

**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, May 26, 2022** 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 <i>by phone</i>	Treasurer
Paul McCarthy	Assistant Secretary
David Bedwell	Assistant Secretary

Also present were:

Jason Showe	District Manager
Tim Melloh	General Manager
Michelle Webb	Marketing Director
Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Public Comment Period – Items on Agenda**

Mr. Showe: I have no Request to Speak forms, but we can open it up for any member of the audience who would like to provide any comments. We would ask that you please state your name and address and keep your comments to three minutes. Hearing none, we can proceed.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the March 10  
2022 Workshop Meeting and April 28,  
2022 Board of Supervisors Meeting**

Mr. Showe: We've provided minutes for the workshop of March 10<sup>th</sup>, as well as the April 28<sup>th</sup> Board meeting. We can take any questions or comments from the Board at this time or a motion to approve.

Mr. Carnasale: I don't see anybody with comments.

On MOTION by Mr. Carnasale seconded by Mr. McCarthy with all in favor the Minutes of the March 10 2022 Workshop Meeting and April 28, 2022 Board of Supervisors Meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**New Business**

**A. Consideration of Resolution 2022-01 Approving the Proposed Fiscal Year  
2023 Budget and Setting a Public Hearing**

Mr. Showe: This is the start of the budget process. We presented to you, Resolution 2022-01. We will start with just some background on what this resolution does for the Board. The resolution does a couple of mechanical items. The first thing that it does, is it approves a proposed budget, which will be attached as Exhibit A. It also sets the public hearing. We've set the public hearing tentatively for your regular August meeting, which will be August 25<sup>th</sup> at 7:00 p.m. at this location. It also directs us to transmit this budget to Brevard County in the City of Rockledge, as well as post to your website once it's approved. There are no assessment increases as projected in the budget that you've got in front of you now. We were able to keep everything at the same level of service. We included some raises for staff, as well as looking at all of the contracts. It included some escalators in that. Similar in the past, there is a reduction in some of those transfers that we would typically make to your Reserve Fund. So, with the budget the way it is now, assessments last year were \$629 per home. With the decrease of the debt service that dropped off this year, plus the addition of Series 2020, assessments would drop from \$629 and \$404 with no assessment increase. Then behind the General Fund, we've got all the account lines. It shows you all of the contract costs and how we get to those numbers, for anything that we have contracts for. We also have the Capital Reserve Fund, which shows \$450 for the golf course for the current year. At the end of this year, we would have approximately \$768,000 in capital reserves. Again, the Board can change whatever you want to spend.

Mr. Dale: Could you say that again?

Mr. Showe: We expect at the end of 2022, to have \$768,000 in capital reserves.

Mr. Bedwell: That's what we have now.

Mr. Showe: Correct. We don't anticipate any expenses in that capital reserve for now. You are using the bond funds. They are supplementing what you would traditionally be spending.

Mr. Bedwell: You don't anticipate the golf course making any money?

Mr. Dale: We're not projecting that.

Mr. Showe: The process we go through, at least at this stage, is we are very conservative with your funds.

Mr. Bedwell: Okay.

Mr. Showe: We try to overestimate expenses and underestimate your revenues. We can make tweaks as we go through the process. Then we've got your debt as well as the golf course. We did separate it out budget-wise just so it's clear and distinct. I think that will help with the contract, but we can do it either way.

Mr. Bedwell: This budget is going to be transmitted to Brevard County.

Mr. Showe: Correct. Every budget is required to go to the county. I don't know what they do with it. We've never once received a comment from any of them. I think it's just a statutory compliance item and it goes onto a shelf somewhere.

Mr. Dale: Then when we make a change and you file that change as an addendum to it?

Mr. Showe: We don't file a change, but they get a copy of the final budget.

Mr. Colasinski: What is the mechanism for identifying the assessment number with the county for the fiscal year?

Mr. Showe: Sure. When you guys set your final assessment through the adopted budget process, our staff prepares what's called an Assessment Roll. It's about a 6,000-item spreadsheet, one for every property in the District. That instrument lays the assessments on each individual product.

Mr. Colasinski: Alright. Thank you.

Mr. Showe: You're very welcome. Again, this is really just the start of the budget process. It's important for both the residents and the Board to know that this doesn't lock you into anything in particular at this point. I think the one thing that's worth discussion now is if you

want to increase the operation and maintenance (O&M) assessments. On the last page of the budget, which if you have the electronic agenda, is Page 155, but we also have hard copies of the budget. For every \$50 net assessment increase, which is what people actually pay, it generates approximately \$300,000 worth of revenue, which could go to reserves or however you want to do it. We show a \$50 increase, \$100 increase, and \$150 increase, but approximately it's about \$300,000.

Mr. Dale: What if we want that specifically allocated for non-golf course, so there's no issue?

Mr. Showe: Essentially, you're generating revenue and then it's your job to allocate that revenue. So, it can go anywhere that's a legal purpose of the District.

Mr. Colasinski: Right. We can allocate the General Fund to Recreation?

Mr. Showe: Correct. Or to Capital Reserves or wherever you would choose to allocate that is fine.

Mr. Colasinski: Alright.

Mr. Showe: As part of the process this evening, if there is an increase, we are required to go through that notice process. So, in order for us to have time to get all that coordinated, we need to know what your ceiling is. If you said, "*Hey, \$50 is our max, we're not going to go over a \$50 increase total,*" you can still bring it down, should you choose between now and the public hearing. But we need to know what we're going to be sending out in a letter to the residents if there is an increase.

Mr. Bedwell: Where are those different scenarios? I know they're in here. I saw them.

Mr. Showe: It's the last page of the budget.

Mr. Colasinski: There are four categories on there.

Mr. Showe: Again, we showed a \$50 increase, \$100 increase, and \$150 increase. For every \$50 you increase, it's approximately \$300,000 worth of revenue.

Mr. Bedwell: Well, I've always said that we should assess people for reserves. This is my own belief.

Mr. Dale: We did have that discussion.

Mr. Colasinski: Hey, Jason, that scale, when it goes to a \$150 increase, that's much more than \$300,000 in increased revenue.

Mr. Dale: He was saying it's \$300,000 per \$50.

Mr. Showe: You might be right. I have to look at that one.

Mr. Colasinski: Alright. I just wanted to have that understanding.

Mr. Bedwell: I think \$300,000 for \$50 is a little high.

Mr. Showe: No, that's actually right. There are 6,000 units in the District. Again, it's not exactly that because the commercial is assessed at a little different rate than the residential.

Mr. Dale: I seem to recall that.

Mr. Showe: But when it all breaks down, it's approximately \$300,000.

Mr. Colasinski: Right.

Mr. Showe: Per \$50.

Mr. Colasinski: Well, it sounds like our next meeting, our workshop meeting, may be our only real opportunity to discuss this. There may be some people missing at our regular meeting in July. I don't know who is planning on being in attendance for the July meeting, but we don't have much time to work on the budget, so I guess we need to start looking at it. Our actuals are a good indicator of what we need to plan for next year.

Mr. Dale: What we have discussed, in summary, to my recollection here, at the past couple of meetings, whether it was at the workshop or at the last annual meeting, there seemed to be general consensus amongst the Board members. I'm not speaking for the Board. I'm just sharing my interpretation of what I thought we were at. There seems to be a general consensus among the Board, of an increase between the \$50 and \$100 mark. The purpose of that increase is to allocate that money to non-golf course reserves or if we run a little over because we are at 10% inflation generally across the Board on a lot of things, that money is there to capture those increasing expenses. More importantly, it is there to develop more of a reserve that we don't have for the entire District as opposed to using bond money. Correct me if my math was wrong, but I came up with \$225.

Mr. Showe: Yes. Assessments are dropping by approximately \$225.

Mr. Dale: Right. What we discussed, to my recollection, at a previous meeting, but I don't remember which meeting it was, was the notice for the increase has to go out and meet all of the criteria legally. But what we are able to do is attach an addendum to it, where it spells out in plain English to the residents, that the net effect is that the taxes will still be coming down, but the purpose of the increase is to go towards reserves, so we never have to look at getting another bond.

Mr. Bedwell: That's exactly what we talked about. We just haven't decided on the amount.

Mr. Dale: Exactly, whether it's \$50 or \$100. What my objective in the process that I'm going to want nailed down a little bit more when we go into that, like Steve said, probably at the next meeting, at the next workshop, are we going to be running over budget much this year?

Mr. Showe: Yeah. That's always part of the challenge when you're doing budgets because we're trying to project essentially 17 months in advance. We're looking through next September. As we go through the next few months now, you've got essentially four months to really massage this budget until the August meeting.

Mr. Dale: Right.

Mr. Showe: So, you can make changes up until that final meeting. We'll continue to refine that based on the actuals that are coming in month-to-month and all of this will get refined and shown to the Board multiple times.

Mr. Bedwell: I agree that we shouldn't say what it can be used for. The way you said it is the way to say it, to have reserves, so we don't have to issue a bond. That's it, end of story.

Mr. Dale: Exactly.

Mr. Bedwell: You don't know when a hurricane could hit, right?

Mr. Dale: Right.

Mr. Carnasale: The only reason that he's saying what he was saying was that we have promised in the past that the profits made off the golf course would go into a reserve for the golf course.

Mr. Bedwell: Right.

Mr. Carnasale: Okay. So, therefore, what he's saying is that anything we try to collect now, we need to have a reserve account to cover the rest of the CDD.

Mr. Dale: This is essentially establishing a reserve for the CDD as opposed to the golf course.

Mr. Bedwell: But you can't guarantee in the future that you're going to get money with the golf course.

Mr. Dale: Bingo.

Mr. Showe: Correct.

Mr. Carnasale: You're not limited to that, but I'm just saying, the basic intent is to try and keep our promises.

Mr. Bedwell: Well, we only have one reserve account balance, so what we need to do is set up a second.

Mr. Dale: Set aside the other reserve account or do what we've talked about a hundred times, where, yes, it's one reserve account, but we have it allocated. I get that there's nothing legal about it.

Mr. Showe: We can talk. So, I think what we'll do is, at the bottom of that page, I'll work with our accountant.

Mr. Dale: Nothing legally constraining. Let me say that for the people reading the minutes.

Mr. Showe: We can do a little summary at the bottom that says, "*Allocation of this much is general or this much is general operations or this much is golf course,*" and just show a little table at the bottom. Again, you're not tied into that, but it does show an illustration, a running total.

Mr. Dale: I don't think we're at this point yet, but in the 2015 study, we've talked about how we want to break that down further, so we're able to do a time value of money calculation to figure out, 20 years from now, how much we need to be setting aside on an annual basis for a sprinkler system. I know that it's just written on paper and it's not going to be entirely accurate, but it's the best system we've got.

Mr. Showe: There may be some benefit.

Mr. Bedwell: It's a forecast.

Mr. Showe: There may be some benefit to almost looking at doing a completely new study once you're done with the bond project. We can certainly get you quotes. Dealing with a study that's seven years old, plus making all of these improvements, there are things in there that aren't included. I think it might be time, when you're done with the bond project, to consider another Reserve Study with all of your assets to plan that out.

Mr. Bedwell: Well, if we use the same company, we wouldn't be starting at ground zero.

Mr. Dale: Right.

Mr. Bedwell: You've got a whole book with all of the line items.

Mr. Showe: I'm just throwing that out there. Obviously, it's a future issue.

Mr. Colasinski: The master plan, when it was established in 2015, identified all aspects of the capital improvements and their life cycle time period. So, all we have to do is go through each of those line items, put new dollar figures on them and make the calculations. I don't see that as being too difficult.

Mr. Dale: Right. I will also share with the Board and this is anecdotal, not scientific, but over the course of the past two months, I had at minimum, 20 conversations with individuals that are residents, taxpayers in this District, about this very issue. I've asked them all point-blank, if we were to increase the taxes at the same time the bond money was coming down, as long as it was for the reserve funds for the CDD and people knew that the purpose was to prevent us from ever having to issue another bond, every single one of the people that I've talked to were in support of it.

Mr. Colasinski: Let's be careful with that. We don't have the capability to issue another bond right now. What we do have the capability to do is a special assessment.

Mr. Dale: I get that.

Mr. Colasinski: It's important to understand that because a special assessment is due in one year. A bond can be amortized over several years.

Mr. Dale: I understand, but the gist is, at this point in time, people were supportive of the increase, even though the net effect is a net decrease. I know we're getting into semantics here, but people were in favor of that. So, I guess where I'm at, is that I would encourage each Board Member to go out and have the same conversation with your constituents.

Mr. Colasinski: We all are constituents.

Mr. Dale: Yes, you are correct.

Mr. Bedwell: I've already talked to many people.

Mr. Dale: You get the same feedback, is what you're getting.

Mr. Carnasale: We're not getting the same feedback. To get that feedback from my neighborhood, which basically will probably get no benefit from it anyway, is a positive thing to do because they understand the budget process. They are all highly educated people.

Mr. Dale: Right. I think if we were to approach this from a planning perspective, hypothetically, going into our discussions, I think the \$100 figure is the one that keeps coming up. I think that's the way we should look at it. Of course, if there are reasons to change that or adapt it...



Mr. Showe: Here's the thing. You want to give yourself more flexibility than less. If you tell us \$50 tonight, that's your ceiling, so you can only go down from there. If you tell us \$100 tonight and you end up settling on \$70 or \$75, you can do that. So, I would encourage you to look at a higher number now. Obviously, there is a cutoff, so we'll continue to have these workshops and discussions. At a certain point, we have to do a mailed notice, so I need to use this number.

Mr. Dale: Right.

Mr. Showe: But you can still come down from that number once those mailed notices go out.

Mr. Bedwell: Tim, I know that you don't have the reserve book with you, but there was a page I looked at, that said how much money you have to put into reserve each year. I wish we had that number because then we could say, "*With 4,000 some residents, that means \$50 or \$60 or \$70.*" I know it's seven years old, but at least it's a start.

Mr. Dale: Right. That's including everything with the golf course.

Mr. Bedwell: It's everything.

Mr. Dale: I know there's no segregation in any official paperwork or anything, but the way I was looking at it, was when I originally came up with some of the numbers when we were developing the bonus program, the number it all seemed to coalesce around, we needed \$250,000 a year to meet our reserve requirements for the golf course. My impression from the numbers that I've seen, is \$100,000. Because we are talking culverts, we're talking machinery, which is valued at, at least \$500,000. We've got a lot of things in the mix there.

Mr. Bedwell: When you say the golf course, you're including the Clubhouse, right?

Mr. Dale: Oh, yeah.

Mr. Bedwell: Which could be a big expense.

Mr. Colasinski: The question you're going to have from our constituents, if we're going to establish a Capital Reserve Fund for dealing with any emergencies, when do we stop the assessment for that Reserve Fund? We should consider a limit on when we want to stop, so it doesn't go on forever, because somebody is going to ask about that. Otherwise, it's just a tax increase that you're going to see every year. If it's intended to establish a Reserve Fund, are we going to continue to add more and more reserve money or are we just wanting to target a ceiling limit for reserves?

Mr. Carnasale: I would say it's going to continue forever, because of the fact that we're trying to create a Reserve Fund for things that might not expire and need replacement for another 20 years or 30 years or 10 years or 15 years. So, if we are creating a Reserve Fund for items that might need replacement or items that might get destroyed by a hurricane, which we don't know when will happen, we can't draw a line on...

Mr. Colasinski: We can't have Board reserves and own an asset.

Mr. Dale: I agree with you, Steve, and I understand what you're saying. My suspicion is though, it's going to take us at least six or seven years to establish those reserves.

Mr. Colasinski: That's fine.

Mr. Dale: Hear me out. It's going to take us six or seven years to establish those. But what's going to be happening at the same time that is going on, is inflation is going to be eroding away at that, and by the time we hit those six or seven years, there's a good chance that number we're at with those assessments, is where we're going to be at with our current expenses.

Mr. Bedwell: That's why we need the Reserve Study, so we can show people why it is this amount.

Mr. Showe: When the Reserve Study started, they estimated the first year was \$497,000. Then it went up to \$511,000, \$527,000 and \$543,000. When you go to 2023, they were looking at about \$541,000. It goes from \$541,000 with some incremental increases every year, all the way up to \$868,000 in 2030.

Mr. Bedwell: That's the entire CDD.

Mr. Showe: That's the CDD and the golf course combined.

Mr. Bedwell: I understand.

Mr. McCarthy: I'd like to see a reserve set up separately from the golf course reserve.

Mr. Showe: Correct.

Mr. Bedwell: You're talking about setting up an increase in reserve for non-golf course?

Mr. Dale: Yes.

Mr. Bedwell: What is out there besides the golf course?

Mr. Dale: At the park, you've got all of our culverts, sidewalks, everywhere.

Mr. Showe: I think it's the culverts, the sidewalks, all of the storm water system. That is the big thing.

Mr. Colasinski: The erosion on the lake.

Mr. Dale: That's the big one. That's the one that scares the bejesus out of me right now.

Mr. Carnasale: Erosion on the lakes.

Mr. Bedwell: We'll have to break the Reserve Study out in two pieces.

Mr. Dale: Yeah, because I'm getting more and more complaints. A lot of them are from the folks in Bayhill about their backyard. One resident told me that they wanted to get a swimming pool put in and were advised by the pool company not to because of how much had eroded in their backyard. So, I've got a feeling that down the road here, we're going to have some bills with regard to that.

Mr. Bedwell: Well then, we need to break that Reserve Study out into pieces so we can show people.

Mr. Dale: Right.

Mr. Colasinski: Great idea.

Mr. Dale: I think for guidance purposes, what I would target is a \$100 increase. We'll talk about it more. We'll massage it. We'll talk about how we're going to break it down.

Mr. Showe: I think for purposes of approval tonight, if that's what the Board wants, I can craft a motion and somebody can just approve it. It would be a motion to approving Resolution 2022-01, approving the proposed Fiscal Year 2023 budget as presented, with an additional \$100 increase dedicated to reserves and setting the public hearing.

Mr. Dale: The net effect is we would be going from \$609 for homeowners.

Mr. Carnasale: No, \$628.

Mr. Showe: You'd be going from \$629 to \$504. So, they're still getting well over a \$100 decrease overall.

Mr. Dale: Right.

Mr. Carnasale: Last year they got a \$50 decrease. This year they would get over a \$100 decrease.

Mr. Dale: Right.

Mr. Bedwell: When I talk to somebody, I ask, "*Would you be willing to put money in reserve that cost the same as having a dinner for two and two glasses of wine at The Chart House?*" That's all we're asking.

On MOTION by Mr. McCarthy seconded by Mr. Carnasale with all in favor Resolution 2022-01 Approving the Proposed Fiscal Year 2023 Budget with a \$100 increase and Setting a Public Hearing for August 25, 2022 at 7:00 p.m. at this location was adopted.

Mr. Showe: We'll adjust that. You'll see this again when you have the workshop, because we'll focus the next workshop on basically the General Fund as well as the Capital Projects Fund. So, that will be a good time to start. Obviously, with the focus on looking at that specific capital, even though it says, "*Golf Course*," we present you with the entire budget at the same time. So, if you've got other changes, we have to roll them all in.

Mr. Dale: Right.

Mr. Showe: Perfect.

**B. Consideration of Special Warranty Deed with The Viera Company for Tracts A, B and Nearby Property**

**C. Consideration of Bill of Sale to Viera East CDD from The Viera Company for Tracts A and B of Star Rush Drive Extension**

Mr. Showe: I can go through the next two items because they're related. We've been approached by The Viera Company. They completed the construction of the I-95 interchange. There's a pond there, Pond 2, that is tied into the header canal. The CDD has already committed, because we own the header canal, that we would take that pond over when construction is complete. They are ready to start turning that over to us. So, they presented us with a Bill of Sale and Warranty Deed. It's always been the District's intent, that the CDD would maintain the header canal in those areas. So, I don't know if we have a whole lot of ability to say no at this point. What I would recommend, if the Board is willing, is to approve it subject to both our Ecologist and our engineer just getting an eye on the facilities, the structures, making sure there's nothing that they see before we give them all of these documents. Because if there's something we need to fix or they haven't completed to our satisfaction, we need that completed before we give them the documents.

Mr. Dale: I'm going to throw in another caveat or issue here. They own those 8 or 10 acres that abut right up against this property, right, that they're going to be developing?

Mr. Showe: I don't think that's the same property.

Mr. Dale: You know what I'm talking about on the south side of Viera Boulevard?

Mr. Showe: Yeah. That's not this.

Mr. Dale: That abuts up. What you're talking about, is the property that's along I-95, right?

Mr. Showe: The northeast corner of Viera Boulevard and I-95.

Mr. Melloh: The pond that's by Eagle's Nest.

Mr. Dale: The northeast corner.

Mr. Carnasale: You know where Eagle's Nest is?

Mr. Dale: At the corner of Viera Boulevard and I-95. I want to make sure that we're talking about the same thing.

Mr. Showe: We already maintained the header canal that comes through here. Even though this is their ownership, we do this whole lake because of how the golf course is irrigated. The only thing we're really taking that's new, is this and it's essentially just cutting it.

Mr. McCarthy: Jason, what's the approximate cost of taking care of it?

Mr. Carnasale: You can't say the east or the west.

Mr. Showe: I don't know if there's really any cost other than staff time for them to go and mow it. ECOR is already maintaining both the header canal and the large pond that's there.

Mr. McCarthy: It's not a big-ticket item.

Mr. Showe: No.

Mr. Dale: It's a little bit of gas every time we have to go somewhere.

Mr. McCarthy: When this came up a year or two ago, I said, "*We don't want the retention pond,*" but we didn't have a choice.

Mr. Showe: We really don't. That's part of the reason the CDD was created here.

Mr. Dale: Right.

Mr. Showe: Because we are the maintenance entity for all of the saltwater here. When you think about it, especially as it relates to the header canal, and I was telling Pete earlier, I think what you guys wouldn't want as a community, is for an HOA to maintain this part of the header canal, The Viera Boulevard company to maintain this part and for us to maintain this part. Because if one of those functions doesn't do their job, the whole system is bad. It's better for the entire community to have it in one.

Mr. Dale: But I will plant a seed, because I'm sure we're going to be running into the same issue on the other side of Viera Boulevard.

Mr. Showe: I don't think so, because the header canal doesn't go through there. These are all tied in because of the header canal.

Mr. Dale: None of that property, even around the sign obelisk that they have there?

Mr. Showe: Pond 2 is what we committed to take, which is this pond.

Mr. Dale: Okay. Alright.

Mr. Showe: Those are all stormwater runoff that appears to relate specifically to that development, not the overall stormwater of the community.

Mr. Carnasale: The only problems that will be absorbed by our manager, will be mowing and watching how far he has to be from Eagle's Nest.

Mr. Dale: Yeah. Alright.

Mr. Carnasale: Let's say that it's got to be at least this and you've got the other people that are complaining it didn't get moved? Okay, so that will be an issue.

Mr. Dale: Jason, are you looking for a motion?

Resident (Not Identified): Can I interject for a moment?

Mr. Showe: It's up to the Chair if he wants to entertain comments at this point.

Resident (Not Identified): One of the things that you want to be careful of is erosion, just like you suffered presently with all of your ponds. I would have them evaluate that personally to see what the erosion potential is for the future.

Mr. Dale: You said that the canals closest to the apartments, were owned by the apartment complex. Is that what you said, when we looked at that area?

Mr. Showe: There are interior ponds to the apartment complex that are maintained by the apartment complex.

Mr. Dale: Right.

Mr. Showe: The larger pond that goes on the outside and borders the golf course is the CDD's.

Mr. Dale: Right, but none of that abuts up against any property that has a homestead on it.

Mr. Showe: No. None of this abuts a home lot.

Mr. Dale: Alright.

Mr. Showe: So, if there is erosion...

Mr. Dale: It's just the land that goes away. Alright.

Mr. Showe: So, it would be my recommendation, if the Board is amenable, to approve both the Warranty Deed and Bill of Sale, subject to sign-off from both the Ecologist and our District Engineer after they reviewed it.

Mr. Bedwell MOVED to approve the Special Warranty Deed with The Viera Company and the Bill of Sale from The Viera Company for Tracts A, B and nearby property of the Star Rush Drive Extension, subject to review and approval from the Ecologist and District Engineer and Mr. McCarthy seconded the motion.

Mr. Dale: Do we have any further discussion on it?

Mr. Carnasale: I don't really think we have a choice.

Mr. Showe: That's the unfortunate part, but that's why we're here.

On VOICE VOTE with all in favor the Special Warranty Deed with The Viera Company and the Bill of Sale from The Viera Company for Tracts A, B and nearby property of the Star Rush Drive Extension, subject to review and approval from the Ecologist and District Engineer was approved.

**D. Ratification of Agreement for Driving Range Tee Box Renovations with Landirr, Inc.**

Mr. Showe: I think as we talked about at the last workshop, there was an increase in Landirr's cost up to \$96,000. So, per Board direction and to get that project going, before there were any further escalations in price, we've gone ahead and executed that contract. We will just need a motion to ratify.

On MOTION by Mr. Carnasale seconded by Mr. McCarthy with all in favor the Agreement with Landirr, Inc. for the driving range tee box renovations in the amount of \$96,000 was ratified.

**SIXTH ORDER OF BUSINESS**

**Old Business**

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

**B. Action Items List**

Mr. Dale: We talked at the workshop that if we don't have anything new, we were just going to go over that section. Pete, is there anything new?

Mr. Carnasale: With the exception that I will be having a formal sit-down meeting with the rest of the group on the 31<sup>st</sup>.

Mr. Dale: I'd be interested to hear how that goes.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. General Manager's Report**

Mr. Dale: Tell us how well the golf course is doing, Tim.

Mr. Melloh: We have the normal day-to-day operations. Regarding the fire line, the guys have made a lot of headway recently. Fawn Ridge and Crane Creek are the only areas that remain. They will be starting those areas on June 1<sup>st</sup>.

Resident (Mary Ann Ferraro, Fawn Ridge): Do you know why half the people aren't here tonight? There is a meeting by Fairway Management? There was one meeting this afternoon at 2:00 p.m. and there's another meeting tonight at 6:00 p.m. to discuss merging and how everybody is going to get involved.

Mr. Dale: We'll talk more about that after the meeting. I want to hear about it.

Resident (Mary Ann Ferraro, Fawn Ridge): I said to them, "*It was nice of you to have this meeting.*" Can you look at your calendar to see if there are any other meetings in the evening?

Mr. Dale: I don't know.

Resident (Mary Ann Ferraro, Fawn Ridge): So yes, we're very happy.

Mr. Melloh: As far as the Golf Course Maintenance Report, our irrigation installations are currently on its third hole, Hole #11. They are waiting for a 16 x 10-inch flange to be delivered so they can make a connection to the actual pump station. That's a little bit caught up in the material supply chain. They are not exactly sure when that's coming, but it should be soon.

Mr. Bedwell: So, what are they doing with Holes #12 and #13? Are they still connected to the pump?

Mr. Melloh: They are still using the old system there. Everything's fine. I'm just letting you know that they are moving along with that. They will be running new irrigation on Holes



#12 and #13, but until they can make that connection, they will be behind just a little bit there. As far as the Rounds and Revenue Report, this past week, Jim did some aerification and some slicing of the greens. The greens are now six years old now. The slices that you've seen in the green is a result of a deep slice that goes down 8 to 10 inches into the ground.

Mr. Dale: It's a shockwave.

Mr. Melloh: Exactly. We did a solatine aerification, top dressing, applied some nutrition to the ground and some organic material that contains calcium. The calcium helps to break down the salts that build up in the greens mostly from the pond water. We don't really get reclaimed water, although we're set up to receive it whenever they decide they want to ship it. I think we're on that list ahead of Grand Island. We just never get it. In the seven years that I've been here, we've gotten reclaimed water twice. Anyway, there are a lot of good stuff, a lot of good things that Jim has done. They aerified the tee boxes, went down to the cart path edges, so we could get the most amount of growth there where grass in the ground has become compacted and what have you. We are looking for a speedy recovery there. So far, through the first 25 days, we're sitting at \$106,228 or \$4,426 daily. Our previous year, we did \$4,226 and we're running a couple hundred dollars ahead of what we did last year. So, we're doing pretty well and that's even with the irrigation going on and having a hole closed. With the aeration last year, we did it a little bit earlier in the month. We've had some lightning delays, but that's just normal. So, everything's normal. Everything's looking good. The golf course is in really good shape considering we haven't had rain in an awful long time. That's pretty much it. Was Jeff going to cover the Food and Beverage Report?

Mr. Dale: I didn't ask him to come because it is hamburger night. At some point, I think we're going to have to have a discussion.

Mr. Carnasale: Usually Jeff winds up coming in somewhere around 8:00 p.m. or 8:15 p.m. He makes it through the bulk of the rush of hamburger night.

Mr. Dale: On special nights or if we have something big going on, we want to have the Restaurant Manager here and for that matter, even the Lifestyle Coordinator, but these are people that are working well above 40 hours during the week.

Mr. Bedwell: It's a big night tonight.

Mr. Dale: That's fine, unless there's something big going on. I don't need Jeff here.

Mr. Showe: To the extent that Jeff has anything he needs to present, I think Tim can clue us in.

Mr. Melloh: What I generally report to the Board are just the figures of where we stand.

Mr. Dale: Right.

Mr. Melloh: Right now, in 25 days, for the food and beverage operations, *Hook & Eagle* produced \$42,623 and projected about close to \$50,000 for the month.

Mr. Dale: Give us the comparison.

Mr. Melloh: Well, in contrast, last year in May, it was \$23,362. He is doing very well.

Mr. Dale: More than double.

Mr. Melloh: Yes, more than double.

Mr. Bedwell: Rob, could we ask Jeff, if there's something unusual or big, to put it in a little one page and give it to Tim and Tim could present it to the Board?

Mr. Dale: Absolutely. Even if it is something really big, I think he'd be here. I don't think that's unreasonable. I guess my thinking isn't just on regular nights like this, what are we dragging folks here for? Just to listen to us talk. That's where I'm at.

Mr. Bedwell: Tim, does the green fee rate go back up after tomorrow or was it just for this week?

Mr. Melloh: The green free rate will go up. It will still remain. Normally when we do an aerification rate, we keep it in place for a week.

Mr. Bedwell: Yeah, I know.

Mr. Melloh: We went up more than we have in the past. It was \$27.50 this time instead of \$25. Monday, it is going to be \$35 and then that Tuesday, it will go back up to the regular rate. Memorial Day weekend is always a hit and miss type of thing because a lot of people choose to do things with their family that maybe are not golfers, although there's a lot of people that do play golf as well. So, I think with a \$35 rate on Memorial Day, we'll definitely make it up in volume. There will be a lot of people out there.

Mr. Dale: Are you going to get into last month's restaurant numbers?

Mr. Melloh: I was going to do that when we got to the Balance Sheet and Income Statement a little bit later. I can do that now if you'd like.

Mr. Showe: We'll do that when we get to the financials.

Mr. Dale: Yeah. I want that.

Mr. Carnasale: Yeah. I'd like to know more in terms of profit numbers as opposed to revenue numbers.

Mr. Showe: That's what you'll see on the financials.

Mr. Dale: It takes a while to do all of the pluses and minuses. We have it for last month.

Mr. Carnasale: There were some larger expenses that didn't exist last year.

Mr. Dale: Right. Well, we've got it for last month and that's what I think is the exclamation point. Since we're into it, why don't you go ahead.

Mr. Melloh: Okay. So, in April, the golf course profited \$69,941 on a budget of \$44,759. Year-to-date, we're at \$453,727, on a budget of \$193,164. What I've also done for you, to help us go forward, I've done financial statement notes. One of the things that we don't have in our financial statement, is a comparison against the previous year versus the budget. Since expenses are running higher than they were last year, as we pointed out before and we had a lot of one-time savings last year, I was going to have Jim at the workshop, go over it because most of it is golf operations. As an example, we didn't have a superintendent for several months last year versus this year. We were two people shortlisted last year. The fertilizer chemical budget is up quite a bit. That's what half the money is. But as far as food and beverage...

Mr. Bedwell: For food and beverage, we had \$60,000 in revenue and if I remember correctly, we made \$15,000.

Mr. Dale: Thank you.

Mr. Bedwell: I rounded it.

Mr. Dale: I like that number.

Mr. McCarthy: It's \$15,189.

Mr. Melloh: As Dave said, total revenue for the month of April was \$60,310 and the operating income was \$15,189. We've gone the last three months making a \$25,000 profit in the last three months.

Mr. Carnasale: Compared to the previous year, which was \$38,000 for the year.

Mr. Bedwell: \$25,000.

Mr. Carnasale: No. It wasn't even that.

Mr. Dale: It's not an apples-to-apples comparison because he's paying for a lot more than the previous proprietor was.

Mr. Bedwell: Anyway, I felt good after this month. He made \$15,000 during the snowbird season, so there's four months. If next year he could make \$60,000 for those four months, then if we break even, the rest of the year, we will still make \$60,000.

Mr. Dale: Right, but I want to add something here. From a technical perspective, we're in the black now. Even though it was the \$40,000 that we had to cover, we've done about \$26,000 in net revenue the last four months. But what isn't in the computation, is the fact that we have \$20,000 in inventory now. That was part of that \$40,000 that we were minus. It's unheard of that we are still only eight months into this restaurant and we're in the black. It's phenomenal.

Mr. Showe: I think we're also starting to see some consistencies on the expense side, where the expenses are coming out. So, then you know where the monies need to be to make the revenue.

Mr. Bedwell: It looks like we are making about \$45,000 a month.

Mr. Showe: Exactly.

Mr. Dale: But it keeps going up every month, so I don't know if we're leveling out or what. I think we're slowing down during the summer.

Mr. Showe: I am just speaking from the expense side.

Mr. Colasinski: I think we need more data.

Mr. Dale: Yeah.

Mr. Showe: But if you look at the expense side, it's starting to level out at \$40,000 to \$45,000 a month.

Mr. Bedwell: What I'm pleasantly surprised with, there's a \$9,000 improvement over March, which traditionally is the strongest month all through the year. So, that's an accomplishment.

Mr. Dale: Right.

Mr. Melloh: There's is a really nice trajectory going on there. I've had feedback from people in my neighborhood that have come to me and said, "*Well, we tried Hook & Eagle and really loved it.*" I know Jason heard from someone.

Mr. Showe: I was just going to say that I heard from a Board Member at a property at Satellite Beach last night that had a great experience. He said it's the first time he's been to this golf course and the restaurant.

Mr. Carnasale: Two of my Board Members said they enjoyed being there and the food was good. I'm also getting comments from people that live in my area that have their own restaurant with its own kitchen and staff, that are coming to ours and praising the quality. When we say that we're getting opinions that are good, I'm comparing it to Indian River Colony Club (IRCC).

Mr. Dale: When we went out for RFP, the main thing that this Board wanted, was for the restaurant to make money and all of that's a given. But when we listed our 15 reasons why we were doing this, in my opinion, the number 1 reason was that the restaurant is a reflection of the golf course. That was essentially what we were saying. Because the golf course is the goose that lays the golden egg. I think the restaurant staff and Jeff have done an exceptional job in terms of, when I go to the golf course now, Tim has shared a couple of really interesting anecdotes with me in terms of the black tee. We are attracting new people into that course now. I think some of that is due to the changes that this Board made with regard to the restaurant.

Mr. Melloh: What I mean by the black tee is, it is the longest that you can set the golf course up for. The better golfers play from there. Younger golfers play from there. When I go to the black tees now and when I'm looking over at the golf course, on Par 3, I see a lot more divots and a lot more activity. A lot more people are playing from the black tees, which means we're attracting a younger crowd and a crowd that's a little bit more accomplished at golf. They're enjoying the layout of the golf course, the conditions of the golf course. Of course, we have a restaurant now that mirrors what we're trying to accomplish with lots of different craft beers and what have you.

Mr. Dale: Right. The money is great. Don't get me wrong. I want that money, but the main criteria, is it's really helping us out, I think, with the entire operation.

Mr. Bedwell: When I look at the revenue, we had \$6,000 in wine and \$80,000 in beer.

Mr. Dale: Alright. Tim, I do have one last issue, but I don't want to interrupt your report.

Mr. Melloh: I'm finished with my report.

Mr. Dale: I'm not even sure we should be doing this at a Board meeting, but since everybody is here and it's convenient. For Father's Day, my recommendation is that we do the same thing that we did for Mother's Day. I think the net effect is it really doesn't cost us that much because of the fact that we're getting the cart fee. I think we're still going to be in the lower rates from the aerification. Right?

Mr. Melloh: No, we wouldn't be. We did what we did on Mother's Day because of what we did the previous year on Father's Day.

Mr. Dale: Right. I got you.

Mr. Melloh: I think what we've done is just set of precedence. There are a lot of different ways to describe what it is you're doing. In my world, free golf is free golf, but complimentary green fees for the purchase of a cart fee, is \$25. Again, we just give the price to everyone because it's hard to determine who's a father and who's not. It just made it much easier last year.

Mr. Dale: I know we just had a big discussion about gimmicks and this is one gimmick.

Mr. Melloh: Again, it's just one of those things where it's just a way to give back to the community. You can even look at it like a more of a customer appreciation type of thing.

Mr. Dale: That's the way I'm looking at it.

Mr. Melloh: That's what it is. Really what you're doing, is just recognizing mothers and fathers in our off-season.

Mr. Dale: Right. The reason why I wanted to bring it up tonight is to give that person as much lead time for marketing purposes as we can. Normally I would just have the discussion with you.

Mr. Melloh: I talked to Chris about that. I'm going to set that up.

**B. District Manager's Report**

**i. Consideration of Requisitions #91 - 105**

Mr. Showe: I'll quickly go through the requisitions. We actually handed out Requisition #106. We received it yesterday from Landair. We'd like to have that approved this evening as well. Requisitions #91 through #105 is in your agenda. Requisitions #91 through #104 is a reimbursement to the CDD. We made those expenses upfront. Included in that is the HVAC system. Also included in that is the deposit and the initial payment for Macik Builders. They contacted me and told me that they put in permitting. That was for them to order the materials pursuant to that contract. The requisition that we added was #106 to Landair, which is in front of you. This is their next draw for the irrigation system. With this draw, they would be down to basically a little over \$1 million left remaining on that project. The Irrigation Consultant already certified that he's fine with the amount of work that they billed for, versus the progress they have on-site. It's important to note that for this irrigation project, not only is your engineer looking at it, but the Irrigation Consultant, Sean, is looking at all of it to ensure that when they bill for

materials, those materials are here and when they bill for progress, that work is complete. So, you're not paying for work that isn't being certified by some professionals.

Mr. Dale: You answered my only question.

Mr. Showe: We can take any questions or comments, but we would like to have a motion to approve Requisitions #91 through #106.

On MOTION by Mr. Carnasale seconded by Mr. McCarthy with all in favor Requisitions #91 through #106 as stated above were approved.

**ii. General Election Qualifying Period and Procedure**

Mr. Showe: Quickly, I'll go through the qualifying period. We did include those instructions in your agenda package. We can announce it both for the Board and for anyone in the room tonight. The Board will have two seats that are open for qualification in the upcoming election in November; Seat 1, which is currently occupied by Mr. Bedwell and Seat 2, which is currently occupied by Mr. McCarthy. In order to qualify for those seats, you would need to go to the Supervisor of Elections office. The qualifying period is Noon on June 13<sup>th</sup> through Noon on June 17<sup>th</sup>. You can actually qualify now if you choose, but the cut-off is the 17<sup>th</sup> at Noon. Typically, what you need to turn in with the Supervisor of Elections is Form 1, an Oath of Office and a \$25 qualifying fee. Again, all of that is coordinated through the Supervisor of Elections. I can't take any of those forms for you, but if anybody has any questions, I can certainly direct you and get you to the right place. We announce that every year for all of our Districts where there's elections.

Mr. Dale: Good announcement.

Mr. Showe: That's all I have.

**C. Lifestyle/Marketing Report**

**D. Restaurant Report**

Ms. Webb: I did email it to you. This is the last week of school and it's been chaos with the DCR.

Mr. Showe: I emailed it out to the Board.

Mr. Dale: What is DCR?

Ms. Webb: We're getting a brand-new curriculum, new everything. That was my job. I have added jobs to my job already. We have been working on International Women's Golf Day for the golf course on June 7. We've sent out requests for sponsorships to about 14 businesses. Two have given us sponsorships. Moon Golf is one of them and the other is Wright Business Solutions. To date we have \$2,650 in sponsorships coming in. That's going to give about 30 women the opportunity to play golf for free at the golf course. I've got a couple that I'm still talking with that haven't given me a yes or no yet. Hopefully by the end of tomorrow, you will get that confirmation and we can move on to the next event. I'm going to push them. I'm working from home tomorrow. We also have been nominated by someone to the Best of the Best Space Coast. That will start on June 4<sup>th</sup>. Please vote for us.

Mr. Dale: June 4<sup>th</sup> through when?

Ms. Webb: I think it's just through June.

Mr. Dale: Okay.

Ms. Webb: That's going to be their promotion for this month. So, we'll be working on getting our name put in another highlight. It was nice that somebody nominated us. I've been hosting the trivia.

Mr. Dale: I want to stay on that topic. Just like before, you did a great job getting the word out to everybody through Facebook. What I also want to make sure, Jason, is to have front and center on the website, "*Click here to support or vote for.*"

Mr. Showe: If you could just send me the link, I'll put it up after this.

Ms. Webb: I'll send it to you. I don't have it yet.

Mr. Showe: Whenever you get it, I'll pop it up. Absolutely.

Mr. Carnasale: Also, all the employees of the golf course itself should be briefed on that.

Mr. Dale: Well, we can do that.

Mr. Carnasale: I'm just saying.

Mr. Dale: You're talking to a handful of people there, but yes, I agree.

Mr. Carnasale: I'm not saying because they'll vote it. I'm just saying because they'll pass the word to the voters.

Mr. Dale: Okay. I got you.

Ms. Webb: My plan is to do a QR code for the link that people can just come up to the golf course and vote. That's already in process.



Mr. Dale: I would like to have a sign hanging in the pro shop front and center, for every one of our golfers that says, "*Please vote for us.*"

Ms. Webb: We really encourage that. Maybe we can even give some free golf tees or something for voting.

Mr. Dale: Dave, is there anywhere else besides the website and Facebook that you'd want to get the word out on that, that you can think of?

Mr. Bedwell: I just told people at the Town Hall meeting how to go to *Florida Today* and vote for Grand Isle as the best residence. You have to put in your email address. You can't do it 100 times.

Mr. Dale: I just want to make sure that we get the word out.

Mr. Bedwell: Yeah. We need to tell them how to do it.

Mr. Dale: Because that's huge marketing for us. Just from *Space Coast Living*, that was a huge bump for us, I think.

Mr. Bedwell: We have to explain to them how to connect to the *Florida Today* web page.

Mr. Dale: Right.

Mr. Bedwell: Maybe I can get the slide we showed at the Town Hall meeting.

Ms. Webb: The next meeting that we have on the 9<sup>th</sup>, we'll have the QR code.

Mr. Dale: Okay.

Ms. Webb: I'll provide a flyer to anyone who wants to take it.

Mr. Dale: So, we'll have something that we can hang in the pro shop?

Ms. Webb: Yeah. I'll even have them on cute things that they can take with them. That will be a nice thing. I did trivia night for May. The last one was on May 18<sup>th</sup>. We had 11 teams that packed the house. We only had two tables left of four. We had another 13 come in while we were doing it and they sat outside. Everybody is really enjoying it. Most of them were returning teams. We're planning to grow a little bigger, but not too much bigger because we have a small room, unless we start going out to the porch. The next one's going to be sports because all of the gentlemen that come in say, "*When are you going to do sports?*" So, the next one will be sports, guys, on June 1<sup>st</sup>. The way we've actually been doing it, it's the first and the third Wednesday of the month. The first one is actually a straight trivia. You just have to know your stuff. The second one that we do on June 15<sup>th</sup>, is more a Family Feud style, where you have to guess the top 10 answers of 100 people surveyed. A lot of people really enjoyed that. They said it was

different than what the other places were doing around us. A couple of them were saying, "*We never can win Trivia, because we're dumb, but we can definitely do this one.*" So, we have that going on. A couple of people said they'd like it to be weekly, but there's no way I can do that right now. I think they're coming back to having them bi-weekly. We've been thinking about doing a Friday night food truck at the park. I've had about five food trucks reach out to me to see if it's something we will be doing. I haven't really picked a date or a time. I have to really go out there and walk the park to see where we can put them. I was thinking on the front line by the road.

Mr. Dale: Let me add to that. What hoops do we got to jump through with the county? The only reason I'm asking is because of the story with Vero Beach where they had a food truck blow up.

Mr. Bedwell: That's not good.

Ms. Webb: A food truck blew up at their Seafood Festival. There was the pinhole leak in the gas. That's what caused the explosion. We do have events like this. I have to go through permitting, so they do know we're going have food trucks out there, especially for our Farmer's Market. A lot of times they will email me, "*Hey, Michelle. How many food trucks do you have out there? Do you have anybody different than you normally have?*" I tell them yes or no. One guy already came out and check the ones that we normally have out there. He doesn't come out all the time, but when I do have something new, he lives in Crane Creek, so a lot of times he goes over to check it.

Mr. Dale: But if we have them come out on a random Friday...

Ms. Webb: If we do a special event, I send Jason his portion and you have to do your portion.

Mr. Dale: Okay.

Ms. Webb: What was nice with the Farmer's Market, was the county did give us the right to do it for 12 months., but these are one-time events. My biggest concern is parking. Maybe because it's getting hotter and it's not as busy as it's been. I'm trying to look at where they'll park without being too crowded.

Mr. Dale: But that's an expense they're going to eat if there are county fees and all of that stuff.

Ms. Webb: There are no fees.

Mr. Dale: Alright.

Ms. Webb: It's not that big of a deal. It's just basic. We could charge them to be part of it, just like I do at the park. Jeff would be out there. We would have a certain time period of being out there. I haven't figured it out, but that's where I'm at. It might be a possibility. We also had someone reach out to us in our community to ask if we could have a Viera East Travel Club. She has done travels through a travel company that does these. A lot of people don't like to travel by themselves anymore, but they want to travel. I told her that I would look into it. There is a package going to San Antonio, Texas in December of 2022, so I told her that I would bring it up to the Board. Basically, it's \$2,000, but if we wanted to start the travel group in Viera East, they would give a 5% discount. You could take the 5% as income or they'd give it back to the people of the community. It would cost around \$1,999, but it's a seven-day trip. They book it, get you the airline tickets, get you the hotels and everything else. I just wasn't sure how that would be received by the Board, so I said that I would bring it to the meeting.

Mr. Dale: Well, let me summarize some of this for the Board, because Jason and I were playing phone tag for the past couple of days. I am in agreement with what you shared with me on your message, Jason. The CDD is a government entity. We are not here to endorse or do anything with private businesses. With that said, the way that I'm envisioning what Michelle is talking about, is a private entity putting together, basically, for lack of a better way of putting it, something like the Space Coast Ski Club. What we are in turn doing for them, is letting them utilize our facilities or maybe even allowing posts to go on the CDD page that would talk about how a group of Viera East residents are taking a trip to XYZ. Because they're doing it as a group for Viera East, they get 5% or 10% off or whatever the deal is.

Mr. Showe: I think as long as it's not affiliated and endorsed by the CDD, there are ways to do it. What we typically see in those organizations, is the HOA is probably a better wing to promote that type of social event, because they don't fall under the same government restrictions.

Mr. Dale: They don't have the same resources that we do.

Mr. Showe: I understand.

Ms. Webb: One of the questions she asked me was, *"How can you endorse this?"* I said, *"Well, I can put it our newsletter, but I could send it out to the HOA to put it in their newsletter."*

Mr. Dale: Right.

Mr. Showe: We can allow them to put flyers up as long as you don't exclude others.

Mr. Dale: It wouldn't exclude anybody else.

Mr. Carnasale: Because the problem is basically, you're endorsing a travel company. How many travel companies are out there that would want to compete with that?

Ms. Webb: Well, but there are not that many travel companies that do groups like this.

Mr. Dale: I also don't want to just call it a travel company because it's more than just a group. The Space Coast Ski Club takes two or three trips a year to Austria or Colorado, but during the rest of the year, they're meeting every month at one location as a group. They're having their meeting and they're having beers. We've got a beautiful facility, *Hook & Eagle*, that we could use.

Mr. Showe: Under that scenario, you could certainly say, *"Hey, the Viera East Travel Company is meeting at Hook & Eagle tonight."*

Mr. Dale: Right.

Mr. Showe: I would be hesitant to extend that further by saying, *"Oh, by the way, they're doing a trip and you can sign up for the trip here."* I think if you make it open, let people know that this opportunity is there, I'd be hesitant to have the CDD endorse that. There could be a lot of liability.

Mr. Dale: That was my concern, if somebody gets hurt.

Mr. Showe: But it's also not unheard of. I've heard of travel companies that take money and then the trip never happens and people are fighting to get their money back. Now all of a sudden, people are saying, *"You guys told us to sign up for these guys and now..."*

Mr. Dale: Right.

Mr. Showe: I just want to protect the liability of the District.

Mr. Dale: I understand. I think we're on the same page. I don't know that we're letting them use the restaurant. That's really up to the restaurant. It's a public facility.

Mr. Carnasale: The restaurant is a public facility and anybody can use it.

Mr. Dale: Right.

Mr. Showe: If they talk to Jeff and say, *"Hey, we'd like to bring 20 people in,"* it's his decision.

Mr. Dale: Then from a marketing perspective, putting a link to whatever monthly event they got going on, on the website, isn't a big deal.

Mr. Showe: No, that should be fine.

Ms. Webb: Karen made up a flyer that said she wants to start a Viera East Travel Club. Its promoting a club for Viera, but we are not creating it.

Mr. Dale: Well, as a separate business, you can promote who you want. That has nothing to do with the CDD.

Mr. Showe: You can push it as a Travel Club and not the travel itself, the business exchange.

Mr. Dale: Right.

Mr. Showe: You can say, *"The Viera East Travel Club is meeting at Hook & Eagle tonight at eight o'clock."*

Mr. Carnasale: Without saying anything about, where they're going, when they're going and who they have to deal through.

Mr. Dale: For more information, go to their website.

Mr. Showe: Done. Yeah. I think that's fair.

Mr. Dale: Right. What this does and the way Karen explained it, actually, you guys probably know Karen and Rich Dutras. I think Rich is in VEMA. What this does is it creates an unofficial, another kind of amenity for people that are trying to get together and do things with like-minded people as a group. We're not endorsing it or anything, but it just gives people another avenue to be able to do some things.

Ms. Webb: I thought that I would bring it here before I get back to her.

Mr. Carnasale: So basically, our answer, the way I understand it is, that we will allow them to use the restaurant, because everybody is allowed to use the *Hook & Eagle* as a public restaurant. If they are using it as a group, there's no reason why we can't put on our calendar that they as a group are coming, but that's as far as it goes.

Mr. Dale: Right.

Mr. Carnasale: Okay. It's not what they are doing there or who is going to be there. If somebody wants further information, they will be going to their website, not ours.

Mr. Dale: Yup.

Ms. Webb: Can I put on Facebook, *"Did you know that there's a Viera East CDD Travel Club?"*

Mr. Showe: I wouldn't say CDD. I would say, *"There's a Viera East Travel Club and there's a link to their website if you're interested."*

Mr. Dale: Right. Then I think as this progresses, when we get into the weeds on specific questions, that's when you and Jason hammer the details out and everything.

Ms. Webb: I know that there are groups that do things like that, but since we have a lot of retirees and traveling is scary right now for a lot of people...

Mr. Dale: Right.

Ms. Webb: Okay. That is one thing I needed to get cleared up. The sign disappeared. They don't know what happened to it, so I'll probably put another one up. This time I'm going to lock it so it doesn't disappear.

Mr. Showe: Welcome, to summertime. Get ready.

Mr. Dale: Good thing we've got our cameras going in.

Ms. Webb: We did \$925 at the May Farmer's Market and we keep getting people. We're going to have a Boiled Peanut coming next time, if you feel like having boiled peanuts. It's very popular. I might even have tried to talk him into it. He said he doesn't like to do it in the heat. I told him I'd give him the shadiest spot we have and I'll bring a big fan. We're supposed to be talking. I gave my phone number for him to call me, so we'll see. That's the hardest thing Brevard County could get.

Mr. Dale: Could I interject? Tim, if you would just pass on to Ed that the last two events we had on Saturday morning, half of the trash cans were already filled at 7:00 a.m. before the event even started. So, if he could make a point of getting everything cleared out of there by Friday.

Mr. Melloh: Okay.

Ms. Webb: Summer is going to slow down a little bit because we have our northern folks going back up north, but I do have people reaching out. Mary Ann wants to do a water safety event at our next Farmer's Market. I told them that I had no problem with that as long as she's not throwing kids in the lake. That's what I have right now. Hopefully, the women's golf day is going to be big. I need to get with Tim on start doing some type of networking golf day at the golf course.

Mr. Dale: Work that out offline.

**EIGHTH ORDER OF BUSINESS**

**Treasurer’s Report – Consideration of Financial Statements**

**A. Approval of Check Register**

Mr. Showe: We have the Check Register. In your General Fund, we've got Checks #4436 through #4456 for \$31,987.24. In your Capital Reserve Fund, we've got Check #140 for \$134,370. That was the initial deposit for May, which will be reimbursed through the requisition process. For the Golf Course Fund, we've got Checks #29623 through #29713 for \$94,450.13, for a total Check Register of \$260,807.37. Tim and I can answer any questions on those invoices should the Board have any or a motion to approve.

Mr. Bedwell MOVED to approve the Check Register for April 23, 2022 through May 20, 2022 in the amount of \$260,807.37 and Mr. McCarthy seconded the motion.

Mr. Carnasale: As long as Steve doesn't have a comment, I don't have any problems with it.

Mr. Dale: Any discussion there, Mr. Colasinski?

Mr. Colasinski: No.

Mr. Dale: Okay.

On VOICE VOTE with all in favor the Check Register for April 23, 2022 through May 20, 2022 in the amount of \$260,807.37 was approved.

**B. Balance Sheet and Income Statement**

Mr. Showe: Quickly on the Balance Sheet and Income Statement, I know Tim went through the golf course financials with you. With your General Fund, we're doing better than the budget actuals and we're at 96% collected on our assessments through the end of April. So, we're in great shape assessment-wise. No issues there.

Mr. Dale: We can do 101%.

Mr. Showe: We'll get there. That's all we have.

**NINTH ORDER OF BUSINESS**

**Supervisor’s Requests**

Mr. Dale: Let's start with Pete.

Mr. Carnasale: No. Basically, my questions were answered. so, I'm fine.

Mr. Dale: Paul?

Mr. McCarthy: Nothing.

Mr. Dale: Dave?

Mr. Bedwell: I'd like to compliment, Jeff and Michelle. Jeff put together the products and services and marketed our business. Based on my background, to go from \$20,000 to \$60,000 in seven months for that size of restaurant, is pretty amazing. I wish Jeff was here to tell him that. Thank you to both.

Ms. Webb: You're welcome.

Mr. Dale: My comments are the same to the Board, because I know every one of us here felt the heat for a little while. It was the right thing to do.

Mr. Carnasale: From what I've heard coming from there, it sounded like one of these is in the course of being produced, because you've already made a list of a lot of the things that will be going on it.

Ms. Webb: Yes. That was the nice things that could help us now.

Mr. Dale: Could you hold that thought? Steve, do you have any Supervisor's Requests?

Mr. Colasinski: No, I do not.

Mr. Dale: We can continue this, but we're going to end the meeting, unless it's related to the restaurant.

Ms. Webb: I'm just saying that he's been very good about looking at the calendar, looking at the budget, seeing what things aren't really working and change things up. We're going to start having Margarita Mondays on Monday nights. He's been really good at recognizing that and I think that's helped a lot.

Mr. Dale: Very good. Alright. I will entertain a motion to adjourn.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. McCarthy seconded by Mr. Colasinski with all in favor the meeting was adjourned.
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May 26, 2022

Viera East CDD



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Secretary/Assistant Secretary



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Chairman/Vice Chairman