

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, November 18, 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
David Bedwell	Assistant Secretary

Also present were:

Jason Dale	District Manager
Robert Robb	District Engineer
Tim Melloh	General Manager
Sean Hyduk	Irrigation Consultant
Jim Moller	Golf Course Maintenance
Michelle Webb	Mmarketing Director
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order at 7:00 p.m. All Supervisors were present with the exception of Mr. McCarthy.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment Period – Items on Agenda

Mr. Showe: We've received three requests to speak forms. We'd ask that you please state your name and address for the record and keep your comments to three minutes. The first form we got is from Mr. John Waytas.

Resident (John Waytas, Crane Creek): I just want to make a comment. We've been living in our home for 24 years now. We came down from Minnesota 30 years ago. We live by Woodside.

Mr. Dale: Where do you live?

Resident (John Waytas, Crane Creek): In the Crane Creek area by Woodside park. I'm a little perplexed. That nice beautiful residential area in Woodside Park is so beautiful. They recently started the Farmers Market there. Not everybody always speaks out on something, but I like to put in my two cents. I'm just shocked. It's once a month there, but it's a mess for the people that live in the vicinity right around there. They're parking on the grass. There is no order to it, as Dave knows. They are supposed to be parking across the street at the church. I can't imagine people piling into our community, moving in here. Woodside Park is a very peaceful residential area. Apparently that was the only area you guys could find for the Farmers Market, but it's like a store or a fair every month. It's 10:00 a.m. to 2:00 p.m., which is not a lot of hours, but then there's setup and cleanup. I can't imagine what it's going to look like after a year or two with people parking cars everywhere. Every month it's going on. We primarily moved into this area because it was nice and quiet 365 days year, 24/7. Try living across the street for a moment, which we don't, thank God. We live a few doors down, five, six, seven doors down, but they are parking on our streets. Isn't there any place you guys can come up with that would be better? I don't know if you guys ever go there. I don't need to talk, but Dave was there too. When you go there it's just nuts. We are in a residential area and it's commercialized in that respect. That's why I came to voice my opinion on. I don't know if they are going to keep that there. I can't imagine. You guys probably all know better than I do. On the other side of I-95, people are just piling in the new home developments. Cars are going to be parking there for six or seven months. It's piling up. It's getting worse for three, four or five months since they opened the Farmer's Market, but it's going to be a zoo there in probably less than a year, parking on the grass where the park is. People will be pulling in and pulling out. It's not a peaceful area anymore.

Mr. Dale: Thanks for your comment.

Resident (John Waytas, Crane Creek): Sure.

Mr. Showe: Next is Mr. Jim Koplner.

Resident (Jim Koplner, Woodhall): The October 28th meeting minutes were updated on November 12, 2021. The CDD Action Items List was added on October 28th, specifically Action Item #9. The putting course was assigned to Tim. I want to know what's going on with the plans for this putting course, this aberration. Is this project going to go forward or is it going by the wayside like the paddle boats? The reason I'm asking is on Tuesday, Pete came over and was talking to fellows at the table. He spoke to two guys Mr. Tim Round and Mr. Al Fabiano. Pete said that the putting course probably was not going forward because it will cost too much money. I really would like a confirmation that this information is correct. If so, when is the plan to move the putting green and driving range tees also going by the wayside. Thank you.

Mr. Showe: The final comment is from Ms. Sonya Koplner.

Resident (Sonya Koplner, Woodhall): I'm just speaking about the Check Register and inaccurate accounting of expenses. In reviewing the Check Register from September to what's currently provided, I see many issues and posting discrepancies for the restaurant and dog park in the financial reporting for expenditures. Concerns identified in the Check Register are a lack of clarity in what was actually being posted and paid out, such as dogs supplies. There is actually playground equipment. There are too many postings in the register. To general for expenses. There are numerous reimbursements with no explanations. You don't know how to post these in the correct line items for financial reporting. For example, Scott Zurowski reimbursement for \$1,077.44. This should have been posted as entertainment, not a reimbursement. Barefoot Chef LLC posted and instead a check was written to Jeff Spencer for \$2,708.33 for service. The management contract is for Barefoot Chef LLC, not Jeff Spencer. His paychecks are to be paid semi-monthly; \$2,708 times 24 equals \$65,000. The monthly amount should then be recorded as \$5,417. Yet, the financial report line, the restaurant manager contract for the month of October is \$6,338. If you multiply that by 12, that equals \$76,056. Why is there a difference? All of these discrepancies need to be accounted for correctly. Why aren't requisitions being made from bond monies to pay all the dog park, playground and restaurant renovation expenses being submitted. Are there going to be line items identifying each and every expense for the dog park only, playground only, etc. Because the way they are posted in the ledger, they are mixed and not properly identified. For financial reporting issues, there is no line item for advertising. You advertise for help wanted in Facebook and Indeed, etc. That's help wanted for the restaurant only. There is no line item for entertainment. There is no light item for fixtures, not permanent

fixtures that are part of the Clubhouse renovations, but include televisions, tabletops, chairs, etc. The Check Register has these as supplies and they are kitchen equipment or operating supplies. At the very end of September, \$12,689 additional dollars were included in the restaurant expenditures, but aren't being carried forward to this fiscal year. Total started restaurant costs for September and October is \$72,571. You are recording sales, but not expenses or the bottom line. The restaurant operated at a loss of \$48,719. Using October numbers, fixed monthly cost for restaurant including salaries, FICA, workers compensation and pest control equipment equals \$17,655. These are fixed costs, not variable. So, your restaurant is going to have to make a hell of a lot more money to cover everything.

Mr. Showe: That is three minutes.

Mr. Dale: Thank you for your comments. Do we have anybody else that would like to speak? Alright, that is going to close the public comment period. Before we move on to the approval of minutes, this is now the official business portion of the meeting. I am going to touch on Mr. Waytis' comments in terms of Woodside Park. To be blunt, some of your comments are a little disappointing to hear. What we have had down at that Farmers Market has been, we've got roughly about 10 of our vendors coming from Six Mile Creek. We have hundreds of residents from Six Mile Creek that come and shop at the event. I do want to remind for the minutes, that you are not a CDD resident. Therefore, you don't pay CDD fees as part of that park. What is happening right now is we are in the process of putting in roughly a \$500,000 park, dog park and children's park. They are primarily the residents of Six Mile Creek that are benefiting from this because you are the closest in proximity to the park. So, I guess my feelings on this, in terms of proximity, I would think that the residents of Six Mile Creek are, because you're actually the first person that I've heard say anything about anything going on down there, out of the hundreds of people that I've spoken to from that area. I would hope that the residents of Six Mile Creek are of the mindset of being good neighbors, especially when you have an event that is once a month that is benefiting the entire community. So, that's my feeling on this for the Board. Actually, we're not debating it. I'm actually sharing my feelings with the Board and for the purpose of the minutes right now.

Resident (John Waytas, Crane Creek): Can I just make one comment?

Mr. Dale: Real quick.

Resident (John Waytas, Crane Creek): If it was just a little better organized. If they would just get the people to park where they should be parking.

Mr. Dale: Actually, everybody is parking where they're supposed to be parking. I'm going to be blunt. I was down there and I was coordinating a lot of that on Saturday.

Resident (John Waytas, Crane Creek): They were parking on the grass.

Mr. Dale: That is our property and we are fully legally obligated and authorized to park. I'm not going to argue the issue with you. I think it's been very well organized. We have all our parking spots available on the pavement. Then for the overflow, we've been able to utilize the grass area. I don't think that is too disruptive for a community and frankly, this is the first complaint that I've heard about it. So, unless any of the other Board members have any comments about it, I would suggest we move on to the minutes.

Mr. Bedwell: My only comment when I was there is the street you turn in on, cars were parked way up into the subdivision on both sides of the street.

Resident (John Waytas, Crane Creek): Thank you, Dave.

Mr. Bedwell: The first street you turn and go up, an ambulance came to try to go up there. They parked in the middle. No one was going to get out.

Resident (John Waytas, Crane Creek): See!

Mr. Bedwell: So, I'm just concerned about the parking on both sides of the street where it gets so narrow, if an emergency vehicle gets in there.

Mr. Dale: Right.

Mr. Bedwell: It just bothered me.

Mr. Dale: Are we sure that they were all of our vehicles? There were no yard sales going on?

Mr. Bedwell: I stood there and watched people come and go. That street is so narrow. I'm just telling you I'm surprised that ambulance could get in there and get a 90-year-old woman. That's just my concern.

Mr. Colasinski: I have a concern about the island that's in there too.

Mr. Bedwell: More people could park over at the church, but I don't think that's going to happen because they would have to walk across the street.

Mr. Colasinski: I have a concern about that island that's there too. When you want to enter into Woodside park there is an obstruction there. You can't see the cars coming at you when you make a turn. So, that in itself is a significant safety hazard.

Resident (John Waytas, Crane Creek): Thanks!

Mr. Bedwell: Anyway, I just wish we give more people to park over at the church and walk across.

Mr. Dale: Right now, the way we have things set up, is for the vendors to park on the other side of the street. This is part of the reason why we've coordinated with the county to do a traffic study, to get a crosswalk setup across there. I think longer-term that's going to be the solution.

Mr. Bedwell: I didn't realize how little parking we have on our property, including the grass.

Mr. Dale: How many spots do we have?

Mr. Melloh: 38 spots.

Mr. Dale: 38 spots on the pavement, plus there's another 25 plus in the grass area.

Mr. Bedwell: There must have been a heck of a lot of people there.

Mr. Dale: Yeah, that's what I'm saying.

Mr. Bedwell: It went way up these streets.

Mr. Dale: That's how popular this thing is.

Mr. Bedwell: I know.

Mr. Dale: We saw each other out there.

Mr. Bedwell: It just concerns me when that ambulance came in. They just blocked the entire street and there was no way anybody was going to get out. They were there for quite a while.

Mr. Dale: The only other issue would be if the HOA were to put up signs that say, "*No Parking Here.*" I think some of the people are parking there as a matter of convenience because they don't want to be on the grass.

Mr. Colasinski: Are we going to solve something here?

Mr. Dale: That's what I'm getting to. That's why I'm talking to the HOA.

Mr. Colasinski: Because basically, we don't own any of that land which he's complaining about where the parking is. So, by law, we can't spend money doing anything there.

Mr. Bedwell: Yeah. I'm just talking about street parking. I'm not talking about parking on the grass.

Mr. Colasinski: But we don't own the street.

Mr. Bedwell: I know we don't.

Mr. Colasinski: Okay? So, if anything, the HOA would have to be the ones that are going to do something about it that if they want to. They could do that by putting up "*No Parking*" signs within their own development.

Mr. Bedwell: I'm just surprised from what I saw. I happened to be in the house when they had an Estate Sale next to me and I couldn't even get out of my driveway.

Mr. Dale: That's a good point.

Mr. Bedwell: It's upsetting. I think that's the point.

Mr. Dale: When we have garage sales in communities, people run into the same problem.

Mr. Bedwell: I will admit that I didn't see any cars blocking people's driveways. They were courteous enough. Anyway, that's it.

Mr. Dale: Michelle, do you have input?

Ms. Webb: I do have a sign to put up for the December Farmers Market because we figured it was going to be bigger because it is December. The sign will be directing them to park across the street.

Mr. Dale: Let's go with that for now because that's probably going to be our busiest one. Then, I don't know. This thing keeps growing. At a certain point we will probably wind up having to limit vendors.

Ms. Webb: We said we'd use the overflow over there for that purpose.

Mr. Bedwell: Crane Creek people come to me. I tell them to get their HOA to put up "*No Parking*" signs.

Mr. Dale: Right

Mr. Bedwell: That's all I need.

Mr. Dale: Yeah, I think that coupled with the sign are our only two options because it's not going to go away.

Mr. Bedwell: No, I know that. I never thought of the HOA actually doing something.

Ms. Webb: We have them all over Osprey.

Mr. Bedwell: I don't know what they would do. Okay.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the September 23, 2021 and October 28, 2021 Board of Supervisors Meeting

Mr. Dale: Let's move on to the minutes for September 23rd.

Mr. Showe: We also have the October 28th minutes. Unless you want to take them individually.

On MOTION by Mr. Bedwell seconded by Mr. Carnasale with all in favor the Minutes of the September 23, 2021 and October 28, 2021 Board of Supervisors Meetings as presented were approved.

FIFTH ORDER OF BUSINESS

New Business

A. Review of Proposals and Selection of a Vendor to Provide Construction Services for Golf Course Renovations

Mr. Showe: I'm going to present this item. We obviously have a lot of new folks in the room and we will introduce you to some new people. Obviously, we went out and did the Request for Proposals (RFP) for the new irrigation system. We received one bid. There are lots of options in that bid and we've got some of our experts here. I know he's probably not going to say a whole lot unless he's asked, but Mr. Robert Rob is here. If you want to raise your hand, introduce yourself to the Board, that's our District Engineer.

Mr. Carnasale: Thank you for being here tonight. It's nice to see you.

Mr. Dale: Glad to have you on board.

Mr. Showe: This is Sean Hyduk. He is the Irrigation Consultant. I think it's probably best that he starts off and let you know what he saw in the proposals. You can ask him any specific questions about things you may have seen and then we can take it from there. For the Board's purposes, I think there's one decision you have to make first. We obviously only received one bid, although there's lots of options that you can take from that bid. It is one bid. So, the first question for the Board as part of the process would be, do you accept that bid or not? If you accept that bid, then we can obviously push forward and engage in discussing what type of structure of a contract you'd like us to bring back for you based on that bid.

Mr. Colasinski: When you say accept, what does that mean?

Mr. Showe: Well, the Board has an option. You could choose to reject the bid and do another RFP. If you accept the bid...

Mr. Colasinski: Then we're committed to it?

Mr. Showe: You've essentially selected Landirr as the vendor, then it's a matter of putting the contract together.

Mr. Colasinski: Alright, because there are a lot of questions that I'd like to have answered before we accepted that.

Mr. Showe: Okay. Well, you don't have to make that decision now, but I'm saying that's the first decision as a Board you kind of have to make.

Mr. Colasinski: Right. If necessary, if there are things that are still outstanding, we might even be able to continue this meeting and then pick it up again at our next workshop.

Mr. Showe: I might actually suggest that depending on the direction of the Board.

Mr. Colasinski: Right.

Mr. Showe: If there's a firm direction, it would behoove the Board timing-wise. If you guys know this is the direction we want to give staff, bring a contract back like this.

Mr. Colasinski: Right.

Mr. Showe: I recommend continuing this meeting to December 2nd so that we would have time to put that contract together and then you can execute it and start going from there.

Mr. Colasinski: I appreciate that advice.

Mr. Showe: Okay. If the Board is amenable, we can have Shawn go through some of this commentary.

Mr. Robb: We also have Jim Moller

Mr. Hyduk: Like Jason said, we received one bid from Landirr, due to the climate of golf and irrigation systems and golf course construction. It's the third time that we've gotten one bid in. We haven't had multiple bids, uncharacteristic prior to 2021 or prior to COVID, but I've seen it a couple times happen this year with the availability of golf courses renovating and that kind of stuff. So, the numbers came in. The way the bid document was setup was with Toro and Rain Bird, the only two manufacturers that deal with golf course irrigation. In that bid, we received two different numbers, one with Rain Bird, one with Toro. Then we had some alternates in there. Do you guys have the numbers in front of you, so you've seen them?

Mr. Showe: They have the full bid.

Mr. Hyduk: Okay, so the Rain Bird system came in as the cheapest from Landirr and then we have the alternates that come in, depending on if you pick Rain Bird or Toro. Then there's an alternate for the Clubhouse and an alternate for deducting surrounding sprinklers that has a cost to it as well. So, my job actually looking through this bid, the Rain Bird number was \$2.2 million. I can't compare obviously other contracts or contractors to this, but I can compare other projects that are coming in right now at the same time. That's a really good number. Sometimes we look at a per sprinkler amount of just under \$1,500. I'm seeing projects come in at \$1,800 to \$1,900. You did actually get really good value for this bid, even with one bidder, which was really nice. The unit pricing is very good all the way through with the sprinkler heads and the 2-wire system and pipe. Really, with the wire and pipe, it's materials and that's where we're at today. Everything has skyrocketed. I think everybody understands that. That's one huge hurdle that we all face in whatever business that we're in. But with the contractors, getting one bid, I thought the pricing was really good. Is there anything specifically, you wanted me to touch on?

Mr. Dale: Well, yeah. There are some questions and stuff.

Mr. Colasinski: I think this is a significant initiative and I'd like to see us get going with it. One of the things that's interesting is that we are a tax body here. We actually charge the residents in the community an assessment, which is considered a tax. Yet when we go to buy materials, we're paying \$86,000 in tax. Now, Jason, I don't know what your thoughts are on this. Is there any reason? We're supposed to be a tax-exempt organization here, yet we have \$86,000 being charged in tax for these materials. Are there any alternatives that we can investigate as to applying our tax-exempt status? Can we buy the materials for the vendor, Landirr? Is that something that's a possibility so we don't have to spend so much money on taxes and not really getting anything out of it?

Mr. Showe: We can have that discussion with Landirr. Again, if you choose to move forward, we'll have to enter into contract negotiations essentially.

Mr. Colasinski: Sure.

Mr. Showe: That's definitely a question I have as well.

Mr. Hyduk: I can elaborate a little bit on that too. The answer is yes, you could do that. You will have to then take over the security where all that stuff is stored, storage units, unloading, offloading, the quantities, ordering materials, stuff like that. That sometimes can lead

up to a number of, let's say, \$50,000 on top of that. If you looked at the \$86,000, is it worth it? I don't know if \$50,000 it's the right number, but I'm just using that. You do have some expenditures. All those expenditures are going to go back to Landirr for them to handle.

Mr. Colasinski: Well, I would like to understand what we can do about that and see what the costs are.

Mr. Dale: It's 5% savings, roughly.

Mr. Colasinski: Well, it's \$86 000, which is not something that we have.

Mr. Hydak: It's a great question. I'm just bringing it to your attention.

Mr. Colasinski: That's fine. This is why we're having this conversation because a lot of the questions we have tonight are not objectionable as much as they are informational, just trying to get a better understanding of things. Because you guys have been doing this stuff, Robert, Tim and yourself for a long time. I had another question. We have a computer for the irrigation system, which costs \$31,000. What is driving the cost of that computer? Why is this different than just like a PC with software on it?

Mr. Hydak: You're paying for the software.

Mr. Colasinski: That's what I'm trying to understand. That makes it sense. Now the other thing has to do with maintenance and software upgrades. So, the maintenance on that computer, if something happens to it. That's why it's software. There are always improvements, enhancements of the upgrades to it as well. Is that a separate charge at all for that, that we know of?

Mr. Hydak: You have a five-year warranty. So, everything will be taken care of for the first five years for all of the Toro or Rain Bird product including the computer, the software and all of that.

Mr. Colasinski: Okay.

Mr. Dale: Is that for the materials or materials and labor?

Mr. Hydak: It's materials. That's just for the Toro and Rain Bird material itself. Not necessarily for the pipe.

Mr. Dale: Right.

Mr. Hydak: In my specifications, I have the contractor. Their warranty is five years for the HDPE pipe. Typically, the HDPE pipe has got a 25-year warranty to it. That's separate from Toro, but that would be to the manufacturers selected for that pipe and fittings. They have a

three-year warranty for the 2-wire system for all of your electrical splicing and all that stuff. He has a pretty good warranty through the contractor. Then on top of that with the manufacturer either being the Toro product itself, the HDPE and the wire component.

Mr. Colasinski: Was this primary in terms of the computer?

Mr. Hyduk: Yes. Elaborating more on that, after five years, they will enter into a contract that's like a subscription.

Mr. Colasinski: Sure. That's not unusual, I'm just trying to understand what it is. Because that has to do with our recurring costs annually. So, I just wanted to make sure we understand what that is.

Mr. Hyduk: Correct.

Mr. Colasinski: We won't know until after five years after that warranty expires.

Mr. Hyduk: Yeah. I'm not sure of the exact cost, but I think it's year-by-year. I think Rain Bird and Toro might do it a little bit differently where it's a package deal for X amount of years or you could not do it. But just like anything I think you'd want to have that warranty.

Mr. Colasinski: For what it does it you'd need to have that working functionally. I see the other thing we have is this 2-wire irrigation Alternate 2. Tim and I had a discussion about this yesterday. That is in some areas that we intend to put in sprinklers where we don't have anything right now. It's kind of the peripheral rough. Is that correct then, Tim?

Mr. Melloh: Yes.

Mr. Colasinski: I know there's some areas out there, even just driving by today on the first hole on the street side of the one bunker up there, it's just dirt. From my conversation with Tim, I remember a conversation that's what we're looking to improve.

Mr. Melloh: Exactly, it's also along a lot of the bunkers along the peripheral part of the golf course that currently doesn't have irrigation. You have a lot of bunkers. I'll use two as an example.

The back side of both of those bunkers on the left and right-hand side are just dirt holes.

Mr. Colasinski: Right.

Mr. Melloh: You've got residents that live along there and that type of thing and right now they're just looking at a dirt hole even though they live on a golf course.

Mr. Colasinski: Yeah.

Mr. Melloh: We don't really specifically have an obligation to improve that but if we have the opportunity I think we should at least look at it.

Mr. Colasinski: Can you clarify real quick for me? Are we talking about Alternate 2 or Alternate 1?

Mr. Melloh: That would be Alternate 2, which would eliminate 175 heads at roughly a \$1,000 a piece.

Mr. Dale: Okay. That has nothing to do with the Clubhouse area.

Mr. Melloh: No.

Mr. Colasinski: Is that included in the total, the \$2,340,000?

Mr. Hyduk: Yes. The 175 were areas not around the bunkers. Anywhere we had bunkers, we kept that irrigation because that is important. As more things dry out, you have mounds and high spots. So, I picked stuff that were away from that. With the 2-wire system, it's easy. The one great thing about a 2-wire system, is that it's easy to add back over time just by bringing some pipe out. The wire is already there, so you're just connecting up. It's almost plug and play to a degree.

Mr. Melloh: I want to bring up that the heads that were chosen to be taken out weren't really the bunker areas. I think that's something to be discussed. We can look at that further too, but for a lot of golf courses that's one of the things that they're dealing these days. We're removing a lot of sod areas and just going in and planting cord grass to make them non-maintainable areas. But there's still a cost to get to that.

Mr. Dale: None of those 175 heads in Alternate 2 includes any of the bunker areas.

Mr. Hyduk: The main total includes everything wall-to-wall?

Mr. Dale: In the main total, but if we just take out that 175, that doesn't sacrifice any of the bunkers is what I'm hearing.

Mr. Hyduk: Exactly. Almost all the bunkers have surrounding irrigation around them. We took areas like maybe between the bunker and a T and there's just grass. We took all that out. The way it works is by the wall, the house and this is the fairway, we're throwing irrigation out not getting the best coverage. Ideally, we would really want to have that coverage throwing out to give you uniformity all way across. That's the idea, but if we're looking at cost savings, we did put an alternate in there.

Mr. Colasinski: Yeah. That's definitely appreciated.

Mr. Hydak: That's what wanted to bring that up for Tim. When I went through there, those bunkers area cropped up the same year.

Mr. Dale: I don't like beating the dead horse on this one, but we're talking a lot of money there and that's obviously the big area that we could choose to cut. From what I'm hearing, it's just mainly fairway rough areas that, that would affect.

Mr. Hydak: It's all perimeter housing.

Mr. Dale: None of the fairway.

Mr. Hydak: No.

Mr. Colasinski: I like it because it actually makes the course more playable, more realistically. Once you hit a patch of dirt, all bets are off when it's going to stop. So, if you hit in that area, you can still make a play from there.

Mr. Dale: But are these areas that we already have irrigation?

Mr. Melloh: No. Jim could speak more to it.

Mr. Moller: Some yes, some no. My only point to that is going forward, if we've already identified some areas that really need irrigation that does not have it now, and we elect to remove the 175 heads now and then three, four, five years later we really need irrigation there, over time, if we irrigate all of those areas, how much will it cost us at the end, compared to how much it will cost us right now.

Mr. Bedwell: Can I ask a question?

Mr. Dale: Sure.

Mr. Bedwell: If we don't water an area, it's either to me going to be dirt or weeds. That's what we're talking about.

Mr. Moller: That's correct.

Mr. Bedwell: It's not going to be grass; it's going to be dirt or weeds. Just so we understand.

Mr. Dale: The reason why I'm asking is it already doesn't have anything. Do we have any really bad areas on the course?

Mr. Colasinski: That's what I was indicating.

Mr. Bedwell: Yes. We have some bad areas on the golf course. How many heads are we adding?

Mr. Melloh: What do we have now? Do we have about a thousand heads.

Mr. Hydak: I think about nine hundred.

Mr. Bedwell: That tells you there have to be some bad areas.

Mr. Dale: We're talking bad areas on the fairway though is what you're talking about.

Mr. Colasinski: There are a number of areas out there. I think it just makes the course a lot more playable. Trying to hit or swing a golf club through weeds is totally unpredictable and it gets a bit unsightly.

Mr. Melloh: Unfortunately, most golfers don't play out in the fairway every single hole. They play all of these rough areas that aren't irrigated quite a bit, so it's hard to grow. In a lot of cases, it's not that it's just that it's not irrigated. It's that it's under irrigated.

Mr. Melloh: I think that, and Sean you can correct me here were I'm wrong, but the idea is that along with these heads, there's a definite spacing between the heads. We're talking about, fairways and tees. There's a definite spacing we have. Now when our original system was built, the value of engineering that they put in, they said, "*Well we'll just space these things out,*" and we are trying get these areas under irrigated. So, the reason why there's so many more heads than what we have now is because Sean is letting the system to be proper.

Mr. Colasinski: I like the design. It's awesome. Good work.

Mr. Melloh: It makes us more environmentally friendly because now we can specifically water the areas properly and we don't have to turn on this head for 20 minutes just to get water down into a certain area.

Mr. Colasinski: It's true sprinkling, not runoff.

Mr. Dale: Jim has brought up the best point so far in that doing it after the fact generally multiplies the cost.

Mr. Showe: Just mobilization alone is going to cost you more.

Mr. Bedwell: Well, unfortunately, people decide to come here for the aesthetics like Steve was talking about. When I park by the green on 17, no one hits up in there, but it's ugly. It's dirt and it leaves an impression to you. Whether we can do wall-to-wall grass makes a difference, but it costs money. I agree.

Mr. Dale: I think it's worth it.

Mr. Colasinski: Where you're talking about? I'm just curious.

Mr. Bedwell: There are a lot of places. I just picked #17.

Mr. Colasinski: The slope around.

Mr. Bedwell: There is a big trap there and coming back towards the sidewalk.

Mr. Melloh: It is very visible from the road as you drive by.

Mr. Bedwell: But that is what happens if you don't put a head down.

Mr. Melloh: Like to Jim's point, when we're looking at this type of thing, this irrigation system will last us 30 plus years. Right Sean?

Mr. Hydak: Yeah.

Mr. Colasinski: I'm not debating that fact. A lot of reason that stuff is dirt because there were weeds and after we applied weed killer out there and killed the weeds, now it's dirt.

Mr. Dale: It killed everything.

Mr. Colasinski: So Alternate 3 is for the Infinity. Tim was very kind to lend me this catalog, but it's a 2018 catalog, so we are three years past that. It talks about the Infinity sprinkler heads in there. Obviously, there's probably something different now with those heads. What is the advantage of those heads versus the other ones that we would use if we didn't upgrade to that?

Mr. Hydak: There's a huge difference. The Infinity head is the newest head that Toro offers. It's top serviceable. In a 2-wire system, you basically have a decoder that's right next to your sprinkler head. That wire is going to that and that's the activation, on and off.

Mr. Colasinski: Right.

Mr. Hydak: With the Rain Bird system basically, you have to dig in the ground, dig it up, fix that and replace it. Those go bad.

Mr. Colasinski: So, this is more modular?

Mr. Hydak: You take two screws or three screws and you open it up, put your hand in there, plop it up and there's no digging.

Mr. Colasinski: So, unless the decoder has gone bad, you can really just replace the head.

Mr. Hydak: You're replacing the decoder. It sits in a casing and it's easily accessible. Now, a 2-wire system just has wires. Where I see a lot of issues is a shovel will come down to the ground and you guys digging it up. What do they do? They hit the wire. They don't cut it, they hit it.

Mr. Colasinski: That makes it an intermittent connection.

Mr. Hydak: Over time. It's unsightly. You have guys digging up holes and stuff like that. Let's say it's on your green, you just take two to three screws, pop it open, lift it up, rip it off, put it back on, unscrew and screw back on there. That's a huge advantage.

Mr. Colasinski: Are we talking stainless steel, metal, what are we talking? Plastic heads?

Mr. Hydak: They are plastic.

Mr. Dale: I did my Dummies Guide to sprinkler heads Google searching this afternoon and I'm reading about the professional ones and the stainless steel that they use on golf courses and everything.

Mr. Colasinski: So, is that 2-wire connection from the actual wire to the case of the sprinkler head, is that a connector then?

Mr. Hydak: It goes up into it.

Mr. Colasinski: Okay.

Mr. Hydak: Then it's just a slot with a decoder.

Mr. Colasinski: So, it's a mating plug as opposed to a splice?

Mr. Hydak: Yes. There is a splice that's made.

Mr. Moller: Both heads will have splices at the head. As the 2-wire comes in and then the two wires come off the decoder, it will splice together. The flex heads from Toro or heads from Rain Bird will both be underground. The Toro Infinity is serviceable, so if we have a nick in the wire and we have to open up a wire line, we don't have to dig up the head. We would just pop it up.

Mr. Colasinski: I am just trying to get an understanding.

Mr. Moller: What I didn't know if that the Infinity have expanders. Another thing, as we were constantly top dressing our greens, you'll start to see irrigation heads below grade. So, they have expansion rings. Instead of digging the whole head off and raising the head and re-leveling it, you just snap in an expansion ring and now it's re-leveled.

Mr. Colasinski: So, it gives you a little bit more flexibility with regards to maintenance?

Mr. Melloh: You know, Steve, from playing a lot, especially when you get around the greens, sometimes you go in and your ball drops in and the sprinkler head is on the surface. To recap, with Toro, the decoder is actually inside a casing whereas the decoder for the IC system is actually sitting basically in the dirt.

Mr. Colasinski: That's a much better enclosure. It's higher reliability.

Mr. Melloh: That's only a \$17,500 add on. Is that course wide or just the green side?

Mr. Moller: My interpretation is that's on the entire course.

Mr. Melloh: That's replacing 1,500 heads for \$17,500.

Mr. Colasinski: I'm just trying to understand what the differences were.

Mr. Bedwell: I play golf and when they dig a hole, I don't know how long it takes to dig a hole, but they start digging and then here comes a foursome and they have to go stand on the sidelines, wait until they play and then they come back and dig for two more minutes and then here comes another. So, what's probably a 15-minute job turns into some god awful. It's a pain.

Mr. Colasinski: I saw your initial design and so forth. It's kind a system of a diagram on there. Is there one for the Rain Bird versus the Toro system level diagrams?

Mr. Melloh: It was designed equally, so, either Rain Bird or Toro could be part of it. So, it doesn't really change that

Mr. Colasinski: We've talked about having an app on a tablet or a phone. That information, when we do that from that app, comes into our computer here, but from there, how does that information get out to a sprinkler head? What is the path? We do some full form of RF obviously, but the receivers for that, how many do we need? Is it one for every hole? Is it one for certain zones? How is that working?

Mr. Hyduk: There's three remotes for units that are out there for Rain Bird or Toro. Toro calls them hubs. Rain Bird calls the remotes.

Mr. Colasinski: Okay.

Mr. Hyduk: Toro basically has a satellite controller that you're used to seeing out there. There are only three of those on the site. Rain Bird, basically has just an electrical antenna. So, from those points, wires come out of those to the sprinklers and we zone them off. You can think of one of those hubs or remotes handling six to eight holes or something like that.

Mr. Colasinski: Okay.

Mr. Hyduk: So, the wires come in. You have a very long golf course.

Mr. Colasinski: Right.

Mr. Hyduk: Your maintenance facility is way over here and then you've got holes up here, five of them. With those remotes, you could have water if you start from there and go all to here.

Mr. Colasinski: Yeah.

Mr. Hyduk: If you cut that wire right here, it's a Christmas tree effect.

Mr. Colasinski: Is it an AC or DC?

Mr. Hyduk: DC. The hubs are basically put in different areas that pod different areas off. They are very useful. I actually had a course in Naples this summer that had 2-wire system going in and their maintenance facility burned down. All that information was on that hub, so that gave them some backup.

Mr. Colasinski: Okay.

Mr. Hyduk: If there was a computer that was down, your whole system would be down. So, there are two methods of doing 2-wires, the one we're doing with your site.

Mr. Colasinski: So, What's the potential of voltage on those wires? Is it 28, 5, 12?

Mr. Hyduk: 20 to 36.

Mr. Colasinski: I was just curious because of line losses. You need a higher potential right there, but not something that's too high.

Mr. Hyduk: But it's all low voltage. That's another reason why we don't want to start from your maintenance facility and try to get all the way down here because the wire runs long and all of the communication they can provide on those lines takes a lot. So, we broke that up into those sections.

Mr. Colasinski: Those decoders are all forms of digital ICs?

Mr. Hyduk: Yeah.

Mr. Colasinski: Okay.

Mr. Carnasale: You were explaining basically the breakout into the three different areas because of the memory capacity and the area in terms of this distance from the computer. I just wonder whether three versus four versus two versus whatever number would be the optimal way to get it from a service point of view.

Mr. Hyduk: Three just works in your case, but you don't want to have all your eggs in one basket.

Mr. Carnasale: Right.

Mr. Hyduk: You have road crossings so I try to limit road crossings where wire can get cut from and that kind of stuff. When you get to 4, 5, 6, that becomes a lot. Now you're getting into more parts and pieces. Every site is different if you really look at it.

Mr. Carnasale: Okay.

Mr. Hyduk: One is not enough because there are so many sprinklers that are on a remote unit, so you'd to have two anyway.

Mr. Colasinski: So, a single-point failure is not going to hurt us if we have three, so that's a good thing.

Mr. Hyduk: It's like losing power. If you lost power in this facility you could still potentially have power on the site or power just cut one way or another.

Mr. Colasinski: For those three sites then, where are we drawing the power from on the golf course?

Mr. Hyduk: The ones at the Clubhouse, are from any power source, maybe from a bathroom.

Mr. Colasinski: That's why I'm asked, because there are two restrooms and a Clubhouse. Is that what we're thinking then?

Mr. Melloh: Yeah.

Mr. Hyduk: It's out of the way like the golf course where we have the satellites, what you're used to seeing per hole. These are kind of put off to the side.

Mr. Colasinski: Alright. I was just trying to get an understanding of some of this stuff. Jason, this is more contractual stuff with regards to the schedule progress and progress payments and the concept of earned value potentially being a metric in which we take measures in order to pay the vendor as well. That's something I think we need to put in our contract.

Mr. Showe: Well, anything you do with these, there is a standard contract that we have to use, governmental construction contracts.

Mr. Colasinski: We do have a time constraint to get this done you know.

Mr. Showe: Before we make any payments, both Sean and your engineer are going to have to make a determination that they've met that target.

Mr. Colasinski: Okay.

Mr. Showe: They will submit invoices per the contract, and the contract lays that out. When you get to this point, you can submit an invoice, but before any of that is paid, part of what Sean is going to do is come out and ensure that they've met that target to his satisfaction.

Mr. Colasinski: Okay. Robert has to sign off as well, right?

Mr. Showe: Correct.

Mr. Colasinski: Are either of you two taking any vacations next summer because we're talking mid-May through finishing up October 5th?

Mr. Hyduk: I'm pretty sure we're so busy, we're not going to be able to take a vacation.

Mr. Colasinski: I'm just asking because I just want to make sure we can keep the flow going and there won't be any disruptions.

Mr. Hyduk: Between the two of us, I think we will have 100% covered.

Mr. Colasinski: I just want to have that understanding.

Mr. Showe: There are time frames in there. There's nothing in the contract that says, "*I turned an invoice in on Monday and I expect to have a check in hand on Friday.*"

Mr. Colasinski: Well, my thing is if we have the money I'd rather pay people right away.

Mr. Showe: I agree, but I'm just saying there's nothing contractually that says we can't do our due diligence.

Mr. Colasinski: Alright. Real quick. Are you going to be taking it any further on the contract stuff?

Mr. Colasinski: I have a number of things that we're going through.

Mr. Dale: Well, it just seems a bit hard to carry that on since we're on the topic.

Mr. Colasinski: Well, I have some other more technical questions. Do you want me to focus on technical stuff first, get that out of the way and then pursue the contractual? Do you want to do that?

Mr. Dale: Let's do it.

Mr. Colasinski: Okay. With this computer, I know there's a five-year warranty, but what are we responsible for maintaining on that? For instance, like operating system upgrades, do we have to do that?

Mr. Hyduk: Yes. That will be all included in your five-year contract. They have their own troubleshooting service plans. That's where you would end up paying a subscription per year after those five years is up. You would automatically get all of their updates, get technical help, support and all that kind of stuff.

Mr. Colasinski: Okay. What's interesting is that we can control everything from the app, so why do we need a computer if we can control everything from the app?

Mr. Hyduk: It basically runs through the computer and the app's tied to the computer.

Mr. Colasinski: Right. Is the computer sending out the hardware signals for the RF signals?

Mr. Hyduk: All the programming, and that's something that I do, has to be done in that central computer.

Mr. Colasinski: Right.

Mr. Hyduk: That's the brains.

Mr. Colasinski: Okay. So, those are really just the peripheral units, the apps to any tablets or phones. Then it sends the information there and then we send out the RFP to whatever?

Mr. Hyduk: That's right. It's like the remote unit receives communication from that computer to those. That's basically it.

Mr. Colasinski: Okay. One of the things I do want to get an understanding of is training. Because what you wrote in your document, which I thought was very good, talked about training, coming in and training the people on the system. For instance, if we have a head that goes out, how do we fix that with the decoder. Well, the decoder is in a unique location, so you're going to have to program that decoder. So, you will have to program it, but in the response I saw from Landirr, I didn't see anything at all about training.

Mr. Hyduk: In my specification, the training had to be the distributor Wesco, which is the Toro distributor and is the Landirr distributor now. Before the project starts, they go through a day or two of training. There are also to be onsite at least once a month to go through extra training. Then at the end of the job, as we go through the process of getting it all installed, Jim, will get with all of his guys to get trained on the computer itself. So, it's like continuous training. With the HDPE, there's a one or two-day training as well.

Mr. Colasinski: Right.

Mr. Hyduk: Anyone can sit in for that training. I make sure that it's always done, both the 2-wire and the HDPE training. I'm a big stickler on that, especially the HDPE.

Mr. Colasinski: Yeah. It's important to understand the right procedures and process.

Mr. Hyduk: We don't want to skip something.

Mr. Colasinski: Well, we get careless, but that's a huge cost if we have a failure and that's what I'm trying to understand. Jim, are you comfortable with the training as we've just talked about for you and your team?

Mr. Moller: Yeah.

Mr. Colasinski: Here's an interesting question. So, we are talking about the system being around maybe 25 or 30 years. Many industries have a timetable which they will only keep parts available for 10 years, 5 years or whatever. How long do we anticipate this equipment, the parts to be available? Is there any commitment from the Landirr and Toro on how long are they going to keep these things around? Because if we're talking 25 to 30 years, they have to keep their inventory as well.

Mr. Hyduk: That's a good question. That's probably why it's 20 to 30 years. At a certain point the sprinkler heads I'd say with these changes, you can get 20 to 30 years. How old is the system now?

Mr. Moller: That's been around like forever.

Mr. Colasinski: Okay. Have you seen with the vendors here where they provide the upgrade pass if you're going from a previous model, so that you can upgrade in your system with to a new head if you need to?

Mr. Melloh: Yeah. For most part, the sprinkler head bodies are interchangeable. Years ago, you used the 670 head from Toro and they came out with the 855 series. All of the guts, all fit in the same canisters. So, you really don't have to swap anything at all. Even with the Infinity heads, I think you can probably find an old 855 head and slide it right in.

Mr. Colasinski: I just want to make sure there's a path as we progress in time to be able to maintain the system. So, it doesn't become obsolete.

Mr. Melloh: Either Rain Bird or Toro is compatible. That's what we are all stretching forward. If we go from hydraulic, to electrical satellites to 2-wire, what's the next best thing that can dictate things? But 30 years is a long time.

Mr. Colasinski: It is.

Mr. Melloh: It's a very short time too. I couldn't answer exactly.

Mr. Colasinski: I'm just trying to get an understanding, because you don't own Toro or Rain Bird. Based on your experience, are there any issues that you know off over the years?

Mr. Hyduk: I just think technology will change, but I think the pieces, parts, for whatever system you choose will probably still be there.

Mr. Colasinski: Okay. Historically that seems to have not been an issue.

Mr. Hyduk: Yeah. I would probably think, with your heads itself, you're good. I think the software may change.

Mr. Colasinski: Yeah. Absolutely. That's why it's software.

Mr. Melloh: The big changes I've seen is software in my 20 years doing this. So, the heads are relatively the same. The communication has changed a little bit, but software is probably one of the bigger ones. But we should always have that taken care of.

Mr. Colasinski: Don't be surprised if some day there's fiber out there instead of 2-wires. You never know. If they get the cost down, that might happen. Okay, Rob, I'm done with the technical aspects of it if you want to talk more of the program management or contractual.

Mr. Dale: I still have some technical small issues. A couple of the things that I came across in my research talked about the differences between Rain Bird and Toro. One of the things that really struck me was the seals in Rain Bird's versus Toro's. The online stuff that I'm reading said that Rain Bird's were vastly superior because of the seal. How about an opinion on that?

Mr. Hyduk: What seal are you referring to?

Mr. Dale: The seal inside of the actual unit.

Mr. Hyduk: Like the actual head O-ring.

Mr. Dale: The O-ring whatever.

Mr. Colasinski: There's a diagram here. Show him which one you're talking about.

Mr. Hyduk: I really haven't noticed any issue with either?

Mr. Dale: Okay. That's fine. You guys are the experts. That's why I'm asking. One of the other things that I saw come up several times on different pages, was Toro products had a superior range in general, when you're comparing apples-to-apples. But some of the Rain Bird stuff, didn't have the range, but it had better uniformity in the coverage.

Mr. Hyduk: Are you talking about the sprinkler?

Mr. Dale: Right.

Mr. Hyduk: You're talking like in the middle of a tree if you wanted to talk nozzle sizes. Each sprinkler heads got 8 to 10 nozzles, so we are kind of in the middle. You can go up and you can go down.

Mr. Dale: Right.

Mr. Hyduk: The way it's designed it's the 75-inch spacing.

Mr. Dale: You're able to adjust the head is what you are saying?

Mr. Hyduk: Yeah, it's uniformed.

Mr. Dale: So, it doesn't make any difference on that.

Mr. Hyduk: Yeah. It's almost like really splitting hairs to that.

Mr. Dale: It almost sounds like having the range would be advantageous because, like you said, you can adjust the head.

Mr. Hyduk: Yeah. You don't want a head at the top of that tree, which would be 95 or 98 foot or whatever spacing. We're kind of in the middle so you can go up and you can come down and not be at the top or bottom of your tree. That's where you want to be. For any irrigation systems it's just the norm.

Mr. Dale: Okay. On the issue of material prices, we are in an economy that is changing daily. Food costs are up 43% over the past year. I would imagine the same thing has a strong possibility. There's petroleum in plastics. Is there an advantage to buying a lot of the equipment right now and if we don't, do we run the risk of six or eight months from now, heads costing us 20% more than what we had originally estimated?

Mr. Hyduk: Yeah. You could ask the question, what do you think is going to happen in a year if these prices go down? I don't know. I think the bigger thing is could the price go up? Yeah, it's still going up. The bigger thing is getting products. I think everybody is facing shortages in almost any industry. So, if you have a start date of X, you need to be really prepared to have all of that.

Mr. Dale: Right.

Mr. Colasinski: The idea is to remove the constraint of lead time in this whole process and that's what we're trying to do. That's very good suggestion, Rob.

Mr. Dale: Are we protected in whatever contract that we come up with? Let's say whatever the time frame is, we have our final vote within the month on the \$2 million to 2.3 million, whatever we ultimately decide. Are we going to be protected in that contract?

Mr. Colasinski: Well, the contract is between us and Landirr. The supplier is the one that's going to be the issue.

Mr. Dale: Right

Mr. Showe: But also, they put in a bid.

Mr. Dale: I guess that's more a question for Jason.

Mr. Showe: They put in a bid based on their information, so it's a contract. If we say this is what we agree to and they sign that contract, they can't then come back and say, "*Well, oops, now the sprinkler heads or \$5 more each.*" We've got a contract already and they should have factored all of that into their bid.

Mr. Colasinski: Right.

Mr. Melloh: Once the contract is signed, that's it. It is kind of like passing the buck.

Mr. Showe: Right.

Mr. Hyduk: It's another reason to look at buying materials.

Mr. Colasinski: Here's a question then and Jim, you're kind of a guy in this answer as well. Your design specification was awesome. It was very detailed. I liked the level of detail in there. It was very well done. With that, we could actually go out and buy materials now if we needed to. However, do we have space to put those if we bought them ourselves, Jim?

Mr. Moller: No, but I know some golf courses that rent out a storage space.

Mr. Colasinski: I'm trying to get an understanding of if we were to pursue this, where would we store this stuff until May? For instance, if we went through all of that, we understand the tax issue and we could come up with an agreement with Landirr that we would buy the materials to avoid the taxes, but then we have the onus of storing them. Like you were saying, we have to unload them. If somebody delivers them, we have got to unload them and put them away somewhere. I'm just trying to get an understanding of the logistics behind that and Jim, your understanding of that. I want you to think about that, Jim and see what that might entail.

Mr. Dale: I'm not an expert, but for six months, it's a few hundred bucks a month.

Mr. Moller: I'm pretty sure we'd probable need more than one?

Mr. Colasinski: Yeah.

Mr. Moller: Because I went down and looked at the course installation. I want to say they had had two or three kinds of boxes and pretty much half their parking lot was taken up with materials, so there's some square footage.

Mr. Showe: I think it's worth it for me to also say, if this is the direction you want to go, we will enter into a conversation with Landirr. They may not have specified that we are a tax-exempt organization. We can provide them that Tax Certificate as they purchased this as part of our contract

Mr. Colasinski: That's what I want to know.

Mr. Moller: I don't know if any of the distributors would hold the product if we've basically purchased it at X amount of dollars.

Mr. Colasinski: I wouldn't expect them to hold it. That's inventory. It's costing them to keep it there, so I don't think they would do that.

Mr. Showe: Alternatively, Landirr may have factored that into their costs as well and their contract price might change if we decide to purchase the materials on our own. That's just a question.

Mr. Colasinski: That's part of what we got to ask.

Mr. Moller: That's a vendor and Landirr kind of question too?

Mr. Colasinski: Correct.

Mr. Moller: We can have the pipe supplier possibly hold it or you can find multiple places on the golf course to store them on. I don't know if that's an option or not, it may not be. One thing too is, let's say there's Toro or Rain Bird sprinkler heads, I would take that to be honest with you because I've heard of situations where they rob Peter to pay Paul. Now they don't have product and that was for you but it was in their shop.

Mr. Colasinski: Right.

Mr. Moller: That's doesn't take up a lot of area.

Mr. Colasinski: Well, we have over 1,000 heads. I mean, they are not big, but it's 1,000. I'm just trying to get some questions out there, Jason, if we can get the conversation with Landirr and the suppliers. Jim, just think about that because I feel much more comfortable having the materials because we've removed a constraint. Because we also have a calendar time frame we are trying to meet also. So, if we could remove that constraint, we have better chance of starting on time and also finishing on time.

Mr. Showe: Again, I'll talk to them about the tax issue, if there was a way they can just honor our Tax-Exempt Certificate as they purchase the material.

Mr. Colasinski: Yeah, absolutely. That would be the simplest way.

Mr. Showe: Then we don't have to do this again.

Mr. Colasinski: Well, that's the taxes. The other thing is getting the material, as Rob said, getting the materials now.

Mr. Showe: They are under the obligation to get the material contractually. There is also a performance bid.

Mr. Colasinski: I get that they're under the obligation contractually, but contracts are contracts. What's that Robert?

Mr. Robb: Get the material. That's where buying in advance is going to be on schedule.

Mr. Colasinski: I'm asking you, Jim, because our best bet is if we could store it here somewhere rather than trying to have Landirr or somebody else store it because who knows where it'll go.

Mr. Dale: Well, I think the central issue of what Steve is talking about is we all know the bulkhead issue. Tim and I have had this discussion. Originally in the budget, it was \$300,000 whatever it was, \$350,000, and then we came in at \$720,000 or \$730,000, whatever the number was.

Mr. Colasinski: It was much higher than what we thought it would be.

Mr. Dale: Where I'm going with this is we can't afford to have that happen on this issue.

Mr. Showe: Well, I think the major difference, that is what the bid came in for, for the bulkhead. It wasn't that we went out and bid and got a \$350,000 bid and it turned out it was double. They bid the \$700,000, and the Board accepted that bid.

Mr. Colasinski: Okay.

Mr. Showe: Again, as long as there's not a change, as long as Sean doesn't go out there and go, "*Oops, I missed 100 heads*" or there's some material change to the scope of the project, that's the price that you guys have agreed to contractually.

Mr. Colasinski: Okay.

Mr. Dale: One last nitpicky part. I don't know if this is for later discussion after we decide to accept, but I remember in their response letter, they said part of the reason for the cost is they had lodging and all this kind of stuff for the bulkheads in that response letter when we inquired back 10 months ago or whenever it was.

Mr. Colasinski: So, what is the source of labor. Where is it coming from?

Mr. Showe: That's a question we'd have to ask them.

Mr. Colasinski: Before we accept we want to know that.

Mr. Showe: Those are the things that they would have already built into that cost. So, it's not an additional cost.

Mr. Colasinski: I still want to understand that only because the further the resources are the higher the risk you have. That's just the way it is.

Mr. Showe: We could certainly ask the question.

Mr. Dale: That's something that I don't want as an additional cost.

Mr. Showe: That wasn't an additional cost. That was just a reason why that contract or that bid was higher.

Mr. Colasinski: I want to know the source of where they are coming from because there's stupid things that happen in the world like the ransomware thing for gasoline on the East Coast. That stopped a lot of things because nobody thought about it, nobody planned for it, but if you were right there in the local community, then you have a better chance of eliminating or getting around those obstacles.

Mr. Dale: One last technical question for you, Sean. Regarding surge protection, you made me think of it all of these lines going all over the place, electricity, path of least resistance.

Mr. Hyduk: Rain Bird and Toro both have that surge protection in their decoder itself.

Mr. Dale: Okay.

Mr. Colasinski: We have the ground plates too.

Mr. Hyduk: I have grounding pretty much littered throughout.

Mr. Colasinski: Yeah. I saw that. It was actually pretty good.

Mr. Hyduk: So, there's plenty of grounding that's out there. This is a herringbone type system, so the groundings really all in the main line, which is very clean. It's actually an extremely clean system.

Mr. Colasinski: What's good about those plates and the grounding he's done, is if it hits one decoder or a couple in there, it's not going to propagate the entire system because it's going to choose a path of least resistance. That's why you have the larger plates in there because it is a much smaller resistance. The wire itself has a higher resistance plate. The idea is you conduct it to that so it doesn't go throughout your system.

Mr. Dale: I assume the computer is housed in the pro shop.

Mr. Colasinski: No, no. It's in the maintenance shop.

Mr. Dale: Then it's all surge protected.

Mr. Hyduk: Yes. Unfortunately, you will have lightning issues.

Mr. Dale: Of course. Its Florida. We get a lot of them.

Mr. Hyduk: Because of where we live and what it is. The idea is to limit those outages, how many go down at one time.

Mr. Dale: Right.

Mr. Hyduk: So, grounding is a pretty big deal with 2-wire system and you meet basically Rain Bird and Toro's spec.

Mr. Melloh: I have one question. What's the lead time on the material now? If Landirr placed the order for all the HTPE pipe, when would you expect to get it in? They don't have all of this sitting in a warehouse somewhere. So, what is the lead time?

Mr. Hyduk: Twelve weeks.

Mr. Melloh: That's four months. So, if we make a decision in December and we ordered in, it comes in April, we're going to start it in May. It's not like we have a whole lot of time.

Mr. Colasinski: Well, I still want to get some contractual things ironed out before we accept them. That's why I suggested tabling it to our next meeting on December 2nd.

Mr. Melloh: Absolutely. I'm just saying, if we went out and bought it ourselves, I think we can expect to have it here by January 1st and then just wait for May 15th to start.

Mr. Dale: This is like the patio furniture issue.

Mr. Melloh: There you go.

Mr. Dale: They are telling me May, at the soonest.

Mr. Colasinski: Well, keep in mind we're going to be dealing with a few suppliers because the pipe vendor is different. It is going to depend on who you're buying from and their lead times.

Mr. Dale: Dave?

Mr. Bedwell: How long is this contract proposal good for at this price? Did they put a date on?

Mr. Colasinski: I didn't see anything on there.

Mr. Bedwell: We talk about equipment not getting here and are talking about delaying here. If we take a risk and then saying wait a minute.

Mr. Showe: If there's not some direction from the Board tonight, then yes, I think that's a potential situation you get into. As long as we're moving forward, they pretty much have to stick with the proposal they provide.

Mr. Colasinski: I'd still don't want to accept until we get some of these things in the contract.

Mr. Bedwell: We're taking a risk.

Mr. Colasinski: Damn right, we're taking a risk and I'm willing to take that risk.

Mr. Bedwell: What kind of a big question have you got? I don't understand.

Mr. Colasinski: Well, progress payments, how are we going to cover any cost overruns that occur along the way.

Mr. Bedwell: There's not going to be cost overruns, unless we cause the cost overrun.

Mr. Showe: Correct.

Mr. Bedwell: He said that twice.

Mr. Colasinski: Alright, but what about the payments on this too though? How are we going to structure that?

Mr. Bedwell: He set the milestones. He already decided.

Mr. Showe: The contract has a term in it. So, before they start work, there's a progress payment clause where they are required to provide essentially a schedule that says, "*This is how we want to be paid,*" so they provide that up front. That's provided to Sean and Robert, so they know what the payment schedule is. Then 10 days before they hit any of those targets, they say, "*Okay, we think we're ready for Payment Number 1,*" and then these guys will go out, inspect and make sure they're at that point.

Mr. Colasinski: The thing is the grouping of those I think is important because you don't want to have something that's extensively five or six holes. You want to do it in small batch sizes and that's the thing I would like to get defined.

Mr. Bedwell: Can you can get all these defined between now and two weeks?

Mr. Showe: Well, there is a standard construction contract that's already there, that's already in place.

Mr. Bedwell: Then why all of these questions?

Mr. Colasinski: Why all these questions? Because I didn't know there was a standard government contract.

Mr. Bedwell: I didn't either.

Mr. Showe: It's a standard construction contract and that's what was included as part of the bid package that would say in general this is what the contract is going to look.

Mr. Dale: But I would imagine it's like buying a house.

Mr. Showe: It's got a lot of blanks in it.

Mr. Dale: You don't buy a house and say, "*Here's \$500,000, go build it.*"

Mr. Showe: Correct.

Mr. Dale: You have draws on that money.

Mr. Showe: Absolutely. I'm trying to find the clause.

Mr. Carnasale: Basically, the way I understand it, it is based on reaching levels of production completion as opposed to dates. That's the way I understand it.

Mr. Hyduk: It goes both ways, but in this completion probably to those things, I would assume.

Mr. Carnasale: I'm just saying that payment is dependent upon the completion.

Mr. Hyduk: That's correct.

Mr. Dale: While Jason's looking that up, we have our District Engineer who I'm very glad to meet this evening. He has an immense amount of experience, not that you don't, Sean. On this subject matter you're obviously the expert, but I also would like to hear from my engineer too, to give his opinion on how he feels the bid looks, how the design looks, all of the above.

Mr. Carnasale: I've got a couple of questions related to Rain Bird versus Toro.

Dale: Okay. We'll come back to it, but let's listen to the engineer first.

Mr. Robb: I'm by no means an expert on your golf course irrigation. He is the expert. I think that the plans looked great. I think that bid looked good. There's an AIA contract which is what Jason's referring to. It's the standard agreement that is used across the industry for everything. It sounds like we still have a few things that we are going to negotiate.

Mr. Showe: Correct.

Mr. Robb: I think Jason's point is we need to move forward. I think if we choose to move forward, then we can start negotiating. I guess my recommendation is to proceed, if the price was good. We have the expert here that thinks we have a good the price on the project. I would be worried the price escalation was going to go up. Supplies are going to go up. We need to make a decision, get the schedule from contractor so we know where we're at and we can start making plans for getting the project going. Because we have a lot of lead time to get a lot of stuff prepped.

Mr. Dale: Because it's my understanding that until we have wet ink on paper, we don't have the contract. All we're doing is basically approving moving forward in the process.

Mr. Showe: I think what we're looking for tonight in order for us to negotiate the contract is, step one is do you the bid as it's received? We can either accept or reject.

Mr. Dale: Then we can find tune it with the module.

Mr. Showe: If you accept, then between now and the next time we meet, that's when you guys can tell us what parameters you want this contract to include.

Mr. Dale: Right.

Mr. Showe: We'll obviously put as many of those in there as we can. But mostly I think the bigger point is, how much are you willing to spend and if you have a preference on the type of system?

Mr. Dale: Right.

Mr. Showe: I looked in here, the contractor is required to put together essentially a schedule that says, "*These are my payment targets.*" He's required to, at least 10 days before those targets or before he expects payment on each of those targets, to submit an application for payment to our consultants and they have to certify that he's met those targets.

Mr. Dale: Okay.

Mr. Hyduk: For instance, if you tell us to go forward, we can start negotiating. There's going to be things like the taxes.

Mr. Dale: Yeah.

Mr. Hyduk: That needs to be determined on how you want to do it. How the contractor wants to handle it. One other thing that just comes to mind is, if we are going to store materials, if I was doing this contract, if I was the contractor doing this contract in this economic environment, I would be putting escalation on my prices. Because he's not going to be buying this material right now. He's anticipating price increases.

Mr. Dale: Right.

Mr. Hyduk: If we're going to buy the material right now, there might be the possibility of getting a price reduction because he was anticipating increases in the future. So, talk to him about storing materials in place. Yes there's a cost associated for us. There might also be a cost deduct from the contractor because he was anticipating it.

Mr. Showe: That's kind of what I was saying about the back and forth with taxes.

Mr. Moller: We can't do that until you tell us what the contractor is anticipating.

Mr. Colasinski: But \$86,000 dollars is not chump change either, right?

Mr. Showe: I totally agree.

Mr. Dale: Quick question. Plastic, Florida, summer, very hot.

Mr. Colasinski: It's underground.

Mr. Dale: Is there any chance that it would affect the materials?

Mr. Colasinski: Do you know how thick this pipe is?

Mr. Dale: The pipe and the heads.

Mr. Carnasale: The heads and seals.

Mr. Colasinski: They're going to be out there all year. Once they're installed.

Mr. Moller: It will be stored.

Mr. Hyduk: It's going to be stored in a warehouse somewhere. I don't think you are going to have a problem.

Mr. Moller: We're storing it in December, January, February, March, April and starting in May.

Mr. Dale: Right.

Mr. Moller: It's not like we're storing it in July or August,.

Mr. Dale: The contract goes until October. I don't know exactly when we're starting.

Mr. Bedwell: Can I ask a question before Pete talks?

Mr. Dale: Yeah.

Mr. Bedwell: Jim, which one of these would you prefer?

Mr. Moller: The Toro system. I'm familiar with Toro. I got Toro at pretty much golf course I've ever worked that.

Mr. Bedwell: If we don't take Toro and pick the other one, then we're going to be digging holes.

Mr. Colasinski: Well, here's the thing. There are a couple other questions. Do we have any reliability data on the sprinkler heads for Rain Bird versus Toro?

Mr. Moller: Not that I've ever seen.

Mr. Colasinski: Okay. I'm just asking. I'm trying to understand. What are our annual operating costs of each system? Do we happen to know that? I'm just trying to find out the recurring costs on that.

Mr. Dale: We're talking a \$100,000 difference.

Mr. Carnasale: Alright. Rob brought up the fact that he was talking about the seals. Okay. Since you indicated that that was basically pulling up the sprinkler heads as opposed to what he was thinking, my question would be, if we go with the Rain Bird system, which is what he was referring to, then we're talking about having to dig to get at them. So, even though they may have a better life or they may be more substantial as the actual seal, when they go, it's going to cost us a lot more to fix it because we have to dig to get at it.

Mr. Hyduk: Well, the seal he's talking about, there are two different parts. You have an O-ring on a heal head or on a flex head, which is outside. You have an O-ring at the solenoid that connects to the housing and you actually have an O-ring around your inners.

Mr. Colasinski: There are pictures here, Rob.

Mr. Moller: The reason why they fail is because they are taken in and out, in and out. Usually, they'll last forever. I've never heard an issue with anything with seals that way.

Mr. Dale: This is Florida.

Mr. Carnasale: Also basically, we were looking at the housing being plastic.

Mr. Moller: There'll be plastic on every single one.

Mr. Carnasale: So, no other material is better than plastic.

Mr. Moller: No.

Mr. Colasinski: So, to follow up on what Dave is saying, I am okay with your recommendation on Toro as well. Is that what you were thinking? I agree with you.

Mr. Bedwell: I like not digging holes, but I wanted to know what he knew. He's the expert.

Mr. Moller: You have Duran, you have Baytree, you have Suntree, you have us, city courses, the county courses. We're the only one that's Rain Bird. I think the Indian River Colony Club (IRCC) has Rain Bird controllers, but all of their heads are Toro.

Mr. Colasinski: I'm okay.

Mr. Dale: I'm going to take it even further because we were just talking Toro, but going back to the early part of the conversation, there's Toro Infinity, which for an extra \$17,500, has the ability to get into the housing for the top is what we're talking about.

Mr. Showe: That's where you get not digging the holes.

Mr. Moller: Just the base specs, it's the flex heads versus heads from Rain Bird. They are apples-to-apples as far as the outside solenoids, the outside decoders, digging a head up, but when you add Infinity to the mix, that takes all of the digging out.

Mr. Dale: For me if you're going Toro, it is almost stupid not to go with the Infinity for the \$17,500.

Mr. Colasinski: So, just walking through the item list here, we said that we are good with Toro. We are good with the Infinity upgrade. I'm good with the additional alternate to the 175 sprinkler heads. I'm good with that. I don't know what you guys are thinking.

Mr. Bedwell: I don't want to eliminate 175 sprinkle heads.

Mr. Colasinski: Okay. I'm with you on that. What do you guys think?

Mr. Carnasale: Definitely. When you are looking at the entire course and looking at it from any angle, if you want to present the impression of a professional course, if you want grass, you are going down the sides.

Mr. Bedwell: Yeah.

Mr. Carnasale: You don't want mud or dirt down the sides and you're not going to have grass going down the sides unless you have water going down the sides.

Mr. Bedwell: We also may save money on weed killer that we buy to kill the damn weed.

Mr. Colasinski: Because we don't need it.

Mr. Bedwell: So, you grow grass there.

Mr. Carnasale: So, the other remaining item, is this Alternate 1 that's the Clubhouse, which is \$27,500.

Mr. Dale: It sounds like that's the only thing that we're going to be discussing.

Mr. Moller: Speaking of money, I'm estimating about a five and six-year return on investment. Right now, I have my irrigation tech three times a week manually opening valves to irrigate the Clubhouse, the front drive and such. It takes them about two hours because the way that system is piped right now and pressure to the heads, you can only open certain valves at once.

Mr. Dale: Let's define the Clubhouse.

Mr. Moller: You have heads surrounding the Clubhouse and then you have the front drive. Then there's like a little bit of grass between the front drive and the lake.

Mr. Carnasale: Right.

Mr. Moller: We don't irrigate the parking lot.

Mr. Carnasale: That's where I'm going. I don't want to irrigate the parking lot.

Mr. Moller: That's the thing. I don't think that \$27,500 is all inclusive.

Mr. Colasinski: So, here's the thing, if you took out what was in the parking lot it's not saving us a lot to be honest with you. Because when you look at the number of heads out there, it's a minimal number. It does provide flexibility, but I don't know if we need to turn that on since a lot of those areas is just rock right now.

Mr. Dale: Well, adding to that, when are we talking about these going off? I don't want somebody with their nice new Mercedes in a spot.

Mr. Moller: That's another thing too. Right now, we start working 5:30 a.m.. He goes out there and watering from 5:30 a.m. to 6:30 a.m. when golfers are coming, employees are coming. I know a guy who plays a couple times in the morning.

Mr. Colasinski: So, you guys think we should go with Alternate 1, the club house? Do you want to do that?

Mr. Bedwell: Yes, if it's around the Clubhouse and went down the entry way.

Mr. Moller: We do.

Mr. Colasinski: Okay.

Mr. Carnasale: The only place that I think we really got a question about is the parking lot itself.

Mr. Colasinski: Okay.

Mr. Carnasale: I think most of us are saying that we wouldn't want it coming up in the parking lot anyway, because it may soak the people or damage a vehicle.

Mr. Colasinski: Well, if it's something that's timed though, it'll be done before people are there.

Mr. Melloh: When we initially talked to Sean two years ago, the idea there's coquina out there now. The reason it is coquina now is because we can't irrigate it. After we had the irrigation installed, they go into these areas and put in some better landscaping. I mean it is the parking lot, which is where the first impression that people get of your entire facility. We can go back in and re-landscape. We have to do that.

Mr. Colasinski: What I'm getting at is that I don't know that is going to save us a lot here, Rob, with what the price tag of \$27,500. Those heads in a park are maybe a couple of thousand. We're looking at \$2 million here.

Mr. Carnasale: So, the basic thing is if that we install them in there, can we just have no inactive until such time as we want.

Mr. Showe: Absolutely.

Mr. Carnasale: Okay. So, they would be there if we need to, down the road, decide to re-landscape, but they wouldn't be active during the period going forward, so we wouldn't have to worry about any problems.

Mr. Moller: Beacon can landscape with Florida Friendly plants. Once we get them established then we just water them on an as needed basis. At least we know that we have the capabilities of watering.

Mr. Colasinski: So, I think we have an understanding on the scope then on what we want to do.

Mr. Dale: The only thing I would add to it and I don't want to open a can of worms because it's not on the agenda, but in the event we did do some kind of putting course down the road. Are we any closer to getting a cost on that at all?

Mr. Melloh: Well, Landirr has told me that they are working on a price on that course.

Mr. Showe: But in either case, I think the cost would precipitate us doing a separate RFP for our project.

Mr. Dale: Right. Absolutely. It is not so much about the RFP. It's about doing the work.

Mr. Showe: We still have to do a separate one.

Mr. Colasinski: That's correct. I wouldn't want to wait for that in favor of this.

Mr. Carnasale: We wouldn't have to do the work twice. We just would have to do the work of the new putting course.

Mr. Colasinski: Well, keep in mind though there's things like that the putting green would have to move. We might have to carve into the teeing area right now on the range. Some of that would have to be modified.

Mr. Bedwell: The Irrigation system itself would change.

Mr. Carnasale: The irrigation system itself would be in place. You just have modifications to it. We wouldn't be doing it all.

Mr. Bedwell: No. It would change. I assume that would be in the cost.

Mr. Colasinski: That is correct.

Mr. Moller: In two years, it's going to go in here. Let's just make sure in the field you don't put the mainline underneath that area and then call it good.

Mr. Melloh: We would have time to go to the RFP because the idea is that if we're going to move the current putting green and redo the driving range tee box, you would not really want to plant that with grass until June.

Mr. Moller: It could be earlier.

Mr. Melloh: I'm just saying that if you still want it in October 1, in other words, they are not going to be gone by the time we could get this thing going.

Mr. Colasinski: So, from prioritization, this is more important right now, the irrigation system. I think we're probably at a point that we could actually say we're going to accept or not accept, based upon going to them with negotiations on some of the finer things. Do you guys agree with that? Disagree? What do you think?

Mr. Bedwell: Just make the proposal also based on the contract finalization, right?

Mr. Colasinski: Right.

Mr. Bedwell: We are basically voting to go forward with this.

Mr. Showe: You probably want a motion so its memorialized especially since we are in a bid process.

Mr. Colasinski: Right.

Mr. Showe: So, let me this wrap up. I'll summarize, what I think the motion could be and then you could correct me if I'm wrong. I think the motion would be to accept the bid from Landirr and direct staff to bring you back a contract that would include the option with the Toro irrigation system, as well as the Infinity heads, bring you back the contract and address some of the issues with taxes and labor concerns. I may even see if Landirr could just come to the next meeting, if you have questions for them directly.

Mr. Colasinski: But that would include all three alternates as well as part of the scope.

Mr. Bedwell: Yes.

Mr. Melloh: We would add the infinity heads, but not subtract the Clubhouse or the 175 heads.

Mr. Colasinski: Correct. They are just identified as alternates.

Mr. Dale: The only minus we're potentially looking at is sales tax right now.

Mr. Showe: Potentially. Correct.

Mr. Bedwell: Okay.

On MOTION by Mr. Bedwell seconded by Mr. Carnasale with all in favor accepting the bid from Landirr for a new irrigation system and directing staff to bring back a contract for the Toro irrigation system option and Infinity heads, addressing issues with taxes and labor concerns was approved.

Mr. Showe: Does the Board want to continue this meeting to December 2nd?

Mr. Dale: Yes.

Mr. Showe: It is over Thanksgiving holiday. I will do everything I can to put that through, but it's a tight turn around. It's not just me. I'm just trying to get the information, but I will ask Landirr to come to that meeting so that maybe you can ask them directly.

Mr. Colasinski: That would be great.

Mr. Showe: Especially considering the size of the contract, I hope they'd be amenable to that.

Mr. Colasinski: I would imagine so if they are serious about actually doing the work.

Mr. Showe: The motion at the end of the meeting would be to just continue this meeting to December 2nd.

Mr. Bedwell: Jason, ask them how long this price is good for.

Mr. Dale: Well, they provided a bid, so unless we rejected this bid, we are engaging in conversations with them immediately.

Mr. Bedwell: Then if we know, let's say, not two weeks but a month from now.

Mr. Showe: I'll hold them to that price for a month at least.

Mr. Colasinski: Yeah.

Mr. Showe: They spent at least six weeks putting this proposal together, so I'm assuming they would hold the price. Again, I think to Robert's point, it's my guess that when they bid a

contract this far out in advance of the work, they've included factors in their price for a potential price increase.

Mr. Bedwell: I would think so.

Mr. Colasinski: If they're going to take that risk, yes, I would agree.

Mr. Dale: A point of order. I have an issue with the letter of complaint that we got from the one company since it appears there.

Mr. Showe: The protest was dismissed. It was not the appropriate time for anyone to protest, so we will advise the Board if we receive any future letters.

Mr. Colasinski: Based on our proposal, well, at least the contract and the options we've selected, a protest would probably be mute and there would be nothing to it. Is that correct, Tim? If it's Toro, then why would you protest?

Mr. Showe: I just want to caution everyone that the protest is a legal process, so I don't want to speculate on that without attorneys on the phone, but we'll see what happens.

Mr. Colasinski: Okay.

Mr. Carnasale: I think this is a huge something. It's not just the big bucks. I think it's a great way for the community to show their commitment to the golf course, as far as being a high price, but an overdue infrastructure improvement. I think it's something that we have to do this the sooner the better, but I think it's good that we're actually agreeing to get this done and we'll make Jim's life a little simpler, but not always simpler.

Mr. Dale: This is the largest expense of any Board in the county.

Mr. Showe: For history purposes, this project was essentially the reason the bonds were suggested to begin with.

Mr. Bedwell: I think we are going to be amazed once this system is in and we see it has wall to wall graphs and people hear about it, even the non-golfers, our residents, are going to become proud of this golf course.

Mr. Colasinski: Yeah.

Mr. Bedwell: That's what I think will happen.

Mr. Dale: They're already on it.

Mr. Colasinski: I don't disagree.

Mr. Bedwell: They will be even more proud, is what you mean, right, Dale?

Mr. Bedwell: Yeah, even more proud. I think they're going to be impressed.

Mr. Dale: Good.

Mr. Colasinski: I want to thank you guys for all the work you've done on this as well. I know it's been quite a while and I appreciate the detail and the thought that you guys put in. Robert, I appreciate you joining us tonight. I loved it when I first saw it. It was nice. You did a great job on the detail and the details you provided made it easier to facilitate discussions with vendors as well. So, that's awesome stuff. I appreciate it. We look forward to working with you as well going forward on this and explaining how that will function. So, we look forward to that.

Mr. Dale: Robert, we'd love for you to stick around, but if you have things to go to, in addition to the work that you've done on this, I really appreciate the drainage advice you've been giving on like the Hole 6 issue and the other areas of the course that Tim has been working with you on and I've been talking to Tim about. We are all trying to get to the same end result. I'm really glad to have you on board and you won that RFP. It's nice having somebody local that we can get here.

Mr. Robb: I'm going to stick around.

Mr. Colasinski: Alright. If the rest of you guys if you want to go, there are other items on the agenda.

Mr. Hyduk: Thank you. I appreciate it.

SIXTH ORDER OF BUSINESS

Old Business

A. Brevard County Lake Planting Grant Update

Mr. Dale: Moving on, Pete, do you want to give us a quick update on the lake planting?

Mr. Carnasale: On the lake planting, basically, Mr. Carlos Cuevas who is the Stormwater Program Outreach Coordinator for Brevard County, has completed the draft of our grant application and submitted it to his boss for review. It will then be sent for filing with the Florida Department of Environmental Protection (FDEP). This request is to obtain funds to conduct an educational program for Viera East residents to learn about stormwater management practices and understanding how the concepts related to this matter have a direct impact on the quality of life for all Viera East residents, as most of this water eventually flows into the St. Johns River. I have inspected the initial planting of the demonstration site located at the waterway on Morrell Road and going around the corner adjacent to Suseda Park and the plants are growing nicely. Signs were put up to encourage residents to observe and respect the integrity of the plants, before

that, we were having problems with people playing with the plants. The focus group is now reviewing the necessary details as we plan and execute two more plantings behind two homes in separate areas within the Viera East CDD. These will all be more in line with resident concerns as we believe this will become an optional method for our residents to slow erosion on their property, and at the same time reduce nitrogen pollution in the adjacent waterways. After my attendance at the county's two-day seminar, I have come to the conclusion that the path we are on is sufficient as we are acting proactively and not reactively to what has happened. We are now ready to schedule these two plantings and have attended a two-day event presented by the States Marines Academy. The address that we plan to use for the next two plantings are 2061 Tiburon Lane and 4939 Wexford Drive. So, that puts us in an area which is part Rockledge and an area which is part Melbourne in terms of zip codes that are far enough apart with different lakes and different conditions. The second one is also the address at which we had complaints related to the fish kills. So, that should help with the fish kill as well. That's where we stand on the planting process.

Mr. Dale: Good deal. Thank you, Pete. I appreciated that. Are there still no volunteers from anybody in Bay Hill?

Mr. Showe: I have not heard anything.

Mr. Dale: What about the electric company.

Mr. Showe: No one has volunteered to plug-in.

Mr. Dale: So, no fountains in Bay Hill until we get that.

B. Farmers Market/Craft Fairs at Woodside Park

C. Action Items List

Mr. Dale: Michelle?

Ms. Webb: It was a quiet large one this last week. Actually, it wasn't as large as originally. We had 39 vendors and four food trucks, eight vendors did not participate or show up or had situations as well as two of the trucks. We sent out over 64 vendor applications for this event. I was collecting the money and turned it over to Tim to put in PayPal because some of paid with PayPal. I just received a printout of what was already paid.

Mr. Melloh: It should be working.

Ms. Webb: Yeah, it works. It just didn't work until the day before. I have to wait until that goes through. Parking was a little more harrier this time because we actually didn't have as

much as we normally do this time. I think we are going to have start pushing for some cars to be parked across the street.

Mr. Dale: As I got to thinking about it, we also had probably about eight spots that could not be used because of dog park construction.

Ms. Webb: Right. We had to trailer that it was blocking some spaces-

Ms. Webb: There are some of the things that we're not going to have all the time there. As this grows, I'm sure that traffic will grow. We already knew that. That's why we have the agreement with church to use that. They may have to start helping people back and forth across. If we get up to 60 to 65 cars, we will have to direct them there. The Farmers Market will be on December 11th. Everybody who was there last month said they are coming back. Of course, you have people get sick and that's why some of them didn't come. We are going to have Santa there on Saturday and we have the dog park opening on Sunday. It's going to be back-to-back, so we will have a bit more traffic for that weekend. This time we allowed the vendor to pull up on the field and have their cars behind them, which worked out a lot better because we were shorter staffed helping with the transfer of people back and forth that left us not having to do that. So, we don't have to worry about the ones that right up directly underneath the parking lot. The Hook and Eagle had a tent out there and we handed out over 85 menus, if not more, with some coupons. We had a couple of people show up that day. It is posted on social media. That was nice to see.

Mr. Dale: What did you think of a banana pudding, Dale?

Mr. Bedwell: It was good.

Ms. Webb: He ran out of banana pudding and had to go back to get more.

Mr. Bedwell: Is he going to be there for the next one?

Mr. Dale: We are trying to get them there for marketing purposes to get the word out. We wound up getting several couples that wound up going right over to the restaurant for lunch.

Ms. Webb: I suggested to him about now how he needs to get a food truck out there. I think February's market will be a lot less people of a food truck showdown that day. I am getting a lot of food trucks that want to come. I'm trying to limit not having too many because what I've noticed this weekend, we had two ice cream trucks and another one in the day that were competing against each other and they weren't too happy about that. The one guy who showed up wasn't supposed to be showing for this one. He didn't answer any of my emails and just

showed up. So, I will have to talk to him about that. It's going well. I'm hearing a lot of positives. I've got more people. I'm still trying to get produce. Three-to-One Produce was going to attend this last one, but then her husband had to work on Saturday and she was coming from Titusville. She said she can't do it by herself, she has to have him. Then I also found another little food cart that travels in West Melbourne. He might be willing to come. I have to drop off a flier for him. We're still working on produce.

Mr. Dale: Please talk about the grand opening for the dog park and the dog park status.

Ms. Webb: The dog park is almost finished. Hopefully this weekend we'll actually have the majority of the stuff for the dog park done. We are going to try finish the fencing. The fire hydrants and the wash area aren't going to be done until opening day, which started or not concern for us because of that. The chained link fence should be finished. They actually decided to put siding on the dog houses.

Mr. Carnasale: Yeah, I saw that.

Ms. Webb: So, we are going to repaint the dog houses. Actually, it looks nicer this way.

Mr. Colasinski: What's the constraint on the hydrants? Tell us why they won't be done by opening day.

Ms. Webb: Running water. It's a different code, so we have to get the CO to open the dog park.

Mr. Colasinski: Oh, so it's procedural.

Ms. Webb: Yes

Mr. Colasinski: Okay.

Ms. Webb: So, that's that. We are going to have some painters out there. Actually, Mr. Tim Thomas is bringing 12 cadets from the Viera ROTC. They will be out there helping. Actually, we have two volunteers from Six Mile Creek that come over and help us over there. So, they are excited for that. The dog park grand opening is planned for December 12th, which is a Sunday. Brevard Zoo is going to be out there. They are going to have a tent and activities for the park. Dogtopia are coming out there. They're going to be handing out free things for the dogs. We have an ice cream truck that includes doggie ice creams. They are going to come out there. We have a bakery that does doggie cookies and cupcakes. Hopefully, they're going to be out there. Not only am I trying to recruit people for the Farmers Market, but we are also trying to do some small vendors. We're not going to have big vendors for that. We have enough

people. We're hoping to have the kids park done as well. We're trying to get vendors that will sell children items or have children's activities so that they will have some fun things for the kids do in the park. So, let's see what else we have.

Mr. Dale: I'm going to add to that a little bit. All of the concrete has been poured. Assuming good weather tomorrow, which is questionable at this point, You will literally be able to drive a tank over the bridge. Hopefully, it will be done tomorrow. The weather today, I'm sure set them back a little bit. Then we've got thank Ed and the crew for setting up the swing set this morning. We've got that going. What that pretty much just leaves us with is the spider web crawl and the slides that we have to get in there.

Mr. Colasinski: We still have some bolts missing on some of the awning coverings out there.

Mr. Dale: We're talking about the main items inside of the kid park.

Mr. Colasinski: We were talking on the dog park and now we've discussing the playground.

Ms. Webb: There is a dead tree on the playground. You need to do something about it.

Mr. Dale: Yeah, there's fine tuning stuff that we have to do, but that's all.

Mr. Carnasale: Yeah. Santa will be there for that one also as well.

Ms. Webb: Yeah. He will be there for the grand opening of that too. People are very excited and keep asking me, where is the playground? The biggest deal out there is going to be the playground.

Mr. Colasinski: For our leash cutting ceremony, are we going to need a PA system?

Ms. Webb: Yeah. John's doing it.

Mr. Colasinski: Awesome. Thank you.

Ms. Webb: John and I are coordinating on all of that.

Mr. Colasinski: Very good.

Ms. Webb: We actually got a couple of TV people coming out.

Mr. Dale: There are going to be TV stations and newspapers.

Ms. Webb: Actually Mr. Ivy has given us some deputies.

Mr. Dale: Reserve deputies.

Ms. Webb: Yeah. To manage any type of traffic.

Mr. Colasinski: Very good.

Ms. Webb: By the way, the Viera East Golf Club was rated by Golf Day as one of the top courses out of 20 courses in the State of Florida. I don't know what Golf Day is but I need a printout. A gentleman notified me through Facebook and congratulated us.

Mr. Colasinski: It used to be a publication, but it's a website publication now. They don't really produce paper anymore.

Mr. Dale: It doesn't hurt.

Mr. Colasinski: People read it, so it's a good thing.

Ms. Webb: You guys were above Duran. Duran was the 20th.

Mr. Dale: Really?

Ms. Webb: Yes.

Mr. Dale: So, we came in over Duran. Nice.

Mr. Carnasale: With the improvements that we've got coming down the road, that should make it even better.

Ms. Webb: Yes.

Mr. Colasinski: Then we can adjust the greens fees.

Mr. Dale: It might make for a nice ad and Viera Voice.

Ms. Webb: Actually, I think, with my next ad for the golf course will be to outline that they were rated the Top 20. We're going to start this to mark our achievements on the people rating us.

Mr. Dale: All right.

Ms. Webb: I have been just very busy.

Mr. Colasinski: Well, I don't want to trivialize your activities, looking at the number line items that are in here too. So, I want to thank you for what's been done and what you're doing going forward because this is a lot of work. It's a lot more than the allocated time we have that we're paying you. So, we appreciate the extra time put into getting all of these things done.

Ms. Webb: Yes. We had a good rating. At Hook and Eagle, we heard the Viera Voice come there one morning with about 30 to 35 business individuals from around Viera. I'm very happy because I wasn't quite sure the turnout. Mr. Tim Melloh talked to them about the CDD and what golf course in doing and talk about what's happening at the Woodside Bar. Jeff talked about the restaurant. I actually started the list of people who want to be notified about the happenings and quite a few of them said that they want to keep up with that. We had a nice

meeting and connection with the Viera Discovery Center. I sent some stuff to her and she'll post on their site. There are over five thousand people in Viera. So, we are definitely making some great connections. I saw people at the other side of the Viera, at the market the other day. So, they are hearing about it across the bridge in Viera West. I've been told by two people that we have one of the best Farmers Markets in the area. We could also put out here, if anyone wants to do a sign on list for emails. I'm starting that through my company. So, we can send out notices if you want to. I did the best I could.

Mr. Dale: What was the take on the Farmers Market financially.

Ms. Webb: We had five vendors that we didn't charge because they were non-profit. We had two vendors who were volunteers that are out there every single weekend. We did not charge them. Our total amount collected was \$977.

Mr. Colasinski: Nice. It was substantial.

Mr. Dale: It was almost \$1,000.

Ms. Webb: Yeah. I mean, if we had eight other vendors it would have been over \$1,000.

Mr. Dale: Good.

Ms. Webb: We have quite a few food tracks that keep coming and I don't have time for them. I had one lady who had a double spot. She provided two checks. She brought a lot of stuff to sell.

Mr. Dale: Thank you very much, Michelle.

Ms. Webb: You're welcome.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. General Manager's Report

Mr. Dale: Tim, you're on.

Mr. Melloh: We had normal operations on the CDD maintenance; however, this past Monday, our extra employee that we approved, will primarily be charged with the task of maintaining Woodside Park, but he will do other things. He's expected to be 100% full-time down there. So, he started. Ed is very excited about the guy. He thinks he's going to do great. It's hard to impress Ed, so it's a good thing. As far as the golf course goes, since we have our superintendent here, I'll let him tell you about the greens.

Mr. Moller: We just took another step. We had spoken about this, I believe, at a previous meeting about doing away with large aerifications. We did our quarter inch course in September, which will take place over our summer. We're going to do more aerifications with smaller holes. We just did our 1/8 holes this week. Normally, in the past, we would do a solatime aerification. This one actually pulls a mini-core. I think we've got six holes done on Monday, six holes done on Tuesday and finished up yesterday before the Ladies played. Once they're mowed off, there's no telltale sign. I actually went out to Hole 12 and hit a couple of balls and sent Tim the video. That was plus three and four. I edited the video. We are rolling smooth and rolling through. We started pushing up and adding some sand to some bunkers. I have been doing two rows at a time. There were only guys and we are also trying to coordinate freshening up some of the shell beds as well. So, that's what we got going on right now.

Mr. Bedwell: I can say that the greens are the best I've ever seen. The fairways too. The weeds are gone how many years ago? You've been here six years?

Mr. Melloh: It will be seven years in February.

Mr. Carnasale: He's been picking them out one by one.

Mr. Dale: That takes time

Mr. Bedwell: I hit five shots on the most beautiful fairways you've ever seen.

Mr. Moller: I played in a couple of Super 10 events here recently. I played one at Rosen Shingle Creek in Orlando and one with the Florida Turf Grass Association last week over at ChampionsGate for \$100 plus golf courses. We are just as good if not better.

Mr. Bedwell: This is good. It's very upscaled courses.

Mr. Moller: The only difference I saw were the bunkers. Other than their bunkers getting better than ours, we have better greens and better throughways. We are charging \$100 to \$125 this time of the year.

Mr. Bedwell: I agree with that.

Mr. Colasinski: It will go up too for those folks.

Mr. Melloh: As far as the golf operations go, I have the Rounds and Revenue Report. Through 17 days, we are averaging roughly \$400 a day more than budget. Can't really ask for too much more than that. We've had a little rain thrown in there one day and the course was closed altogether. With that, we are getting some pretty good numbers. We're getting a lot of really good response from the community with our golf course and we're continuing to trend well

with the facility. Also on there is the month-to-date food and beverage sales. Through 17 days, we made just \$15,000. You can see on here how the daily sales are growing, which is encouraging. They laid carpet in the restaurant yesterday and its fully painted. We have booze coming and the lights are on order.

Mr. Colasinski: We weren't expecting them and all of a sudden they said, "*Hey, we're here for the carpet. Everybody out of the restaurant.*"

Mr. Melloh: It was a really nice day. To be honest with you, staff did a great job getting all the tables moved out of there. The Ladies did a combo tournament with the 18 holers and 9 holers. There were about 40 of them. They came in and a lot of them sat out there. Quite a few of them ate and what have you. They were watching their scores come in. I think earlier that day, at 10:30 a.m., we had a group of 15 that have a little business meeting out there. It's pretty encouraging what's going on over there. It's still hard to find cooks, but then again, every restaurant around here has got signs out, saying "*We need cooks, apply within.*" Yes Dave?

Mr. Bedwell: Is the carpet cost going to be in the operating costs or is that coming out of reserves? Where is that going to hit this month?

Mr. Showe: It would come out of the bonds. The Board allocated funds. The CDD might purchase it upfront. We've been doing that. If they need payment quickly, the CDD will purchase it upfront and then it gets reimbursed from the bonds.

Mr. Bedwell: It's not going to be in our P&L next month.

Mr. Melloh: Correct? Other than that, unless somebody has any questions?

Mr. Colasinski: Wednesday morning, from 7:00 a.m. to 7:30 a.m., the tee times are blocked. What's going on there? Is there a certain group that goes out then or?

Mr. Melloh: There's a Skins game that goes out.

Mr. Colasinski: Wednesday at 7:00 a.m.

Mr. Melloh: Yeah.

Mr. Bedwell: Okay.

Mr. Melloh: A lot of them are residents. A lot of them are non-CDD residents that pay to play. There's a Skins game and it's generally open to anybody who wants to play with those guys. They don't exclude anybody.

Mr. Colasinski: Okay. Very good.

Mr. Melloh: That's the end of my report.

Mr. Dale: This is off topic of the golf course, but the email that we got from ECOR, said they were supposedly leaving ruts behind the homes over in Bay Hill?

Mr. Melloh: Yeah. Jason sent an e-mail to him.

Mr. Showe: They're going to investigate it. Sometimes it happens. They don't notice it's soft. Mike is great at ECOR. I don't think I actually saw a response from them, but he did send his guy out there. They will take care of it.

Mr. Dale: Do they fill in the ruts?

Mr. Showe: Yes, if they have to.

Mr. Melloh: The problem with it is, they only come on a monthly basis and they're going in basically the same footprint, so there are going to be ruts. I can't imagine there being a lake that doesn't have ruts around it. I was shocked because I never had a complaint like that before, but maybe there's just a really soft area there and there's an abnormal deeper rut.

Mr. Dale: The first thing that came to my mind was why are we mowing up to the lake bank?

Mr. Showe: We're not. The residents are.

Mr. Dale: Why are the residents moving?

Mr. Showe: Because that's typically part of the Covenants, Codes and Restrictions. If they own a home on a lake, even though they don't own the lake bank, they mow down to the lake bank.

Mr. Dale: That seems counterproductive to everything that we're doing.

Mr. Melloh: Well, again, if you want to have that conversation with everybody stop mowing that stuff, you'd have to get their contractors to stop mowing that.

Mr. Showe: Right.

Mr. Melloh: Everybody has that vision of the community being St. Augustine grass mowed right down to the lake.

Mr. Showe: The Bay Hill flow way is different in that it's designed to be left that way. The lakes are at the discretion of the Board because it's a different setup.

Mr. Carnasale: That's the reason that we're doing these plantings. If you remember, when doing the plantings and we're only planting them where the residents have approved the planting. We are not putting any plants where people are mowing them down because they're

okay. That's the reason I gave you two addresses. Those people have said, "*Yes, we're in favor of it. Yes, we want it.*" Okay. So, we know that they're going to make sure that it stays.

Mr. Dale: But the whole point of the program is ultimately we're hoping to create a littoral shelf to serve as a filter for the lake system.

Mr. Carnasale: Correct. However, if you cover approximately a third of the lakes area in terms of the footage around it, it doesn't have to be a third in the same place, when you reach a third, you're accomplishing that mission totally. It doesn't have to be 100% to be able to absorb enough of the nutrients that it will have an impact. That's why I went through two full days of classes.

Mr. Melloh: I think I want to clarify something here at this point. Jason, you can hop in anywhere if I'm wrong on this. We talked about the filtration system, but the way the system is designed is that most of the 84 lakes that we have or all the 44 lakes that we have, go through a filtration system either on wetland or a flow way. The water is getting filtrated out. That's why they are not in trouble right now because there's a lot of nutrients that go flowing through there. So, we are not required by our permit to have every single lake with a planted littoral shelf. It's great that if we can try to get that done, I would even have to say that if we decided to make a decision to tell everybody to stop mowing within 15 feet of lake, I think we would have to check with VECA to make sure that's not a community standard was set up by the Viera Company to begin with. I don't know, but we do filter the water. I don't want anybody to think that we don't.

Mr. Showe: I do know that at Tim's point, there are several communities that we manage, where even though the CDD owns the lake, it's part of their HOA that says, "*If you're on a lake, you have to mow down there.*" We're not taking care for appearance purposes.

Mr. Carnasale: I don't think we want to make a ruling saying that they're not going to do it because then if we tell them that they're not required to do it, then we got to take over the responsibility of doing it.

Mr. Dale: Have either you or ECOR gotten back with that resident?

Mr. Showe: I got the email yesterday. ECOR responded at 8:40 a.m. that they're going to check it out and see if it's a rut or a wash out. We have not heard back yet. We can certainly get a response on that.

Mr. Melloh: Typically, they engage with a resident, when they go out and do stuff.

Mr. Dale: So, we're taking care of the resident. That's all I wanted to know.

Mr. Showe: I've got it in my inbox until we get a response. So, I will make sure that they either talk to the resident or we email the resident back.

Mr. Colasinski: Another thing, there's an open enrollment meeting next week for employees. What do you think of that so far, the whole process and what they may be proposing and so forth?

Mr. Melloh: Well, it seems to be a great program. The situation is that Healthfirst is no longer doing small company insurance programs. Even Healthfirst has been pushing companies towards UnitedHealthcare. There is a minimal cost increase to the CDD for this. We subsidized their wage insurance by 80%. There are going to be three distinct options based on what the employee selects as far as what they want to pay for a premium. The policy seems to line up with what we have currently. Is it a 50/50 co-pay type thing or an 80/20 co-pay thing? There could be a higher deductible. There could be a lower out of pocket thing. It's just that there's a lot to it. That's why it is important for everybody to make sure that their list of providers, their doctors is the same. We will probably have more than what was available through Healthfirst.

Mr. Colasinski: Okay.

Mr. Melloh: I've checked personally and all my doctors and Viera hospitals are on the program.

Mr. Showe: Tim and I were on Zoom with him. He shared with us what we have now. The plans are nearly identical so nobody is losing benefits.

Mr. Colasinski: Okay.

Mr. Showe: I think it's about 1% increase to the CDD in terms of costs.

Mr. Melloh: Thank you for asking that question.

Mr. Colasinski: I'm just curious about what you thought.

Mr. Showe: I think it went really well. We had the call last week and he's already setting up all of forms for enrollment.

Mr. Dale: Are the employees dealing with it?

Mr. Melloh: Well, that's what we'll go through with the Zoom meeting and everything. They're sending us things that we can print out and handout to everybody prior to the meeting so they can take a look at it. All the employees knew that we were going to be having to change in health providers.

Mr. Colasinski: Right. Okay.

Mr. Melloh: We looked at them and Florida Blue, but they were super expensive. UnitedHealthcare is where we are going and it all looks good. Thank you for asking.

Mr. Colasinski: I just want to make sure. That's very important to a lot of people and I want to make sure that you're content with it.

Mr. Melloh: Yeah. Thank you.

B. District Manager's Report

i. Consideration of Requisitions #42 - 45

Mr. Showe: Let's go through the requisitions quickly. We have Requisitions #52, #53 and #54. Requisition #52 is for the restroom benches at the Clubhouse. Requisitions #53 and #54 are for framing, concrete and sod at the park. Again, these were purchased immediately by the CDD, so these are reimbursements to the CDD for those purchases out of bond funds.

On MOTION by Mr. Carnesale seconded by Mr. Bedwell with all in favor Requisitions #52, #53 and #54 were approved.

Mr. Dale: Do you have anything else?

Mr. Showe: Not under the District Manager's Report.

C. Lifestyle/Marketing Report

Mr. Dale: Michelle, you've pretty much turned on everything, right?

Ms. Webb: Yeah. Pretty much.

Mr. Dale: You were in the restroom, but we had a Viera Means Business meeting at the course on Wednesday, but they ended up having a marketing meeting afterwards. I was there because I did the Viera Means Business thing. I'm just sharing this with you. I wasn't trying to step on your toes. I was already there.

Mr. Bedwell: Tim told me.

Mr. Dale: So, for future meetings, I want you there because you're the marketing guy.

Mr. Bedwell: Okay

EIGHTH ORDER OF BUSINESS

Treasurer's Report – Consideration of Financial Statements

A. Approval of Check Register

Mr. Dale: Treasurer?

Mr. Showe: Sure. In your General Fund, we have Checks #4312 through #4322 in the amount of \$20,586.92. In your Capital Reserve Fund, we have Checks \$104 and #105 in the amount of \$14,362.50. In you Golf Course Fund, we have Checks #29034 through #29088 in the amount of \$99,961.63 for a grand total of \$134,911.05. We can take any questions or comments from the Board or a motion to approve.

On MOTION by Mr. Colasinski seconded by Mr. Carnasale with all in favor the Check Register for October 23, 2021 through November 12, 2021 in the amount of \$134,911.05 was approved.

B. Balance Sheet and Income Statement

Mr. Showe: You have the Balance Sheet and Income Statement. I would be happy to answer any questions or we can take those offline as well if there any questions from the Board, but no action is required.

Mr. Dale: I reviewed them.

Mr. Bedwell: When is the money going to be transferred into the Capital Reserve Fund?

Mr. Showe: I will check with our accounting on that. Sometimes they delay that a little bit just to make sure there's enough in there to cover the bills.

Mr. Bedwell: I'm trying to figure out where it's going to come out of Balance Sheet.

Mr. Showe: I will find out.

Mr. Bedwell: The cash in the bank is \$478,000.

Mr. Showe: Yes.

Mr. Bedwell: We can't take all of that.

Mr. Showe: Not all of it.

Mr. Bedwell: But we should be getting the assessments coming in from there.

Mr. Showe: Assessment returns will start happening around December or January. So, we are about the time where we try to transfer that extra money.

Mr. Bedwell: Try to get it in next month.

Mr. Showe: I got you.

Mr. Dale: Jason, just to get the ball rolling. I know we've had this discussion several times. I know we only have the one reserve account. But, from an accounting perspective, from a perception perspective, we were talking about breaking that down to different categories and

then we've had the discussion about the study that was done and everything. Can we just at least get the ball rolling with some initial categories based on that study, based on recommendations from you or maybe Steve can provide some input with that. That's from a reporting perspective. I would like to start getting that perception going, that this isn't just a big clump of money available for whatever a future Board would decide it's for.

Mr. Showe: As some direction for us, would you like that excess from the golf course maybe transferred into its own capital reserve to start with and just leave the rest in there? Is there any preference on how you'd like that?

Mr. Dale: I view that excess from the golf course as part of the reserve money.

Mr. Showe: You got it.

Mr. Colasinski: I would like to see it actually going to a capital reserve for the golf course.

Mr. Carnasale: I don't care where, but I would like to see it.

Mr. Colasinski: I would like have access. The idea making it self-sustaining is to continue reinvesting it. I would like to earmark for that.

Mr. Showe: We've done separate capital reserves in other Districts.

Mr. Bedwell: If the General Fund produces excess money, we should have a General Fund reserve. The minimum to me is General Fund, Golf Course Fund.

Mr. Dale: Right.

Mr. Bedwell: There are some things that's in the General Fund?

Mr. Showe: Absolutely. That would mean lakes, equipment, all of that stuff.

Mr. Dale: I care ultimately but just to get the ball rolling.

Mr. Carnasale: At least start.

Mr. Dale: At least get the ball rolling there. I just don't want it to become a slush fund for Palm trees. If you take money for Palm trees, then you are taking money from something else, whether it be a future roof, a future irrigation system.

Mr. Showe: Let me take a look at it over the next maybe month or so and see if I can come up with a rationale for, *"This is what we have in the Capital Fund now. I would allocate this portion here, this portion here."* I'll take a look at it and work with Steve and Dave.

Mr. Bedwell: I can't remember. When we do the annual budget meetings, should we implement? Of course, we can leave it to future Boards, but say, "*Here's the project we want to allocate for capital spending.*"

Mr. Dale: That's what I'm talking about. All of what we are talking about is forcing it on future Boards honestly.

Mr. Bedwell: We may not make change, but we want to spend money on tee boxes.

Mr. Carnasale: We would not be able to force it on future Boards.

Mr. Colasinski: I think the master plan was kind of what we really we want to try and meet.

Mr. Carnasale: If we set money aside for that, they would know that where there taking the money from and they may get some flack back.

Mr. Colasinski: Well, I would actually like to call that more like the master plan Capital Reserve Fund. That plan that was provided in 2015 was a very good plan.

Mr. Dale: We can use that as the outline, the template. Effectively with this bond money, even with the Clubhouse, we are really starting almost with a clean slate.

Mr. Showe: Correct.

Mr. Dale: We've got new irrigation, the greens not quite as much of a clean slate, but close to it. It will be same with the bunkers, everything. So, we'll be able to say hey, "*Here's our funding date from here.*" Is it every seven years for greens? So, we know in seven years that's that lifecycle. The lifecycle of the roof is 20 years. The lifecycle of the irrigation is 30 years. So, then we break it down further. What's it going to cost us in the future.

Mr. Showe: I've got that Reserve Study. Let me take a look at that. I don't know that we can do something as complicated as that, but maybe we could do a simpler version.

Mr. Bedwell: I never understood. What I heard from that was that was too complex.

Mr. Carnasale: Well, you don't have to have separate bank accounts for it. You can have one reserve account and just have some accounts on paper that are within it.

Mr. Dale: Right. Which is what we're talking about.

Mr. Carnasale: Okay. It shouldn't be that complicated.

Mr. Dale: You got this I have faith in you, Jason.

Mr. Showe: Thank you. I appreciate that.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Dale: Pete?

Mr. Carnasale: My only thing is basically in line with Michelle. For my local area, which is IRCC, I have an article which is going to appear on their December 1st Colony Voice. It will be distributed to all 740 houses. It does announce the dog park and the Farmers Market.

Mr. Dale: What about the restaurant?

Mr. Carnasale: I can't do the restaurant or the golf course because they are in conflict with the IRCC.

Mr. Showe: I heard that you tried though Peter.

Mr. Carnasale: I did, but I had to pacify the General Manager before I could get approval to put it into the paper.

Mr. Dale: Thank you for putting that in. Dave?

Mr. Bedwell: I spoke to President of the HOA at Grand Isle. They said they would put the Farmers Market in the newsletter, but that didn't happen. I will try again.

Ms. Webb: Dave, do you want me to send you a little thing that you can send to them?

Mr. Bedwell: Yes. Well, you just can miss it. Have the employees gotten their bonus? I haven't heard anything. Did we issue a bonus?

Mr. Colasinski: That is not till the end of the fiscal year.

Mr. Showe: The bonus would have to go into effect at the end of Fiscal Year 2022.

Mr. Colasinski: We did provide a raise. The raise is effective now correct?.

Mr. Melloh: Yes, it has already been distributed.

Mr. Dale: I was going to wait till after the meeting, but, the way I see it, the new restaurant falls under that program or the employees of the golf course.

Mr. Showe: It was already in place.

Mr. Dale: Steve?

Mr. Colasinski: I just want to thank everybody on the Board for pursuing this irrigation system. It's going to be one of the key things that we've been doing and it will be to be wonderful when it's done and the support from you guys as well, everybody here. I appreciate that because it's a key thing and I'm glad we're moving it forward. That's it.

Mr. Dale: The only thing that I'm going to bring up is we are in crunch time getting these parks ready before December 12th. I think it's going to happen, but there's still a lot of work to be

done. I understand not everybody is able to physically do stuff, but if you have a neighbor, anybody that is available on Saturday from 9:00 a.m. until whenever, to come out and help us. I've been out there a couple times this week laying sod. Just contact me. If you've got a few people that can do stuff, we could use them. We are in that crunch time.

TENTH ORDER OF BUSINESS

Public Comment Period - All Items


With that, I will entertain a motion to adjourn.


Mr. Showe: We need a motion to continue the meeting to December 2nd at 7:00 PM for the purpose of hopefully reviewing and approving a contract for the golf course renovation project.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Colasinski seconded by Mr. Bedwell with all in favor the meeting was continued to December, 2, 2021 at 7:00 p.m. at this location for the purpose of reviewing and approving a contract for the golf course renovation project.


Secretary Assistant Secretary


Chairman/Vice Chairman