

# VIERA EAST CDD

*2021 Annual Newsletter Supplement for Our Community Subdivisions*

## 2021 REVIEW

*The elections of 2020 resulted in changes on the Board of Supervisors for the Viera East CDD (VECDD) and some changes of direction for the district. This newsletter highlights some of the major changes and accomplishments of the Board of Supervisors and the district over the past year.*

## WHAT IS A CDD?

*The Viera East Community Development District (CDD) is a unit of special-purpose local government created pursuant to, and existing under provisions of Chapter 190, Florida Statutes. The district provides facilities and community services, which would otherwise be the responsibility of the private sector, a homeowner's association, or another unit of local government. Unlike city and county governments, the district had only certain limited powers and responsibilities. Pursuant to statute, these powers and responsibilities include construction, acquisition, installation, operation and/or maintenance of certain types of infrastructures, which may include roads and streetlights, water management and drainage control facilities, bridges, culverts, parks, and recreational facilities. More information can be found at [vieraeastcdd.com](http://vieraeastcdd.com) or on Facebook at [facebook.com/vieraeastcdd](https://facebook.com/vieraeastcdd).*





# FISCAL ISSUES



*Change in VECDD fiscal priorities resulted in a net profit surplus for the golf course of \$452,000 in FY 2021, a large increase from the previous year's net profit of \$18,000. The Boards expectation is to keep the Golf Course self-sustaining. Golf course revenues produced at this level will go to capital savings, with the goal of eliminating the need to ever require another District Bond for the golf course. \$450,000 surplus was placed into capital reserves to keep the golf course self-sustaining.*

*In a time of increasing expenses, the annual CDD non-ad valorem **tax assessments** were reduced 8% from the previous year.*

143,700	\$ 140,240	\$ 144,033	\$ 160,304	\$ 1,701,403
149,593	\$ 148,053	\$ 144,443	\$ 167,680	\$ 1,686,275
194	\$ 194	\$ 196	\$ 12,884	\$ 15,193
585,449	\$ 577,254	\$ 571,912	\$ 541,311	
Projected Revenues FY 2021				\$ 2,153,719
Projected Expenses FY 2021				\$ 1,701,469
Projected Surplus(Deficit) FY 2021				\$ 452,250

## VIERA EAST CDD BOARD OF SUPERVISORS

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## VIERA EAST GOLF CLUB

*2022 will be a big year for the Viera East Golf Club. In 2021, the VECDD Board researched, planned and voted for several Golf Course improvements that include a completely new irrigation system and golf course maintenance vehicles. Golf cart path extensions that allow for more golf play time on rainy days, thereby improving profitability, are also part of current board discussions.*

*The condition of the Golf Course is well received by the public. Viera East Golf Course received honorifics by Space Coast Living Magazine as the Best Golf Course on the Space Coast and is ranked by GolfDay as the 17th best public course in Florida. After several "Best of Rockledge" rankings, the Viera East Golf Course has been entered in the Business Hall of Fame.*



## HOOK & EAGLE TAVERN

*2021 saw establishment of the new Hook & Eagle Tavern located at the Viera East Golf Club. Bringing Southern - Inspired Tavern Fare to Viera East, Hook & Eagle Tavern is your destination for AMAZING eats, tantalizing cocktails & the BEST craft beer selection you will find, set amid a picturesque landscape with the best views in Viera East! All residents, please come in for the Hook & Eagle Tavern "Experience". Weekend music and Friday Karaoke are among the fun activities at YOUR local tavern. Visit us online at [Hookandeagle.com](http://Hookandeagle.com) or [Facebook.com/hookandeagle](https://www.facebook.com/hookandeagle).*





## WOODSIDE PARK

*Although completed just outside of FY2021, the new Pieloch Dog Park and Nature Playground located at Woodside Park are a great improvement to the CDD. The 2 park build cost the district residents about \$100,000, but produced a park valued between \$500,000 to \$750,000. Over 7000+ volunteer hours and about \$200,000 of donated goods and services produced what is arguably now one of the nicest parks in Brevard County.*

## PIELOCH DOG PARK

*The Pieloch Dog Park and Nature Playground are open from sunrise to sunset. Park rules are listed at each entrance to the parks. We ask all patron while using the park to clean up their trash and dog waste in and around the park in order to keep the park clean. Any vandalism or inappropriate use of the parks are to be reported. Cameras are being installed for safety and security.*



## PARK SPONSORSHIP PROGRAMS

*The VECDD recognizes the need for community members to have an opportunity for individuals, families, and organizations to sponsor or to memorialize an outstanding achievement or the memory of a loved one through the planting of trees or the placement of benches for the entire community to use and enjoy. Anyone may apply to the CDD for a memorial item. Current options include sign sponsorships, trees, playground boulders, benches and playground musical equipment. Please contact [Uniquewebbconsulting@gmail.com](mailto:Uniquewebbconsulting@gmail.com) for more information on our sponsorship programs for the park.*





## VIERA EAST MARKET

*The monthly Farmer's Market at Woodside Park has quickly become a district favorite! The market provides monthly revenue and improved social opportunities for CDD residents. The market is monthly, running September - May, on the second Saturday of each month from 10 am - 2 pm. Woodside Park is located at 1705 Crane Creek Blvd. Excess parking for the market has been graciously provided by Prince of Peach Church across from the park. Market users can park in their field closer to the crossing area.*

## WE WANT TO HEAR FROM YOU

*Join our survey monkey email list and become part of ideas that can develop around Viera East Community Development District! Have your voice heard! Just email [Uniquewebbconsulting@gmail.com](mailto:Uniquewebbconsulting@gmail.com) to get on our survey list!*

FLORIDA PUBLIC RECORDS NOTICE: EMAILS TO AND FROM COMMUNITY DEVELOPMENT DISTRICT'S ARE PUBLIC RECORD ACCORDING TO SECTION 119 FLORIDA STATUTES. FOR MORE INFORMATION, PLEASE SEE [HTTP://WWW.MYFLSUNSHINE.COM/](http://www.myflsunshine.com/).



## DO YOU KNOW?

Viera East CDD residents get 25% off golf at the Viera East Golf Club and it is open to the public daily?

Hook & Eagle Tavern is owned by all residents of the VECDD, from Fawn Ridge to Auburn Lakes, and is open to everyone daily? Yes...everyone! There is no exclusion! Everyone and anyone is welcome!

# FIRE BREAKS



*District Nature preserve fire break and preserve fire management is a top priority that resulted in increased servicing. Fire break cutting changed from tri-annual to annual for all homes on CDD preserve land. To help accomplish this firebreak mission and change from controlled burns to mulching the district purchased an additional FECON mulcher and tracked vehicle. This purchase helped save the district annually roughly \$10,000 of money previously allocated for controlled burns.*

*Responding to homeowner safety concerns, the district improved trail safety on nature preserve paths by installing mirrors and bollards at set locations.*

## FIREBREAK ANNUAL SCHEDULE

### 2022 VECD Fireline Cutting Estimated Dates

START	DESCRIPTION	Projected Date
2/21/2022	Heron's Landing, outside sidewalk - West	3/2/2022
3/2/2022	Auburn Lakes West between Wingate & Auburn Lakes	
3/7/2022	Osprey Landing	3/15/2022
3/21/2022	Osprey Ridge	3/25/2022
3/8/2022	Bennington - Templeton	4/8/2022
4/11/2022	Wingate Estates	4/15/2022
4/18/2022	Heron's Landing - inside	4/22/2022
4/25/2022	Somerville	4/29/2022
5/2/2022	The Heritage	5/4/2022
5/9/2022	Fawn Ridge	5/11/2022
5/16/2022	Crane Creek area	5/24/2022

**DATES AND AREA'S MAY CHANGE DUE TO WEATHER AND GROUND CONDITIONS, EQUIPMENT MAINTENANCE AND HOLIDAYS**

Any questions regarding firebreak management please contact Tim Melloh at (321) 639-6500



## VECDD WATERWAYS



*Bayhill Subdivision saw significant water flow way improvements with a VECDD funded \$25,000 clean-up project completed by L.E.W. Integrity Services. Residents say this is the cleanest the flow way has looked in over 8 years. On-going maintenance is being planned by the district going forward.*

*The CDD is working with Brevard County, and other organizations by creating an educational littoral shelf buffer zone planting on the island at Suseda Park. A littoral shelf is a shallow shelf in a water body that is planted with native aquatic vegetation normally located by an out-flow structure. The purpose of a littoral shelf is to filter out nutrients and minerals in the water prior to leaving the pond via the out-flow structure. Information about this, and other waterway projects can be found at [LagoonLoyal.com](http://LagoonLoyal.com)*



*Viera East Golf Course residents of Aberdeen, near lake 20 and 21, benefited from midge treatment by the VECDD. Not to be confused with mosquitoes, midges do not carry disease - however, they're just as annoying. Midges are much smaller than mosquitoes, weighing only about 1/8000 of a gram. Midge mitigation treatment should continue in these lakes for the foreseeable future.*





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Viera East Community Development  
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# STAY CONNECTED

*See what is happening at the park, the Tavern and the golf course through all our social media and webpages. Just use your camera on your cell phone, hover over the scan code, and click on the yellow link that appears.*

[HTTPS:WWW.VIERAEASTCDD.COM](https://www.vieraeastcdd.com)

[HTTPS:WWW.VIERAGOLF.COM](https://www.vieragolf.com)

[HTTPS:WWW.HOOKANDEAGLE.COM](https://www.hookandeagle.com)

[WWW.FACEBOOK.COM/VIERAEASTGOLFCLUB](http://www.facebook.com/vieraeastgolfclub)

[WWW.FACEBOOK.COM/VIERAEASTCDD](http://www.facebook.com/vieraeastcdd)

[WWW.FACEBOOK.COM/HOOKANDEAGLE](http://www.facebook.com/hookandeagle)

[WWW.FACEBOOK.COM/VEFARMERSMARKET](http://www.facebook.com/vefarmersmarket)

[WWW.FACEBOOK.COM/PIELOCHDOGPARKVIERAEAST](http://www.facebook.com/pielochdogparkvieraeast)



## SCAN ME

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