

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.

## **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.



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Secretary/Assistant Secretary



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Chairman/Vice Chairman