\_\_\_\_



**REQUISITION NO. 53**

**\$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: 53
- (B) Name of Payee: Viera East CDD
- (C) Address of Payee: 2300 Clubhouse Drive, Viera, FL 32955
- (D) Amount Payable: \$13,762.50

The Undersigned hereby certifies that this requisition is for reimbursement for dog park framing and concrete 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. 53**

**\$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



**Viera East CDD**  
1705 Crane Creek Blvd  
Melbourne, FL

**D. Bell General Contracting, LLC**  
1670 Harlock Rd.  
Melbourne, FL 32934  
Phone: (321) 288-3764  
Email: dbellcontractor1@bellsouth.net

Payment Terms      Due upon receipt  
Invoice #              000212  
Date                      10/14/2021

Description	Quantity	Rate	Total
<b>Framing</b> 1. Furnish material for bridge between elevated hills. 2. Layout, set poles and pour poles in concrete. 3. Set stringers, bolt ledgers and set deck boards and hand rails to finish bridge.	1.0	\$8,500.00	\$8,500.00
<b>Concrete</b> 1. Set stone steps on south side of hill. 2. Furnish labor to assist in installation of slide and playground equipment.	1.0	\$2,500.00	\$2,500.00
<b>Concrete</b> Form, prep and pour entry ways to the small and large dog park. Form, prep and pour sidewalks to seating areas in small and large dog parks.	1.0	\$2,762.50	\$2,762.50

002 300 13100 10200

GL# _____	\$13,762.50	<b>Subtotal</b>	<b>\$13,762.50</b>
GL# _____	\$ _____	<b>Total</b>	<b>\$13,762.50</b>
GL# _____	\$ _____		
GL# _____	\$ _____		
Dept Head _____	GM <u>1/1/21</u>		

DOG PARK & PLAYGROUND

**REQUISITION NO. 54**

**\$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: 54
- (B) Name of Payee: Viera East CDD
- (C) Address of Payee: 2300 Clubhouse Drive, Viera, FL 32955
- (D) Amount Payable: \$600

The Undersigned hereby certifies that this requisition is for reimbursement for landscaping 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. 54**

**\$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: \_\_\_\_\_

S&L Lawn Care & More LLC  
P O Box 1001  
Fellsmere, FL 32948 US  
sandllawncare2017@gmail.com

Invoice 1156



**(321) 917-3851**

**BILL TO**  
Vira East CDD Treasurer

DATE 10/27/2021	PLEASE PAY \$600.00	DUE DATE 10/29/2021
--------------------	------------------------	------------------------

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
10/29/2021	Sod	put down 13 pallets of sod	1	600.00	600.00

**TOTAL DUE \$600.00**

THANK YOU.

Thank You for your business!  
S & L Lawn Care

# SECTION VIII

# SECTION A



**Viera East**  
**Community Development District**  
 Check Register Summary  
 October 23, 2021 through November 12, 2021

Fund	Date	Check #'s	Amount
<i>General Fund</i>			
	10/28/21	4312-4318	\$ 8,048.93
	11/5/21	4319-4321	\$ 1,336.98
	11/10/21	4322	\$ 11,201.01
		<u>Sub-Total</u>	<u>\$ 20,586.92</u>
<i>Capital Reserve</i>			
	10/28/21	104	\$ 13,762.50
	10/29/21	105	\$ 600.00
		<u>Sub-Total</u>	<u>\$ 14,362.50</u>
<i>Golf Course</i>			
	10/28/21	29034-29056	\$ 47,205.86
	11/5/21	29057-29078	\$ 47,438.88
	11/10/21	29079-29088	\$ 5,316.89
		<u>Sub-Total</u>	<u>\$ 99,961.63</u>
<b>Total</b>			<b>\$ 134,911.05</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACC#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	***CHECK*** AMOUNT
10/28/21	00034	10/13/21	112086	S	202109	340-53800-47300	CITY OF COCOA	*	332.00	332.00 004312
10/28/21	00152	10/07/21	84631		202110	310-51300-54000	SPECIAL DISTRICT FEE	*	175.00	175.00 004313
10/28/21	00182	10/22/21	51303		202110	340-53800-47900	DEPARTMENT OF ECONOMIC OPPORTUNITY	*	240.00	240.00 004314
10/28/21	00204	10/08/21	90792287		202110	340-53800-46000	DANNY'S RECYCLING & HAULING, INC	*	19.58	19.58 004315
10/28/21	00010	9/30/21	20112	A	202109	330-53800-47100	GRAINGER	*	609.65	609.65 004316
10/28/21	00196	10/08/21	17WR7202		202110	340-53800-46000	KEVIN L ERWIN CONSULTING	*	801.10	801.10 004317
10/28/21	00626	10/12/21	1589256		202108	310-51300-31500	RING POWER CORPORATION	*	1,917.10	1,917.10
11/05/21	00189	11/04/21	2232703		202111	340-53800-41000	SHUTTS & BOWEN LLP	*	610.76	610.76 004318
11/05/21	00246	10/29/21	19392363		202110	340-53800-54500	BLUELINE TELECOM GROUP, LLC	*	511.54	511.54 004319
11/05/21	00188	10/07/21	920	1346	202110	340-53800-54100	MARLIN BUSINESS BANK	*	53.67	53.67 004320
10/21/21		10/21/21	920	1350	202110	340-53800-54100	UNIFORMS 10/21/21	*	53.67	53.67
10/28/21		10/28/21	920	1352	202110	340-53800-54100	UNIFORMS 10/28/21	*	53.67	53.67

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/10/21	00056	11/02/21	11022021	202111	300-15500-10000		ADT SECURITY SERVICES	*	1,224.67	1,224.67 004322
11/01/21	00126	11/01/21	413	202111	310-51300-34000		MANAGEMENT FEES NOV21	*	8,621.17	
11/01/21		11/01/21	413	202111	310-51300-35100		INFORMATION TECH NOV21	*	354.17	
11/01/21		11/01/21	413	202111	310-51300-31700		DISSEMINATION SVC NOV21	*	83.33	
11/01/21		11/01/21	413	202111	310-51300-51000		OFFICE SUPPLIES	*	10.00	
11/01/21		11/01/21	413	202111	310-51300-42000		POSTAGE	*	25.02	
11/01/21		11/01/21	413	202111	310-51300-42500		COPIES	*	82.65	
GOVERNMENTAL MANAGEMENT SERVICES										
11/10/21	00254	11/05/21	000060	202111	340-53800-49000		TREE REMOVAL	*	800.00	9,176.34 004323
SUPERIOR TREE SERVICES LLC										
									TOTAL FOR BANK A	20,586.92
									TOTAL FOR REGISTER	20,586.92

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
10/28/21	00047	10/14/21	000212	202110	300-13100-10200	DOG PARK & PLAYGROUND		D. BELL GENERAL CONTRACTING, LLC	*	13,762.50	13,762.50 000104
10/29/21	00053	10/29/21	1156	202110	300-13100-10200	13 PALLETS OF SOD		S&L LAWN CARE & MORE LLC	*	600.00	600.00 000105
-----										TOTAL FOR BANK C	14,362.50
-----										TOTAL FOR REGISTER	14,362.50

VIER --VIERA EAST-- HSMITH

VIERA EAST- GOLF COURSE  
BANK B VIERA EAST-GOLF

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
10/28/21	00782	10/25/21	76213	202110	340	57200	51100			*	25.50	
			MATS									
10/28/21	00782	10/25/21	76213	202110	320	57200	51100			*	82.09	
			MATS									
10/28/21	01485	10/22/21	91204586	202110	300	14200	10000	A LINEN CONNECTION		*	354.52	107.59 029034
			GOLF GLOVES									
10/28/21	01463	9/02/21	6435-09	202109	310	57200	31600	ACUSHNET COMPANY		*	450.00	354.52 029035
			SPECIAL REV ASST BOND									
10/28/21	01530	10/13/21	0002	202110	330	57200	12005	AMTEC		*	2,708.33	450.00 029036
			OCT 16-31 2021 SVC									
10/28/21	01380	10/13/21	0002	202110	330	57200	12005	BAREFOOT CHEF LLC		V	2,708.33	.00 029037
			OCT 16-31 2021 SVC									
10/28/21	01370	10/28/21	1453	202110	330	57200	54500	BLACK HOLE MAKERS LLC		*	3,950.00	3,950.00 029038
			24 INCH TOUCHSCREEN MONIT									
10/28/21	00390	10/19/21	93393349	202110	300	14200	10000	BRONSONS TURF & HORTICULTURE		*	1,002.00	15,134.00 029039
			GOLF BALLS									
10/28/21	00022	10/23/21	01-92188	202110	330	57200	52000	CALLAWAY		*	1,231.91	1,785.00 029040
			BEV									
10/28/21	00024	10/13/21	70192	202109	390	57200	43000	CHENEY BROTHERS INC		*	359.59	2,137.94 029041
			5600 MURRELL RD									

VIER --VIERA EAST-- HSMITH

VIERA EAST- GOLF COURSE  
BANK B VIERA EAST-GOLF

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK....#
10/14/21		112664 S	202109	320-57200-43000				*	144.65	
		2300 CLUBHOUSE DR								
10/14/21		112664 S	202109	330-57200-43000				*	144.65	
		2300 CLUBHOUSE DR								
10/14/21		112664 S	202109	340-57200-43000				*	144.67	
		2300 CLUBHOUSE DR								
10/14/21		141774 S	202109	320-57200-43000				*	63.77	
		4563 BRAYWICK CT								
							CITY OF COCOA UTILITIES			
10/28/21	00563	10/13/21	358897	202110	300-14200-10000			*	144.60	857.33 029042
							GRIPS			
10/28/21	00587	10/19/21	650621	202110	390-57200-46100			*	765.96	144.60 029043
							GLOBAL GOLF SALES, INC.			
							ULTRA LOW SULFER DYED			
10/19/21		650621	202110	300-13100-10000				*	377.27	
							ULTRA LOW SULFER DYED			
10/19/21		650622	202110	390-57200-46100				*	962.47	
							PREM 93 UN1203			
10/19/21		650622	202110	300-13100-10000				*	474.05	
							PREM 93 UN1203			
							GLOVER OIL COMPANY INC			2,579.75 029044
10/28/21	00194	10/20/21	PINVO114	202110	390-57200-51100			*	438.45	
							HYBRID SMART FIT PUTTING			
10/20/21		PINVO114	202110	390-57200-47500				*	399.42	
							BRANDIT MKS			
							GOLF VENTURES INC			837.87 029045
10/28/21	01532	11/01/21	2-194335	202110	300-15500-10000			*	950.00	
							CLEANING SVC NOV21			
10/28/21	01524	10/25/21	2003859	202110	330-57200-51100			*	424.87	
							KITCHEN SUPPLIES			
							JANI-KING OF ORLANDO			950.00 029046
10/28/21	01210	10/16/21	34902164	202110	320-57200-51000			*	188.05	
							JEFFREY SPENCER			
							SUPPLIES			
10/23/21		34906633	202110	320-57200-51000				*	17.79-	
							CREDIT			
10/23/21		34906634	202110	320-57200-51000				*	238.64	
							BULLETTIN BOARD FABRIC			
							STAPLES ADVANTAGE			408.90 029048

VIER --VIERA EAST-- HSMITH

\*\*\* CHECK DATES 10/23/2021 - 11/12/2021 \*\*\*  
 VIERA EAST- GOLF COURSE  
 BANK B VIERA EAST-GOLF

CHECK DATE	VEND#	.....INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK....
		.....EXPENSED TO.....											AMOUNT
10/28/21	00130	10/25/21 42205640	202110	330-57200-51050						SYSCO	*	103.32	103.32 029049
10/28/21	01535	9/30/21 09302021	202109	300-20700-10100						TERRI KING	*	185.99	185.99 029050
10/28/21	01512	10/14/21 7335620	202110	390-57200-54600						2019 CUSHMAN HAULER	*	248.00	248.00
		10/14/21 7335620	202110	350-57200-46100						2020 EZGO TXV ELITE	*	6,552.90	6,552.90
		10/14/21 7335620	202110	350-57200-46100						2021 CUSHMAN REFRESHER	*	355.00	355.00
		10/19/21 7342054	202110	390-57200-54600						TORO TURF PACKAGE	*	5,115.96	5,115.96
		10/20/21 7343562	202110	390-57200-54600						KUBOTA LELY BROADCAST	*	372.48	372.48
10/28/21	01506	10/20/21 18619	202110	390-57200-47100						THE HUNTINGTON NATIONAL BANK	*	12,644.34	12,644.34 029051
		RAINBIRD PAR TIMING										314.95	314.95
10/28/21	00807	10/21/21 920	1350	202110 390-57200-54100						TURF CONTROL, LLC	*	167.85	167.85 029052
		UNIFORMS 10/21/21										167.85	167.85
10/28/21	00117	10/15/21 41044845	202110	390-57200-46000						UNIFIRST CORPORATION	*	82.15	82.15 029053
		BRACKET BEARING										82.15	82.15
10/28/21	01524	10/13/21 0002	202110	330-57200-12005						WESCOTURF INC.	*	2,708.33	2,708.33 029054
		OCT 16-31 2021 SVC										2,708.33	2,708.33
10/28/21	01533	10/28/21 10282021	202110	330-57200-46000						JEFFREY SPENCER	*	876.56	876.56 029055
		HOURS WORKED & SUPP REIM										876.56	876.56
11/05/21	01485	10/26/21 91206410	202110	300-14200-10000						PEDRO LOPEZ	*	1,283.60	1,283.60 029056
		GOLF BALLS										1,283.60	1,283.60
11/05/21	00987	10/06/21 26159	202110	320-57200-48000						ACUSHNET COMPANY	*	330.00	330.00 029057
		VIERA VOICE VERTICAL										330.00	330.00

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK....#
10/29/21	00850	2522305	202111	300-15500-10000			BLUEWATER CREATIVE GROUP INC	*	1,804.83	1,093.50 029058
10/29/21	26278	2522305	202110	320-57200-48000				*	330.00	
10/29/21	26279	2522746	202111	300-15500-10000				*	5,172.81	
10/29/21	26279	2522747	202111	300-15500-10000				*	101.36	
10/29/21	26279	2522747	202111	300-15500-10000				*	325.82	
11/05/21	00850	2617168	202111	300-15500-10000			BREVARD COUNTY TAX COLLECTOR	*	7,404.82	029059
11/05/21	01370	837509	202110	390-57200-46000				*	728.09	
11/05/21	00022	01-92191	202110	330-57200-52000			BRONSONS TURF & HORTICULTURE	*	935.93	728.09 029060
11/05/21	01537	CB103020	202110	330-57200-52000			CHENEY BROTHERS INC	*	34.90	935.93 029061
11/05/21	01388	AR689243	202110	390-57200-54600			CHRIS BRANHAM	*	214.62	34.90 029062
11/05/21	01391	P0083304	202110	390-57200-46000			DEX IMAGING	*	757.44	214.62 029063
11/05/21	00194	PINV0115	202110	390-57200-51100			FLORIDA COAST EQUIPMENT INC	*	864.80	757.44 029064
11/05/21	00564	49885	202110	300-15500-10000			GOLF VENTURES INC	*	496.94	
11/05/21	00564	49885	202110	300-15500-10000			GOLF SPECIALTIES, INC.	*	993.88	1,581.58 029065

VIER --VIERA EAST-- HSMITH



CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
11/05/21	01509	10/29/21	24288974	202110	390-57200-47500			CHEMICALS NOV	*	484.07	
		10/29/21	24288974	202110	300-15500-10000			CHEMICALS DEC-APR	*	2,420.35	
		10/29/21	24288976	202110	390-57200-47500			PRE-EMERGENT NOV	*	1,545.00	
		10/29/21	24288976	202110	300-15500-10000			PRE-EMERGENT DEC-JUNE	*	10,815.00	
		10/29/21	24288982	202110	390-57200-47500			INSECTICIDE NOV	*	371.00	
		10/29/21	24288982	202110	300-15500-10000			INSECTICIDE DEC-JAN	*	742.00	
		10/29/21	24288984	202110	390-57200-47500			CHEMICALS NOV	*	554.64	
		10/29/21	24288984	202110	300-15500-10000			CHEMICALS DEC-APR	*	2,773.16	
11/05/21	01538	11/01/21	1676-R	202111	320-57200-48000			HELENA AGRI-ENT., LLC	*	750.00	19,705.22 029067
								SCL HOLIDAY ISSUE			
11/05/21	01524	10/28/21	JF102820	202110	330-57200-52000			INDIAN RIVER MEDIA GROUP	*	12.87	750.00 029068
		10/28/21	JF102820	202110	330-57200-52000			REIMBURSE	*	16.01	
		10/28/21	JF102820	202110	330-57200-52200			REIMBURSE	*	13.29	
		10/28/21	JF102820	202110	330-57200-52000			REIMBURSE	*	34.72	
		10/28/21	JF102820	202110	330-57200-52000			REIMBURSE	*	32.20	
		10/28/21	JF102820	202110	330-57200-51100			REIMBURSE	*	32.01	
		10/28/21	JF102820	202110	330-57200-52000			REIMBURSE	*	97.49	
		10/28/21	JF102820	202110	330-57200-52200			REIMBURSE	*	14.72	
		10/28/21	JF102820	202110	330-57200-54100			REIMBURSE	*	11.72	
11/05/21	00483	10/25/21	10252021	202110	390-57200-51100			JEFFREY SPENCER	*	229.78	265.03 029069
			9900	230613	4						
		10/25/21	10252021	202110	390-57200-51100				*	188.80	
			9900	230613	4						

VIER --VIERA EAST-- HSMITH

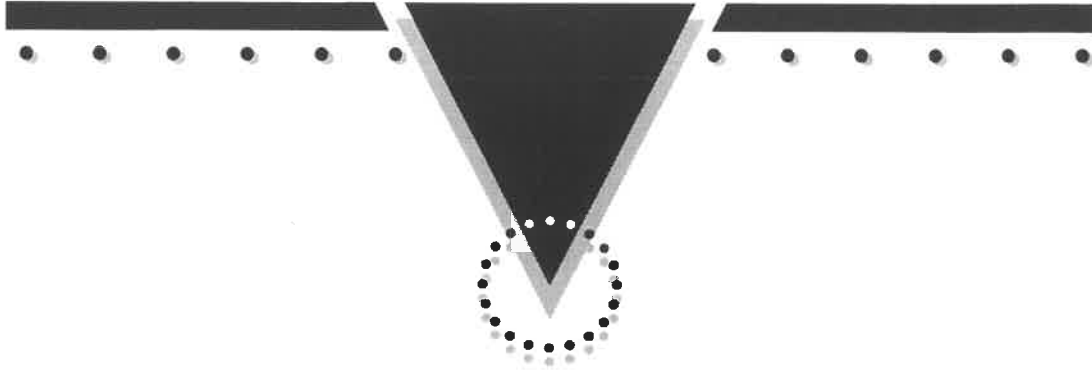
CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DFT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
10/25/21	00180	10252021	202110	390-57200-51100			LOWE'S	*	178.49	597.07 029070
11/05/21	00180	223005	202111	390-57200-46000			OIL FILTER	*	20.98	
11/05/21	01536	10/29/21	1273	202110	310-57200-31100		NAPA AUTO PARTS	*	210.00	20.98 029071
11/05/21	01519	11/01/21	SC110120	202111	330-57200-52000		ROBB & TAYLOR ENGINEERING SOLUTIONS	*	2.86	210.00 029072
11/05/21	00130	10/30/21	42206856	202110	330-57200-51100		SHONNA COTTRELL	*	133.03	2.86 029073
11/05/21	01512	10/24/21	7347704	202110	390-57200-54600		SYSO	*	652.34	502.74 029074
11/05/21	01207	10/26/21	247285A	202110	390-57200-47500		THE HUNTINGTON NATIONAL BANK	*	1,065.98	1,718.32 029075
10/26/21	247285A	202110	300-15500-10000				CHEMICALS NOV	*	3,291.66	
10/26/21	247285B	202110	390-57200-47500				CHEMICALS DEC-APR	*	550.00	
10/26/21	247285B	202110	300-15500-10000				THATCH BUSTER NOV	*	2,750.00	
10/26/21	247285B	202110	300-15500-10000				THATCH BUSTER DEC-NOV	*	167.85	7,250.00 029076
11/05/21	00068	10/26/21	9160997	202111	320-57200-34100		UNIFIRST CORPORATION	*	516.69	167.85 029077
10/26/21	9161365	202111	390-57200-47900				6 YARD DUMPSTER 3X WEEK	*	206.82	
10/26/21	9161365	202111	390-57200-47900				6 YARD DUMPSTER	*	723.51	723.51 029078

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
11/10/21	00782	11/08/21	77145	202111	340-57200-51100		MATS	*	25.50	
11/10/21	00782	11/08/21	77145	202111	320-57200-51100		MATS	*	82.09	
11/10/21	01485	10/28/21	91207602	202110	300-14200-10000		A LINEN CONNECTION	*	636.26	107.59 029079
11/10/21	01485	11/03/21	91210629	202111	300-14200-10000		WOMENS SHIRTS	*	107.31	
11/10/21	01485	11/08/21	91212982	202111	300-14200-10000		GOLF GLOVES	*	44.12	
11/10/21	01485	11/08/21	91212982	202111	300-14200-10000		GOLF BALLS	*		
11/10/21	00065	11/02/21	09489760	202111	330-57200-43000		ACUSHNET COMPANY	*	245.63	787.69 029080
11/10/21	00065	11/02/21	09489760	202111	330-57200-43000		2300 CLUBHOUSE DR	*		
11/10/21	00022	11/08/21	01-92196	202111	330-57200-52005		BRIGHT HOUSE NETWORKS	*	192.63	245.63 029081
11/10/21	00022	11/08/21	01-92196	202111	330-57200-52005		BEV	*		
11/10/21	00022	11/08/21	01-92196	202111	330-57200-52005		SNACKS	*	138.33	
11/10/21	00022	11/08/21	01-92196	202111	330-57200-52005		CUPS	*	984.57	
11/10/21	00076	11/08/21	1128053	202110	300-13100-10500		CHENEY BROTHERS INC	*	209.74	1,315.53 029082
11/10/21	00076	11/08/21	1128053	202110	300-13100-10500		2300 CLUBHOUSE DR	*		
11/10/21	01111	11/01/21	414	202111	310-57200-31700		FLORIDA CITY GAS	*	83.33	209.74 029083
11/10/21	01111	11/01/21	414	202111	310-57200-31700		DISSEMINATION SVC NOV21	*		
11/10/21	01533	10/28/21	0000001	202110	330-57200-46000		GMS-CENTRAL FLORIDA, LLC	*	934.94	83.33 029084
11/10/21	01533	10/28/21	0000001	202110	330-57200-46000		REIMBURSE	*		
11/10/21	01539	11/10/21	11102021	202111	300-20300-10000		PEDRO LOPEZ	*	1,077.44	934.94 029085
11/10/21	01539	11/10/21	11102021	202111	300-20300-10000		REIMBURSEMENT	*		
11/10/21	01421	10/31/21	1021-TR7	202110	300-13100-10000		SCOTT ZUROWSKI	*	41.66	1,077.44 029086
11/10/21	01421	10/31/21	1021-TR7	202110	300-13100-10000		1021-TR70465	*		
11/10/21	01421	10/31/21	1021-TR7	202110	300-15500-10000		1021-TR70465	*	58.34	
11/10/21	01421	10/31/21	1021-TR7	202110	300-15500-10000		WAGEWORKS, INC.	*		100.00 029087



# SECTION B



**Viera East  
Community Development  
District**

**Unaudited Financial Reporting**

**October 31, 2021**



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**Viera East**  
**Community Development District**  
 Combined Balance Sheet  
 October 31, 2021

***Governmental Fund Types***

	<b><i>General</i></b>	<b><i>Capital Reserve</i></b>	<b><i>Debt Service</i></b>	<b><i>Capital Projects</i></b>	<b><i>Golf Course/Recreation</i></b>	<b><i>Totals (memorandum only)</i></b>
<b><i>Assets</i></b>						
Operating Account	\$225,074	\$162,754	---	---	\$478,227	\$866,056
Accounts Receivable	---	---	---	---	\$212	\$212
Assessment Receivable	---	---	---	---	\$48,207	\$48,207
Due From Golf Course	\$10,338	---	---	---	---	\$10,338
Due From General Fund	---	---	\$13,800	---	\$76,890	\$90,690
Due From Capital Reserve	\$209	---	---	---	---	\$209
Due from Debt Service	---	---	---	---	\$22,922	\$22,922
Due from Other	---	---	---	---	\$3,512	\$3,512
Due from Capital Projects	---	\$23,488	---	---	\$3,948	\$27,436
Inventory - Pro Shop	---	---	---	---	\$37,653	\$37,653
<b><i>Investments:</i></b>						
State Board	---	\$121,387	---	---	---	\$121,387
Benefit Assessment- Series 2012	---	---	---	---	\$65,033	\$65,033
Reserve - Series 2012	---	---	---	---	\$280,134	\$280,134
Bond Service- Series 2012	---	---	---	---	\$7	\$7
Bond Service- Series 2006	---	---	\$467,427	---	---	\$467,427
Reserve- Series 2020	---	---	\$234,605	---	---	\$234,605
Temporary Interest Series 2020	---	---	\$270,943	---	---	\$270,943
Project- Series 2020	---	---	---	\$4,803,428	---	\$4,803,428
Improvements (Net of Depreciation)	---	---	---	---	\$1,138,838	\$1,138,838
Prepaid Expenses- Operations	\$11,946	---	---	---	\$134,226	\$146,172
<b>Total Assets</b>	<b>\$247,568</b>	<b>\$307,629</b>	<b>\$986,776</b>	<b>\$4,803,428</b>	<b>\$2,289,810</b>	<b>\$8,635,210</b>
<b><i>Liabilities</i></b>						
Accounts Payable	\$726	---	---	---	\$40,220	\$40,946
Accrued Expenses	\$4,296	---	---	---	\$14,660	\$18,956
Deferred Revenue- Season Advance	---	---	---	---	\$52,718	\$52,718
Deposit-Divots Grill	---	---	---	---	\$1,814	\$1,814
Due to General Fund	---	\$209	---	---	\$10,338	\$10,548
Accrued Interest Payable	---	---	---	---	\$105,635	\$105,635
Accrued Principal Payable	---	---	---	---	\$34,417	\$34,417
Sales Tax Payable	---	---	---	---	\$5,762	\$5,762
Event Deposits	---	---	---	---	(\$287)	(\$287)
Due to Golf Course	\$76,890	---	\$22,922	\$3,948	---	\$103,760
Due to Debt Service	\$13,800	---	---	---	---	\$13,800
Due to Capital Reserve	---	---	---	\$23,488	---	\$23,488
Accrued Payroll Payable	\$4,300	---	---	---	\$11,860	\$16,160
Bonds Payable - Series 2012	---	---	---	---	\$2,895,000	\$2,895,000
Bond Discount	---	---	---	---	(\$13,414)	(\$13,414)
Deferred Loss	---	---	---	---	(\$130,973)	(\$130,973)
<b><i>Fund Equity</i></b>						
Net Assets	---	---	---	---	(\$737,941)	(\$737,941)
<b><i>Fund Balances</i></b>						
Assigned - First Quarter	\$176,000	---	---	---	---	\$176,000
Nonspendable - Prepaid Expense	\$11,946	---	---	---	---	\$11,946
Unassigned	(\$40,390)	---	---	---	---	(\$40,390)
Assigned- Capital Reserve Fund	---	\$307,420	---	---	---	\$307,420
Restricted for Capital Projects	---	---	---	\$4,775,992	---	\$4,775,992
Restricted for Debt Service	---	---	\$963,854	---	---	\$963,854
<b>Total Liabilities, Fund Equity, Other</b>	<b>\$247,568</b>	<b>\$307,629</b>	<b>\$986,776</b>	<b>\$4,803,428</b>	<b>\$2,289,810</b>	<b>\$8,635,210</b>



**Viera East**  
**Community Development District**  
 General Fund  
 Statement of Revenues & Expenditures  
 For Period Ending October 31, 2021

	Adopted Budget	Prorated Budget 10/31/21	Actual 10/31/21	Variance
<b><i>Revenues</i></b>				
Maintenance Assessments	\$808,157	\$0	\$0	\$0
Golf Course Administrative Services	\$56,280	\$4,690	\$4,690	\$0
Donations for Park Material	\$0	\$0	\$1,250	\$1,250
Interest Income	\$100	\$8	\$52	\$44
<b>Total Revenues</b>	<b>\$864,536</b>	<b>\$4,698</b>	<b>\$5,992</b>	<b>\$1,294</b>

***Administrative Expenditures***

Supervisors Fees	\$30,496	\$2,541	\$1,343	\$1,199
Engineering Fees	\$5,000	\$417	\$0	\$417
Attorney's Fees	\$5,000	\$417	\$0	\$417
Dissemination	\$1,000	\$83	\$83	\$0
Trustee Fees	\$5,600	\$467	\$0	\$467
Annual Audit	\$6,500	\$542	\$0	\$542
Collection Agent	\$2,500	\$208	\$208	\$0
Management Fees	\$103,454	\$8,621	\$8,621	(\$0)
Postage	\$1,500	\$125	\$3	\$122
Printing & Binding	\$2,500	\$208	\$32	\$176
Insurance- Liability	\$8,040	\$670	\$583	\$87
Legal Advertising	\$1,500	\$125	\$0	\$125
Other Current Charges	\$1,500	\$125	\$82	\$43
Office Supplies	\$1,500	\$125	\$0	\$125
Dues & Licenses	\$175	\$15	\$175	(\$160)
Information Technology	\$4,250	\$354	\$354	(\$0)
<b>Total Administrative</b>	<b>\$180,515</b>	<b>\$15,043</b>	<b>\$11,485</b>	<b>\$3,558</b>

**Viera East**  
**Community Development District**  
 General Fund  
 Statement of Revenues & Expenditures  
 For Period Ending October 31, 2021

	<b>Adopted Budget</b>	<b>Prorated Budget 10/31/21</b>	<b>Actual 10/31/21</b>	<b>Variance</b>
<b><i>Operating Expenditures</i></b>				
Salaries	\$147,487	\$12,291	\$13,286	(\$995)
Administration Fee	\$1,388	\$116	\$100	\$16
FICA Expense	\$11,283	\$940	\$914	\$26
Health Insurance	\$17,410	\$1,451	\$802	\$649
Workers Compensation	\$2,891	\$241	\$239	\$2
Unemployment	\$842	\$70	\$133	(\$63)
Other Contractual	\$7,500	\$625	\$1,008	(\$383)
Marketing- Lifestyle/Amenities	\$18,000	\$1,500	\$0	\$1,500
Training	\$500	\$42	\$0	\$42
Uniforms	\$500	\$42	\$0	\$42
<b>Total Operating</b>	<b>\$207,801</b>	<b>\$17,317</b>	<b>\$16,481</b>	<b>\$835</b>
<b><i>Maintenance Expenditures</i></b>				
Canal Maintenance	\$14,000	\$1,167	\$0	\$1,167
Lake Bank Restoration	\$30,000	\$2,500	\$0	\$2,500
Environmental Services	\$20,000	\$1,667	\$0	\$1,667
Water Management System	\$99,000	\$8,250	\$0	\$8,250
Midge Control	\$15,000	\$1,250	\$0	\$1,250
Contingencies	\$2,000	\$167	\$0	\$167
Fire Line Maintenance	\$2,000	\$167	\$2,000	(\$1,833)
Basin Repair	\$3,000	\$250	\$0	\$250
<b>Total Maintenance</b>	<b>\$185,000</b>	<b>\$15,417</b>	<b>\$2,000</b>	<b>\$13,417</b>

**Viera East**  
**Community Development District**  
 General Fund  
 Statement of Revenues & Expenditures  
 For Period Ending October 31, 2021

	Adopted Budget	Prorated Budget 10/31/21	Actual 10/31/21	Variance
<b><u>Grounds Maintenance Expenditures</u></b>				
Salaries	\$166,108	\$13,842	\$12,209	\$1,634
Administrative Fees	\$3,446	\$287	\$200	\$87
FICA	\$12,707	\$1,059	\$894	\$165
Health Insurance	\$28,182	\$2,349	\$1,085	\$1,263
Workers Compensation	\$3,256	\$271	\$220	\$52
Unemployment	\$2,506	\$209	\$0	\$209
Telephone	\$6,250	\$521	\$557	(\$37)
Utilities	\$7,200	\$600	\$399	\$201
Property Appraiser	\$1,990	\$166	\$0	\$166
Insurance- Property	\$2,197	\$183	\$220	(\$36)
Repairs	\$15,000	\$1,250	\$1,095	\$155
Fuel	\$10,000	\$833	\$1,687	(\$853)
Park Maintenance	\$7,500	\$625	\$0	\$625
Sidewalk Repair	\$10,000	\$833	\$0	\$833
Chemicals	\$4,000	\$333	\$0	\$333
Contingencies	\$4,000	\$333	\$0	\$333
Refuse	\$6,000	\$500	\$240	\$260
Office Supplies	\$750	\$63	\$0	\$63
Uniforms	\$3,000	\$250	\$215	\$35
Fire Alarm System	\$7,500	\$625	\$512	\$113
Rain Bird Pump System	\$27,576	\$2,298	\$2,298	(\$0)
<b>Total Grounds Maintenance</b>	<b>\$329,168</b>	<b>\$27,431</b>	<b>\$21,830</b>	<b>\$5,601</b>
<b>Total Expenditures</b>	<b>\$902,484</b>	<b>\$75,207</b>	<b>\$51,796</b>	<b>\$23,411</b>
<b>Operating Income (Loss)</b>	<b>(\$37,948)</b>	<b>(\$70,509)</b>	<b>(\$45,804)</b>	<b>\$24,705</b>
<b><u>Non Operating Revenues/(Expenditures)</u></b>				
Reserve Funding- Transfer Out (Capital Reserve)	(\$5,000)	\$0	\$0	\$0
Reserve Funding- Transfer Out (Excess)	\$0	\$0	\$0	\$0
<b>Total Non Operating Revenues/(Expenditures)</b>	<b>(\$5,000)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$42,948)</b>	<b>(\$70,509)</b>	<b>(\$45,804)</b>	<b>\$24,705</b>
<b>Beginning Fund Balance</b>	<b>\$42,948</b>		<b>\$193,359</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$147,556</b>	

**Viera East**  
**Community Development District**  
 Capital Reserve Fund  
 Statement of Revenues & Expenditures  
 For Period Ending October 31, 2021

	<b>Adopted Budget</b>	<b>Prorated Budget 10/31/21</b>	<b>Actual 10/31/21</b>	<b>Variance</b>
<b>Revenues</b>				
Interest Income	\$1,000	\$83	\$10	(\$74)
Reserve Funding - Transfer In (General)	\$5,000	\$0	\$0	\$0
Reserve Funding - Transfer In (Golf)	\$6,694	\$0	\$0	\$0
Reserve Funding - Transfer In (General Excess)	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$12,694</b>	<b>\$83</b>	<b>\$10</b>	<b>(\$74)</b>
<b>Expenditures</b>				
Capital Outlay	\$100,000	\$0	\$0	\$0
Truck Maintenance	\$25,000	\$0	\$0	\$0
Transfer Out	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$125,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$112,306)</b>		<b>\$10</b>	
<b>Beginning Fund Balance</b>	<b>\$315,696</b>		<b>\$307,410</b>	
<b>Ending Fund Balance</b>	<b>\$203,390</b>		<b>\$307,420</b>	

**Viera East  
Community Development District**

Capital Reserve Fund  
Capital Outlay Check Register Detail  
For Period Ending October 31, 2021

Check Date	Vendor	Detail	Amount
<b>Capital Outlay</b>			
<i>FY2022</i>			
<b>Total</b>			<u>\$ -</u>

**Viera East**  
**Community Development District**  
 Debt Service Fund Series 2006  
 Statement of Revenues & Expenditures  
 For Period Ending October 31, 2021

	<b>Adopted Budget</b>	<b>Prorated Budget 10/31/21</b>	<b>Actual 10/31/21</b>	<b>Variance</b>
<b>Revenues</b>				
Special Assessments	\$2,089,942	\$0	\$0	\$0
Interest Income	\$100	\$8	\$2	(\$6)
<b>Total Revenues</b>	<b>\$2,090,042</b>	<b>\$8</b>	<b>\$2</b>	<b>(\$6)</b>
<b>Expenditures</b>				
<b>Series 2006</b>				
Interest-11/1	\$65,119	\$0	\$0	\$0
Interest-5/1	\$65,119	\$0	\$0	\$0
Principal-5/1	\$2,265,000	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$2,395,238</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$305,196)</b>		<b>\$2</b>	
<b>Beginning Fund Balance</b>	<b>\$458,327</b>		<b>\$458,303</b>	
<b>Ending Fund Balance</b>	<b>\$153,131</b>		<b>\$458,305</b>	

# Viera East

## Community Development District

Debt Service Fund Series 2020  
Statement of Revenues & Expenditures  
For Period Ending October 31, 2021

	Adopted Budget	Prorated Budget 10/31/21	Actual 10/31/21	Variance
<b><u>Revenues</u></b>				
Interest Income	\$500	\$42	\$2	(\$40)
<b>Total Revenues</b>	<b>\$500</b>	<b>\$42</b>	<b>\$2</b>	<b>(\$40)</b>
<b><u>Expenditures</u></b>				
<b><u>Series 2020</u></b>				
Interest-11/1	\$90,308	\$0	\$0	\$0
Interest-5/1	\$90,308	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$180,615</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$180,115)</b>		<b>\$2</b>	
<b>Beginning Fund Balance</b>	<b>\$270,953</b>		<b>\$505,547</b>	
<b>Ending Fund Balance</b>	<b>\$90,838</b>		<b>\$505,549</b>	

**Viera East**  
**Community Development District**  
 Capital Projects Fund Series 2020  
 Statement of Revenues & Expenditures  
 For Period Ending October 31, 2021

	Actual 10/31/21
<b><u>Revenues</u></b>	
Interest Income	\$20
<b>Total Revenues</b>	<b>\$20</b>
<b><u>Expenditures</u></b>	
Capital Outlay	\$3,948
Cost of Issuance	\$0
<b>Total Expenditures</b>	<b>\$3,948</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$3,928)</b>
<b>Beginning Fund Balance</b>	<b>\$4,779,920</b>
<b>Ending Fund Balance</b>	<b>\$4,775,992</b>



**Vierra East**  
**Community Development District**  
**Golf Course/Recreation Fund - Operations**  
**Statement of Revenues & Expenditures**  
**For Period Ending October 31, 2021**

	Adopted Budget		Current Month		Year-to-Date	
	Budget	Actuals	Budget	Variance	Budget	Variance
<i>Number of Rounds</i>						
Paid Rounds	35,250	3,263	1,782	1,481	35,250	(31,987)
Member Rounds	10,000	701	505	196	10,000	(9,299)
Comp Rounds	3,000	214	152	62	3,000	(2,786)
EZ Links	3,000	0	152	(152)	3,000	(3,000)
GolfNow	2,000	308	101	207	2,000	(1,692)
Total Memberships	60	9	-	9	60	15
<i>Revenue per Round</i>						
Paid Rounds	\$40	\$40	\$55	(\$15)	\$40	\$37
<i>Revenues</i>						
Greens Fees	\$1,426,357	\$129,023	\$97,705	\$31,318	\$97,705	\$31,318
Gift Cards- Sales	\$25,000	\$349	\$1,713	(\$1,364)	\$349	(\$1,364)
Gift Cards- Usage	(\$25,000)	(\$1,713)	(\$1,925)	(\$213)	(\$1,713)	(\$213)
Season Advance/Trail Fees	\$210,000	\$20,573	\$14,385	\$6,188	\$14,385	\$6,188
Associate Memberships	\$42,000	\$1,738	\$2,877	(\$1,139)	\$1,738	(\$1,139)
Driving Range	\$80,000	\$7,266	\$5,480	\$1,786	\$7,266	\$1,786
Golf Lessons	\$2,100	\$175	\$144	\$31	\$175	\$31
Merchandise Sales	\$115,000	\$12,204	\$7,878	\$4,326	\$7,878	\$4,326
Restaurant	\$20,000	\$23,852	\$1,370	\$22,482	\$1,370	\$22,482
Assessments -Recreation Operating	\$18,239	\$1,519	\$1,519	\$0	\$1,519	\$0
Miscellaneous Income	\$15,000	\$1,319	\$1,250	\$69	\$1,319	\$69
<b>Total Revenues</b>	<b>\$1,928,696</b>	<b>\$196,093</b>	<b>\$132,608</b>	<b>\$63,485</b>	<b>\$196,093</b>	<b>\$63,485</b>
<i>Golf Course Expenditures</i>						
Other Contractual Services	\$15,000	\$1,246	\$1,250	\$3	\$1,250	\$3
Telephone	\$2,500	\$106	\$208	\$102	\$106	\$102
Postage	\$2,000	\$0	\$167	\$167	\$167	\$167
Printing & Binding	\$1,000	\$0	\$83	\$83	\$83	\$83
Utilities	\$15,900	\$202	\$1,324	\$1,123	\$1,324	\$1,123
Repairs & Maintenance	\$8,000	\$2,527	\$666	(\$1,861)	\$2,527	\$666
Marketing- Golf Marketing	\$39,000	\$1,735	\$3,249	\$1,514	\$1,735	\$1,514
Bank Charges	\$35,000	\$2,979	\$2,916	(\$64)	\$2,979	(\$64)
Office Supplies	\$4,000	\$636	\$333	(\$303)	\$636	(\$303)
Operating Supplies	\$5,000	\$157	\$417	\$260	\$157	\$260
Dues, Licenses & Subscriptions	\$8,000	\$180	\$666	\$486	\$180	\$486
Drug Testing- All departments	\$500	\$0	\$42	\$42	\$42	\$42
Training, Education & Employee Relations	\$3,000	\$0	\$250	\$250	\$250	\$250
Contractual Security	\$3,000	\$0	\$250	\$250	\$250	\$250
IT Services	\$3,000	\$810	\$250	(\$560)	\$810	(\$560)
<b>Total Golf Course Expenditures</b>	<b>\$144,900</b>	<b>\$10,578</b>	<b>\$12,070</b>	<b>\$1,492</b>	<b>\$10,578</b>	<b>\$1,492</b>

**Viera East**  
**Community Development District**  
**Golf Course/Recreation Fund - Operations**  
**Statement of Revenues & Expenditures**  
**For Period Ending October 31, 2021**

	Adopted Budget		Current Month		Year-to-Date	
	Budget	Actuals	Budget	Actuals	Budget	Variance
<b>Restaurant Expenditures</b>						
Restaurant Manager Contract	\$0	\$6,338	\$0	\$6,338	\$0	(\$6,338)
Salaries	\$0	\$9,259	\$0	\$9,259	\$0	(\$9,259)
Administrative Fee	\$0	\$422	\$0	\$422	\$0	(\$422)
FICA Expense	\$0	\$801	\$0	\$801	\$0	(\$801)
Health Insurance	\$0	\$0	\$0	\$0	\$0	\$0
Workers Compensation	\$0	\$140	\$0	\$140	\$0	(\$140)
Unemployment	\$0	\$459	\$0	\$459	\$0	(\$459)
Utilities	\$0	\$349	\$0	\$349	\$0	(\$349)
Pest Control	\$1,200	\$122	\$79	\$122	\$79	(\$43)
Equipment Lease	\$1,100	\$101	\$72	\$101	\$72	(\$29)
Janitorial Services	\$0	\$0	\$0	\$0	\$0	\$0
Repairs	\$0	\$4,782	\$0	\$4,782	\$0	(\$4,782)
Kitchen Equipment/Supplies	\$0	\$4,317	\$0	\$4,317	\$0	(\$4,317)
Paper & Plastic Supplies	\$0	\$512	\$0	\$512	\$0	(\$512)
Operating Supplies	\$0	\$6,809	\$0	\$6,809	\$0	(\$6,809)
Food Cost	\$0	\$11,959	\$0	\$11,959	\$0	(\$11,959)
Snack Cost	\$0	\$1,634	\$0	\$1,634	\$0	(\$1,634)
Beer Cost	\$0	\$4,292	\$0	\$4,292	\$0	(\$4,292)
Beverage Cost	\$0	\$2,537	\$0	\$2,537	\$0	(\$2,537)
Liquor Cost	\$0	\$461	\$0	\$461	\$0	(\$461)
First Aid	\$0	\$171	\$0	\$171	\$0	(\$171)
IT Services	\$0	\$3,950	\$0	\$3,950	\$0	(\$3,950)
Uniforms	\$0	\$12	\$0	\$12	\$0	(\$12)
Dues & License	\$0	\$455	\$0	\$455	\$0	(\$455)
<b>Total Restaurant Expenditures</b>	<b>\$2,300</b>	<b>\$59,882</b>	<b>\$151</b>	<b>\$59,731</b>	<b>\$151</b>	<b>(\$59,731)</b>
<b>Golf Operation Expenditures</b>						
Salaries	\$239,595	\$19,463	\$19,965	\$19,463	\$19,965	\$503
Administrative Fee	\$19,039	\$1,427	\$1,587	\$1,427	\$1,587	\$159
FICA Expense	\$18,329	\$1,475	\$1,527	\$1,475	\$1,527	\$52
Health Insurance	\$739	\$774	\$62	\$774	\$62	(\$713)
Workers Compensation	\$4,696	\$350	\$391	\$350	\$391	\$41
Unemployment	\$12,835	\$401	\$1,070	\$401	\$1,070	\$668
Golf Printing	\$2,200	\$0	\$183	\$0	\$183	\$183
Utilities	\$22,500	\$202	\$1,875	\$202	\$1,875	\$1,673
Repairs	\$250	\$50	\$21	\$50	\$21	(\$29)
Pest Control	\$1,200	\$122	\$100	\$122	\$100	(\$22)
Supplies	\$10,000	\$508	\$833	\$508	\$833	\$325
Uniforms	\$1,500	\$0	\$125	\$0	\$125	\$125
Training, Education & Employee Relations	\$2,000	\$0	\$167	\$0	\$167	\$167
Fuel	\$500	\$0	\$42	\$0	\$42	\$42
Cart Lease	\$87,763	\$7,363	\$7,314	\$7,363	\$7,314	(\$49)
Cart Maintenance	\$4,000	\$1,148	\$333	\$1,148	\$333	(\$814)
Driving Range	\$10,000	\$0	\$833	\$0	\$833	\$833
<b>Total Golf Operation Expenditures</b>	<b>\$437,146</b>	<b>\$33,283</b>	<b>\$36,428</b>	<b>\$33,283</b>	<b>\$36,428</b>	<b>\$3,145</b>

**Viera East**  
**Community Development District**  
**Golf Course/Recreation Fund - Operations**  
**Statement of Revenues & Expenditures**  
**For Period Ending October 31, 2021**

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Merchandise Sales</i>							
Cost of Goods Sold	\$77,000	\$5,774	\$6,417	\$643	\$5,774	\$6,417	\$643
<b>Total Merchandise Sales</b>	<b>\$77,000</b>	<b>\$5,774</b>	<b>\$6,417</b>	<b>\$643</b>	<b>\$5,774</b>	<b>\$6,417</b>	<b>\$643</b>
<i>Golf Course Maintenance</i>							
Salaries	\$420,047	\$38,081	\$35,004	(\$3,077)	\$38,081	\$35,004	(\$3,077)
Administrative Fees	\$9,595	\$701	\$800	\$99	\$701	\$800	\$99
FICA Expense	\$32,134	\$2,851	\$2,678	(\$1,73)	\$2,851	\$2,678	(\$1,73)
Employee Insurance	\$43,225	\$2,311	\$3,602	\$1,291	\$2,311	\$3,602	\$1,291
Workers Compensation	\$9,341	\$685	\$778	\$93	\$685	\$778	\$93
Unemployment	\$7,165	\$71	\$597	\$526	\$71	\$597	\$526
Fire Alarm System	\$4,000	\$202	\$333	\$132	\$202	\$333	\$132
Utilities/Water	\$26,200	\$2,736	\$2,183	(\$553)	\$2,736	\$2,183	(\$553)
Repairs	\$48,000	\$3,640	\$4,000	\$360	\$3,640	\$4,000	\$360
Fuel & Oil	\$40,000	\$112	\$3,333	\$3,222	\$112	\$3,333	\$3,222
Pest Control	\$1,000	\$1,231	\$83	(\$1,147)	\$1,231	\$83	(\$1,147)
Irrigation/Drainage	\$30,000	\$990	\$2,500	\$1,510	\$990	\$2,500	\$1,510
Sand and Topsoil	\$26,500	\$497	\$2,208	\$1,711	\$497	\$2,208	\$1,711
Flowers/Mulch	\$7,000	\$32,052	\$583	(\$31,468)	\$32,052	\$583	(\$31,468)
Fertilizer	\$139,000	\$0	\$11,583	\$11,583	\$0	\$11,583	\$11,583
Seed/Sod	\$16,500	\$207	\$1,375	\$1,168	\$207	\$1,375	\$1,168
Trash Removal	\$2,000	\$0	\$167	\$167	\$0	\$167	\$167
Contingency	\$6,000	\$53	\$500	\$447	\$53	\$500	\$447
First Aid	\$800	\$0	\$67	\$67	\$0	\$67	\$67
Office Supplies	\$1,000	\$3,147	\$83	(\$3,064)	\$3,147	\$83	(\$3,064)
Operating Supplies	\$15,000	\$0	\$1,250	\$1,250	\$0	\$1,250	\$1,250
Training	\$1,000	\$0	\$83	\$83	\$0	\$83	\$83
Janitorial Supplies	\$1,000	\$0	\$83	\$83	\$0	\$83	\$83
Janitorial Services	\$20,000	\$707	\$1,667	\$960	\$707	\$1,667	\$960
Soil & Water Testing	\$1,000	\$669	\$83	(\$586)	\$669	\$83	(\$586)
Uniforms	\$8,500	\$0	\$708	\$708	\$0	\$708	\$708
Equipment Rental	\$2,000	\$8,520	\$167	(\$8,353)	\$8,520	\$167	(\$8,353)
Equipment Lease	\$177,975	\$0	\$14,831	\$14,831	\$0	\$14,831	\$14,831
Small Tools	\$500	\$0	\$42	\$42	\$0	\$42	\$42
<b>Total Golf Course Maintenance</b>	<b>\$1,096,482</b>	<b>\$99,460</b>	<b>\$91,374</b>	<b>(\$8,087)</b>	<b>\$99,460</b>	<b>\$91,374</b>	<b>(\$8,087)</b>

**Viera East**  
**Community Development District**  
**Golf Course/Recreation Fund - Operations**  
**Statement of Revenues & Expenditures**  
**For Period Ending October 31, 2021**

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Administrative Expenditures</i>							
Legal Fees	\$1,500	\$0	\$125	\$125	\$0	\$125	\$125
Engineering	\$0	\$210	\$0	(\$210)	\$210	\$0	(\$210)
Arbitrage	\$600	\$0	\$50	\$50	\$0	\$50	\$50
Dissemination	\$1,000	\$83	\$83	\$0	\$83	\$83	\$0
Trustee Fees	\$4,100	\$0	\$342	\$342	\$0	\$342	\$342
Annual Audit	\$1,500	\$0	\$125	\$125	\$0	\$125	\$125
Golf Course Administrative Services	\$56,280	\$4,690	\$4,690	\$0	\$4,690	\$4,690	\$0
Insurance	\$85,019	\$7,531	\$7,085	(\$446)	\$7,531	\$7,085	(\$446)
Property Taxes	\$10,000	\$0	\$833	\$833	\$0	\$833	\$833
<b>Total Administrative Expenditures</b>	<b>\$159,999</b>	<b>\$12,515</b>	<b>\$13,333</b>	<b>\$819</b>	<b>\$12,515</b>	<b>\$13,333</b>	<b>\$819</b>
<b>Total Revenues</b>	<b>\$1,928,696</b>	<b>\$196,093</b>	<b>\$132,608</b>	<b>\$63,485</b>	<b>\$196,093</b>	<b>\$132,608</b>	<b>\$63,485</b>
<b>Total Expenditures</b>	<b>\$1,917,827</b>	<b>\$221,491</b>	<b>\$159,772</b>	<b>(\$61,719)</b>	<b>\$221,491</b>	<b>\$159,772</b>	<b>(\$61,719)</b>
<b>Operating Income (Loss)</b>	<b>\$10,869</b>	<b>(\$25,399)</b>	<b>(\$27,165)</b>	<b>\$1,766</b>	<b>(\$25,399)</b>	<b>(\$27,165)</b>	<b>\$1,766</b>
<i>Non Operating Revenues/(Expenditures)</i>							
Special Assessments	\$560,250	\$46,688	\$46,688	\$1	\$46,688	\$46,688	\$1
Interest Income	\$1,000	\$1	\$83	(\$82)	\$1	\$83	(\$82)
Reserve Funding- Transfer Out (Capital Reserve)	(\$6,694)	\$0	(\$538)	(\$538)	\$0	(\$538)	\$538
Interest Expense	(\$140,425)	(\$11,702)	(\$11,702)	\$0	(\$11,702)	(\$11,702)	\$0
Principal Expense	(\$425,000)	(\$34,417)	(\$35,417)	\$1,000	(\$34,417)	(\$35,417)	\$1,000
<b>Total Non Operating Revenues/(Expenditures)</b>	<b>(\$10,869)</b>	<b>\$571</b>	<b>(\$906)</b>	<b>\$361</b>	<b>\$571</b>	<b>(\$906)</b>	<b>\$1,476</b>
<b>Change in Net Assets</b>	<b>\$0</b>	<b>(\$24,828)</b>	<b>(\$28,070)</b>	<b>\$2,127</b>	<b>(\$24,828)</b>	<b>(\$28,070)</b>	<b>\$3,242</b>
<b>Beginning Net Assets</b>	<b>\$0</b>	<b>---</b>	<b>---</b>	<b>---</b>	<b>(\$713,112)</b>	<b>---</b>	<b>---</b>
<b>Ending Net Assets</b>	<b>\$0</b>	<b>---</b>	<b>---</b>	<b>---</b>	<b>(\$737,941)</b>	<b>---</b>	<b>---</b>

Viera East General Fund  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Revenues</b>													
Maintenance Assessments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golf Course Administrative Services	\$4,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,690
Donations for Park Material	\$1,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,250
Interest Income	\$52	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52
<b>Total Revenues</b>	<b>\$5,992</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,992</b>

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Administrative Expenditures</b>													
Supervisors Fees	\$1,343	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,343
Engineering Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attorney's Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Collection Agent	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$208
Management Fees	\$8,621	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,621
Postage	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3
Printing & Binding	\$32	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32
Insurance- Liability	\$583	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$583
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$82	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues & Licenses	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Information Technology	\$354	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$354
<b>Total Administrative</b>	<b>\$11,485</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$11,485</b>

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Operating Expenditures</b>													
Salaries	\$13,286	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,286
Administration Fee	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
FICA Expense	\$914	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$914
Health Insurance	\$802	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$802
Workers Compensation	\$239	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$239
Unemployment	\$133	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133
Other Contractual	\$1,008	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,008
Marketing Lifestyle/Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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>\$16,481</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$16,481</b>

**Vierra East General Fund  
Month to Month**

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Maintenance Expenditures</b>													
Canal Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Bank Restoration	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Environmental Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Management System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Midge Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Coatings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Line Maintenance	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000
Basin Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Maintenance</b>	<b>\$2,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,000</b>

**Grounds Maintenance Expenditures**

Salaries	\$12,209	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,209
Administrative Fees	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200
FICA	\$894	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$894
Health Insurance	\$1,085	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,085
Workers Compensation	\$220	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$220
Unemployment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$557	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$557
Utilities	\$399	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$399
Property Appraiser	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance-Property	\$220	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$220
Repairs	\$1,095	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,095
Fuel	\$1,687	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,687
Park Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sidewalk Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Chemicals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingencies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Refuse	\$240	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$240
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniforms	\$215	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$215
Fire Alarm System	\$512	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$512
Rain Bird Pump System	\$2,298	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,298
<b>Total Grounds Maintenance</b>	<b>\$21,830</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$21,830</b>

<b>Total Expenditures</b>	<b>\$51,796</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$51,796</b>
<b>Operating Income (Loss)</b>	<b>(\$45,804)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$45,804)</b>

**Non-Operating Revenues/Expenditures**

Reserve Funding-Transfer Out (Capital Reserve)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Excess Revenue/(Expenditures)**

<b>Excess Revenue/(Expenditures)</b>	<b>(\$45,804)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$45,804)</b>
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Viera East Golf Course  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Number of Rounds</b>													
Paid Rounds	3,263	0	0	0	0	0	0	0	0	0	0	0	3,263
Member Rounds	701	0	0	0	0	0	0	0	0	0	0	0	701
Comp Rounds	214	0	0	0	0	0	0	0	0	0	0	0	214
EZ Links	0	0	0	0	0	0	0	0	0	0	0	0	-
GolfNow	308	0	0	0	0	0	0	0	0	0	0	0	308
Revenue per Round													
Paid Rounds	\$40	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40
<b>Revenues</b>													
Greens Fees	\$129,023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$129,023
Gift Cards - Sales	\$349	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$349
Gift Cards - Usage	(\$1,925)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$1,925)
Season Advances/Trail Fees	\$20,573	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,573
Associate Memberships	\$1,738	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,738
Driving Range	\$7,266	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,266
Golf Lessons	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Merchandise Sales	\$12,204	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,204
Restaurant	\$23,852	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,852
Special Assessments - Operations	\$1,519	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,519
Miscellaneous Income	\$1,319	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,319
<b>Total Revenues</b>	<b>\$196,093</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$196,093</b>
<b>Golf Course Expenditures</b>													
Other Contractual Services	\$1,246	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,246
Telephone/Internet	\$106	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106
Postage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Printing & Binding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities	\$202	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$202
Repairs & Maintenance	\$2,527	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,527
Advertising	\$1,735	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,735
Bank Charges	\$2,979	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,979
Office Supplies	\$636	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$636
Operating Supplies	\$157	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$157
Dues, Licenses & Subscriptions	\$180	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$180
Drug Testing - All Departments	\$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
Contractual Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IT Services	\$810	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$810
<b>Total Golf Course Expenditures</b>	<b>\$10,578</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,578</b>

Wiza East Golf Course  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Restaurant Expenditures:</b>													
Restaurant Manager Contract	\$6,338	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,338
Salaries	\$9,259	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,259
Administrative Fee	\$422	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$422
FICA Expense	\$801	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$801
Health Insurance	\$140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140
Workers Compensation	\$459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$459
Unemployment	\$349	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$349
Utilities	\$122	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122
Pest Control	\$101	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$101
Equipment Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Janitorial Services	\$4,782	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,782
Repairs	\$4,317	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,317
Kitchen Equipment/Supplies	\$512	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$512
Paper & Plastic Supplies	\$6,809	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,809
Operating Supplies	\$11,959	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,959
Food Cost	\$1,634	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,634
Shack Cost	\$4,292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,292
Beer Cost	\$2,537	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,537
Beverage Cost	\$461	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$461
Liquor Cost	\$171	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$171
First Aid	\$3,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,950
IT Services	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12
Uniforms	\$455	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$455
Dues & License	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Restaurant Expenditures</b>	<b>\$59,862</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$59,862</b>

<b>Golf Operations:</b>													
Salaries	\$19,463	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,463
Administrative Fee	\$1,427	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,427
FICA Expense	\$1,475	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,475
Health Insurance	\$774	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$774
Workers Compensation	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$350
Unemployment	\$401	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$401
Golf Printing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities	\$202	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$202
Repairs	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50
Pest Control	\$122	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122
Supplies	\$508	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$508
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	\$7,363	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,363
Cart Maintenance	\$1,148	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,148
Driving Range	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Golf Operation Expenditures</b>	<b>\$33,283</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$33,283</b>



Viera East Golf Course  
Month to Month

Merchandise Sales:	October	November	December	January	February	March	April	May	June	July	August	September	Total
Cost of Goods Sold	\$5,774	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,774
<b>Total Merchandise Sales</b>	<b>\$5,774</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,774</b>
<b>Golf Course Maintenance:</b>													
Salaries	\$38,081	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,081
Administrative Fees	\$701	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$701
PCA Expense	\$2,851	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,851
Employee Insurance	\$2,311	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,311
Workers Compensation	\$685	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$685
Unemployment	\$71	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71
Fire Alarm System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities/Water	\$202	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$202
Repairs	\$2,736	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,736
Fuel & Oil	\$3,640	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,640
Pest Control	\$112	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$112
Irrigation/Drainage	\$1,231	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,231
Sand and Topsoil	\$990	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$990
Flower/Mulch	\$497	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$497
Fertilizer	\$32,052	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,052
Seed/Sod	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trash Removal	\$207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$207
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
First Aid	\$53	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Supplies	\$3,147	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,147
Training	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Janitorial Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Janitorial Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Soil & Water Testing	\$707	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$707
Uniforms	\$669	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$669
Equipment Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment Lease	\$8,520	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,520
Small Tools	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Golf Course Maintenance</b>	<b>\$99,460</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$99,460</b>
<b>Administrative Expenditures:</b>													
Legal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$210	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$210
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golf Course Administrative Services	\$4,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,690
Insurance	\$7,531	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,531
Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Administrative Expenditures</b>	<b>\$12,515</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,515</b>
<b>Total Revenues</b>	<b>\$196,093</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$196,093</b>
<b>Total Expenditures</b>	<b>\$221,491</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$221,491</b>
<b>Operating Income (Loss)</b>	<b>(\$25,399)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$25,399)</b>

**Viera East Golf Course  
Month to Month**

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Non Operating Revenues/(Expenditures):</b>													
Special Assessments - Debt Service	\$46,688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,688
Interest Income	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
Reserve Funding-Transfer Out (Capital Reserve)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Expense	(\$11,702)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$11,702)
Principal Expense	(\$34,417)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$34,417)
<b>Total Non Operating Revenues/(Expenditures)</b>	<b>\$571</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$571</b>
<b>Net Non Operating Income / (Loss)</b>	<b>(\$24,828)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$24,828)</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	\$12,204	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,204
<b>Total Revenues</b>	<b>\$12,204</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,204</b>
<i>Expenditures</i>													
Cost of Goods Sold	\$5,774	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,774
<b>Total Expenditures</b>	<b>\$5,774</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,774</b>
<b>Operating Income (Loss)</b>	<b>\$6,430</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,430</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)
<b>Current Bonds Outstanding</b>	<b>\$2,265,000</b>

(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:	\$280,134
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)
<b>Current Bonds Outstanding</b>	<b>\$2,470,000</b>

<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:	\$234,605
Bonds outstanding - 7/10/20	\$7,685,000
<b>Current Bonds Outstanding</b>	<b>\$7,685,000</b>

Viera East

Community Development District  
Golf Course/Recreation Fund- Operations  
Prior Month/Year Comparison

	Actuals 10/31/20	Actuals 10/31/21	Variance	Year to Date 10/31/20	Year to Date 10/31/21	Variance
<i>Revenues:</i>						
Greens Fees	\$ 107,375	\$ 129,023	\$ 21,648	\$ 1,298,367	\$ 129,023	\$ (1,169,344)
Gift Cards - Sales	\$ 458	\$ 349	\$ (110)	\$ 7,555	\$ 349	\$ (7,206)
Gift Cards - Usage	\$ (803)	\$ (1,925)	\$ (1,122)	\$ (12,531)	\$ (1,925)	\$ 10,606
Season Advance/Trail Fees	\$ 18,051	\$ 20,573	\$ 2,522	\$ 213,683	\$ 20,573	\$ (193,111)
Associate Memberships	\$ 3,950	\$ 1,738	\$ (2,212)	\$ 37,130	\$ 1,738	\$ (35,392)
Driving Range	\$ 5,963	\$ 7,266	\$ 1,304	\$ 74,807	\$ 7,266	\$ (67,541)
Golf Lessons	\$ 175	\$ 175	\$ -	\$ 2,040	\$ 175	\$ (1,865)
Merchandise Sales	\$ 9,238	\$ 12,204	\$ 2,965	\$ 111,694	\$ 12,204	\$ (99,490)
Restaurant	\$ 2,359	\$ 23,852	\$ 21,493	\$ 25,671	\$ 23,852	\$ (1,819)
Special Assessments - Operations	\$ 1,519	\$ 1,519	\$ -	\$ 22,527	\$ 1,519	\$ (21,008)
Miscellaneous Income	\$ 2,867	\$ 1,319	\$ (1,548)	\$ 23,945	\$ 1,319	\$ (22,626)
<b>Total Revenues</b>	<b>\$ 151,152</b>	<b>\$ 196,093</b>	<b>\$ 44,941</b>	<b>\$ 1,804,888</b>	<b>\$ 196,093</b>	<b>\$ (1,608,796)</b>
<i>Expenditures:</i>						
Golf Course Expenditures	\$ 5,667	\$ 10,578	\$ (4,911)	\$ 132,529	\$ 10,578	\$ 121,951
Restaurant	\$ 195	\$ 59,882	\$ (59,687)	\$ 2,412	\$ 59,882	\$ (57,469)
Golf Operations	\$ 31,062	\$ 33,283	\$ (2,221)	\$ 407,350	\$ 33,283	\$ 374,067
Merchandise Sales	\$ 6,482	\$ 5,774	\$ 708	\$ 90,995	\$ 5,774	\$ 85,221
Golf Course Maintenance	\$ 75,915	\$ 99,460	\$ (23,545)	\$ 1,005,634	\$ 99,460	\$ 906,174
Administrative	\$ 12,637	\$ 12,515	\$ 123	\$ 147,138	\$ 12,515	\$ 134,623
<b>Total Expenditures</b>	<b>\$ 131,958</b>	<b>\$ 221,491</b>	<b>\$ (89,533)</b>	<b>\$ 1,786,058</b>	<b>\$ 221,491</b>	<b>\$ 1,564,566</b>
<b>Operating Income/(Loss)</b>	<b>\$ 19,193</b>	<b>\$ (25,399)</b>	<b>\$ (44,592)</b>	<b>\$ 18,831</b>	<b>\$ (25,399)</b>	<b>\$ (44,229)</b>

**Viera East  
Community Development District  
Detailed Rounds of Golf Report  
Oct-21**

<u>Rounds of Golf</u>	Monthly		Year to Date	
<b><u>Paid Rounds</u></b>				
Rounds of Golf- Associate Member	614	13%	614	13%
Rounds of Golf- CDD Resident	769	17%	769	17%
Rounds of Golf - Public	1,658	36%	1,658	36%
Rounds of Golf - Golf Now / EZ Links	531	11%	531	11%
Rounds of Golf- Tournaments	-	0%	-	0%
Rounds of Golf- Misc	-	0%	-	0%
Rain Check Issued	(70)	-2%	(70)	-2%
<b>Total Paid Rounds</b>	<b>3,502</b>		<b>3,502</b>	
<b><u>Member Rounds</u></b>				
Rounds of Golf - Members	713	15%	713	15%
<b>Total Member Rounds</b>	<b>713</b>		<b>713</b>	
<b><u>Comp Rounds</u></b>				
Rounds of Golf- Staff/Comp	89	2%	89	2%
Rounds of Golf- Other Comp	32	1%	32	1%
<b>Total Comp Rounds</b>	<b>121</b>		<b>121</b>	
<b>Rounds of Golf - Golf Now / EZ Links</b>	<b>308</b>	<b>7%</b>	<b>308</b>	<b>7%</b>
<b>TOTAL ROUNDS OF GOLF</b>	<b>4,644</b>	<b>100%</b>	<b>4,644</b>	<b>100%</b>

PY - PREVIOUS YEAR			
PY	PY	Vs. PY	Vs. PY
Monthly	Year to Date	Monthly	Year to Date
548	548	66	66
715	715	54	54
1,566	1,566	92	92
469	469	62	62
0	0	0	0
0	0	0	0
(35)	(35)	(35)	(35)
<b>3,263</b>	<b>3,263</b>	<b>239</b>	<b>239</b>
701	701	12	12
<b>701</b>	<b>701</b>	<b>12</b>	<b>12</b>
175	175	(86)	(86)
62	62	(30)	(30)
<b>237</b>	<b>237</b>	<b>(116)</b>	<b>(116)</b>
<b>285</b>	<b>285</b>	<b>23</b>	<b>23</b>
<b>4,486</b>	<b>4,486</b>	<b>158</b>	<b>158</b>

<u>Revenues</u>	Monthly		Year to Date	
<b><u>Greens Fee Revenue</u></b>				
Rounds of Golf- Associate Member	\$23,153	19%	\$23,153	19%
Rounds of Golf- CDD Resident	\$23,200	19%	\$23,200	19%
Rounds of Golf - Public	\$59,943	48%	\$59,943	48%
Rounds of Golf - Golf Now / EZ Links	\$20,276	16%	\$20,276	16%
Rounds of Golf- Tournaments	\$0	0%	\$0	0%
Rounds of Golf- Misc	\$0	0%	\$0	0%
Rain Check Issued	(\$1,728)	-1%	(\$1,728)	-1%
<b>TOTAL GREENS FEE REVENUE</b>	<b>\$124,844</b>	<b>100%</b>	<b>\$124,844</b>	<b>100%</b>

PY	PY	Vs. PY	Vs. PY
Monthly	Year to Date	Monthly	Year to Date
\$20,332	\$20,332	\$2,821	\$2,821
\$20,322	\$20,322	\$2,878	\$2,878
\$52,127	\$52,127	\$7,816	\$7,816
\$17,293	\$17,293	\$2,983	\$2,983
\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0
(\$1,009)	(\$1,009)	(\$719)	(\$719)
<b>\$109,065</b>	<b>\$109,065</b>	<b>\$15,779</b>	<b>\$15,779</b>

<u>Average \$ per Round of Golf</u>	Monthly		Year to Date	
<b><u>Average \$ per round of Golf</u></b>				
Rounds of Golf- Associate Member	\$37.71		\$37.71	
Rounds of Golf- CDD Resident	\$30.17		\$30.17	
Rounds of Golf - Public	\$36.15		\$36.15	
Rounds of Golf - Golf Now / EZ Links	\$38.18		\$38.18	
Rounds of Golf- Tournaments	#DIV/0!		#DIV/0!	
Rounds of Golf- Misc	\$0.00		\$0.00	
Rain Check Issued	\$24.69		\$24.69	
<b>TOTAL - Average \$ per round of Golf</b>	<b>\$35.65</b>		<b>\$35.65</b>	

PY	PY	Vs. PY	Vs. PY
Monthly	Year to Date	Monthly	Year to Date
\$37.10	\$37.10	\$0.61	\$0.61
\$28.42	\$28.42	\$1.75	\$1.75
\$33.29	\$33.29	\$2.87	\$2.87
\$36.87	\$36.87	\$1.31	\$1.31
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
\$28.83	\$28.83	(\$4.14)	(\$4.14)
<b>\$33.42</b>	<b>\$33.42</b>	<b>\$2.22</b>	<b>\$2.22</b>

	Monthly	Year to Date
<b>Membership Revenue</b>	<b>\$20,572</b>	<b>\$20,572</b>
Average \$ per round of Golf	\$28.85	\$28.85

PY	PY	Vs. PY	Vs. PY
Monthly	Year to Date	Monthly	Year to Date
<b>\$18,050</b>	<b>\$18,050</b>	<b>\$2,522</b>	<b>\$2,522</b>
\$25.75	\$25.75	\$3.10	\$3.10

