

**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, June 23, 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
Paul McCarthy	Assistant Secretary
David Bedwell	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jeremy LeBrun	GMS
Tim Melloh	General Manager
Jim Moller	Golf Maintenance Superintendent
Chris Gaines	Golf Pro
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. Colasinski.

Mr. Bedwell: We're pausing for a medical emergency.

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 have not received any Request to Speak forms, but we can open it up for any member of the audience who would like to provide comments. We would ask that you please state your name and address and keep your comments to three minutes.

Resident (Mary Ann Ferraro, Fawn Ridge): The Ridge sign when you're going in, I don't know who it belonged to, but it's in darkness. The light is too low and it's too far back that it hits the bushes and there's no light on the stone at all. That's at the entrance. I asked Fawn Ridge for assistance and they said it was VECA and then VECA said it was somebody else.

Mr. Melloh: It's not ours for sure, but I think Ms. Diane Briggs is the person to contact at Fairway Management.

Resident (Mary Ann Ferraro, Fawn Ridge): I did call Diane.

Mr. Melloh: And she said?

Resident (Mary Ann Ferraro, Fawn Ridge): She said it was VECA.

Mr. Melloh: Okay.

Resident (Mary Ann Ferraro, Fawn Ridge): You can't notice it now, but when it gets dark, you can't see it at all.

Mr. Melloh: Okay. Mr. Bill Macheras is the President of VECA. He comes to these meetings occasionally. If he happens to show up, I'll introduce you to him.

Resident (Mary Ann Ferraro, Fawn Ridge): Thank you. Only because this is June and I think I brought it up in February.

Mr. Melloh: Yeah. I remember you saying something about it.

Mr. Showe: Are there any other audience comments?

Mr. Carnesale: You have to spot the little, tiny signs that VECA puts in the middle of the road about a week before their meetings, which they also hold here.

Mr. Showe: If there are no other audience comments, we can continue on to the agenda.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the May 26 2022 Board of Supervisors Meeting

Mr. Showe: The first item is the approval of minutes of the May 26, 2022 meeting. Those minutes were included as part of your agenda. We can take any corrections or changes at this time or have a motion to approve.

On MOTION by Mr. McCarthy seconded by Mr. Carnesale with all in favor the Minutes of the May 26, 2022 Board of Supervisors Meeting were approved as presented.

Mr. Showe: For the record, Mr. Dale is in the restroom right now, but we still have three Board Members present.

FIFTH ORDER OF BUSINESS

New Business

A. Discussion of Fiscal Year 2023 Budget Workshop

Mr. Showe: We provided a revised version of the budget. We've had some changes over the last few days. For the General Fund, we've made all of the changes that the Board recommended from the workshop. We increased *Attorney's Fees*. We increased *Water Management System*. We also reduced *Fire Line Management*. Under *Grounds Maintenance Expenditures*, we increased *Utilities, Fuel, Park Maintenance and Park Materials* per the Board. Also, Tim indicated and rightly so, that we added under *Grounds Maintenance*, more of a reserve, but it's for that Bayhill flow way maintenance. We've added \$25,000 to that because there may be some additional work needed there to keep that clean. That reduced that transfer in the General Fund down to \$420,000 from what it previously was. The rest of the changes are on the golf course side. Tim has made some changes on the restaurant budget and then some other minor changes on the other items. We'll let Tim go through the Golf Course Budget on many items, the Board might have questions on.

Mr. Bedwell: Did Jeff look over the restaurant budget?

Mr. Melloh: I gave it to him today and said if he had any other changes, we could discuss those.

Mr. Bedwell: But you make the changes?

Mr. Melloh: I made the changes.

Mr. Bedwell: Okay.

Mr. Melloh: Based on our current trajectory in the restaurant, I increased *Total Revenues* to \$606,950. For *Food Cost, Snack Cost, Beer Cost, Beverage Cost, Wine Cost and Liquor Cost*, I use the industry standard and where we've been flowing with it. The *Food Cost* is basically 40% of the food sales. The *Beer Cost* is somewhere around 35%. The *Liquor Cost* is around

30%. We are associating those with a percentage now. Again, I'm having Jeff take a closer look at this, but it originally showed some numbers that weren't right.

Mr. Bedwell: Well, the revenue is about what it has been running the last couple of months.

Mr. Melloh: This doesn't start until October 1 and by that time, we'll have had plenty of trajectories heading up that way. I always try to be a little on the conservative side. I think \$606,950 may be a little low, but it's a good place to start.

Mr. Dale: What was that magic number, the \$606,950? I don't like you going over everything.

Mr. Melloh: No, it's just that restaurant one. The original one had the restaurant showing a loss.

Mr. Dale: Right.

Mr. Melloh: Sales are going to be \$606,950, but then you have the just through cost, beer cost and wine cost.

Mr. Dale: Right.

Mr. Melloh: So, I'm having Jeff look at it to finer tune it to see if there are any other things that he doesn't agree with on this.

Mr. Dale: He did send me an email of some updates, whenever we get to that part.

Mr. Melloh: Okay. That's fine.

Mr. Showe: For the Board's information, at your first July workshop, we will go over the budget again based on any changes. Tim will have another chance to swipe through all of these.

Mr. Dale: Okay.

Mr. Melloh: This is all up for discussion. That's why I was just looking for his response.

Mr. Dale: Right.

Mr. Melloh: I know one of the things that we want to put in there is, we want to line up snacks with actual snack sales and stuff like that.

Mr. Dale: Right.

Mr. Melloh: There are certain things like that. I don't know what other things he added. I'll get that from him and then we can make another go-round with it.

Mr. Carnesale: Are we incorporating inflation into any of these numbers?

Mr. Melloh: The best that we can. It's hard to do a budget when you're still four months away from starting the actual year.

Mr. Carnesale: I'm just thinking in terms of we're watching as inflation seems to be rising.

Mr. Melloh: Right.

Mr. Carnesale: Okay. So, that has a true trajectory as well. I'm just wondering whether or not we should be taking that into consideration. I'm not saying that it has to be exact. Obviously, we can't make it exact because we don't know exactly what it will be. Okay? It's not under our control. Alright? I would think that it's a number that has an impact on a lot of the other numbers.

Mr. Melloh: Right.

Mr. Showe: I think in general, when you look at it, Tim has projected increases in all of the lines. Obviously, with the restaurant, it's a little tricky because, if the costs of goods go up, then we want to increase the cost for the sale price to recoup that.

Mr. Melloh: Yeah. There are certain tactics that you make. They had a really funny term for this. You go up on your price, you go down on the quality of your food or you go down on your portion sizes. That's what they're doing with cereal now. You buy a box of cereal, it may still be \$4.25, but it's not 32 ounces, it's 24 ounces. What tactics do you want to use? Obviously, you don't want to go down on quality.

Mr. Carnesale: Because that's what's getting us all of the people in.

Mr. Mellow: Exactly. Those are types of things we should look at, but just like with the golf course, you have to make those decisions as things progress.

Mr. Dale: Tweak it as you go.

Mr. Melloh: It's unfortunately more of a reactive type of a thing. So, for the golf course, I adjusted *Greens Fees* upwards about \$75,000 and \$85,000, only because we're going to be having a rate increase. Again, our trajectory is high there because we were having a lot more rounds of golf coming our way. The county is growing. Businesses like Northrop Grumman are projecting that they're going to be hiring hundreds more employees. They tend to be more of the six-figure type jobs. Those people have more disposable income, which means they can play more golf. Our golf course is the number one golf course in Brevard County and why not play here. We see that a lot right now where we're getting a lot of the younger crowd, that 40 to 45-year-old crowd. We're getting a lot of people on Friday. Fridays are becoming a really good day

for us because you have these firms, L3 Harris, and Northrop Grumman. They rotate every other Friday off and go out and play golf and have fun and things like that. Anyway, I increased *Greens Fee*. The only other change that I made to golf course budget was we switched *Fertilizer* to *Turf Nutrition Program* and it to \$175,000. Jim, our Superintendent is here and can probably speak more to that, as far as the things that you will be using that for.

Mr. Moller: That one's kind of two-fold. It's the price of fertility, the price of chemicals and the increased grounds that we will be maintaining. The current irrigation system was reaching about 90 and 100 acres and now, the full irrigation system will be up to 120 to 130 acres. So, we have another 20 to 30 acres to maintain fertilizer, herbicides, things like that in addition to the cost.

Mr. Bedwell: Is there enough money, even after we put the irrigation in, for the areas we may have to sod?

Mr. Moller: Whether we sod or spray, it might be cost effective to spray

Mr. Melloh: We have money in the bond set aside for that. We have a line item in the bond for that, so as long as that doesn't get consumed by some other project, it should still be there. But you know, we want to wait to see what we're able to do, get a good season in, the growing season and see where we're at.

Mr. Moller: Correct.

Mr. Melloh: You don't want to rush right out to it.

Mr. Bedwell: I forgot that we had money in the bond.

Mr. Carnesale: We also have to remember that *Fertilizer*, doesn't exist.

Mr. Melloh: That's why we changed it.

Mr. Moller: Also, with Landirr, there are some areas in their contract where they need to re-spray the main lines. Some areas around the main line were weaker areas. So, we might just increase the spray in there to get some extra coverage.

Mr. Dale: The sprinkler is active at the putting green now, isn't it?

Mr. Moller: That's still the old system.

Mr. Dale: Okay.

Mr. Moller: On Monday, we're going to run a 10-inch line by the putting green. We're going to cross over to the driving range tee. That will give us the availability and we'll time the putting green at that point.

Mr. Dale: Okay.

Mr. Moller: Other than that, they started on Hole 8 today.

Mr. Melloh: Right. That's good. So, they're making good progress there. What holes do you have currently on the new system?

Mr. Moller: Right now, I have full automation on Holes 11, 12, and 13.

Mr. Melloh: Okay.

Mr. Moller: We're just waiting on the electrician on the Landirr side to get us our lines from the Clubhouse, so we can hook up the hub, which we located right to left of the driving range tee. That hub will run Holes 10, 9, 1 and a bunch of other holes.

Mr. Melloh: Right.

Mr. Moller: So, once that hub is installed, Shawn will program it into the computer and it will be fully automated there.

Mr. Dale: Thanks, Jim.

Mr. Carnesale: So, basically, we're closing down Hole 9 next. Is that what we are talking about?

Mr. Moller: Hole 9 is done. As far as the piping, we just haven't hooked it up to the hub.

Mr. Carnesale: Okay. So, the next one you're closing down is Hole 8?

Mr. Moller: Yes. We started that today.

Mr. Carnesale: Okay. What are we using as the replacement?

Mr. Melloh: Hole 9. They can play two balls there or take that par.

Mr. Carnesale: Ninety five percent of people are taking that par anyway.

Mr. Melloh: Oh yeah.

Mr. Carnesale: But the point is, while making that offer, they feel that they made the decision instead of you telling them that they have to make the decision.

Mr. Melloh: Right.

Mr. Dale: Jason, at the workshop, we talked about a number of individual line items. I don't have the laundry list in front of me, but I assume all of those got updated in this iteration.

Mr. Showe: Yeah. All of the General Fund requests from Steve, we're all changed. The only other addition we had in addition to that was, Tim made the suggestion to add \$25,000 for the Bayhill flow way. So, there's a separate account line for handling that issue.

Mr. Dale: I think that's an excellent idea.

Mr. Showe: That's in there now as well.

Mr. Dale: So, the Board knows, I already got an email from a resident along that flow way. I guess it's starting to gunk up already. I think a lot of that is going to be attributed to the fact that we haven't had any rain or anything to get that flowing and it's probably deep. Just to be on the safe side, being our main artery, we should be prepared to do something with it on an annual basis. Hopefully, we won't have to, but we should be prepared.

Mr. Bedwell: Can I asked Jim a question?

Mr. Melloh: Absolutely.

Mr. Bedwell: It's only been a few days, Jim, but have you noticed any improvement in the fairways on Holes 13, 12, and 11?

Mr. Moller: They are not 100% yet.

Mr. Bedwell: Like that hill up on Hole 11, about 50 yards on the right, it used to always be in disrepair.

Mr. Moller: The old system has been a ghost in the machine right now. That system has been crashing in the middle of the night. So, we are trying to balance the water with the old system and the new system. I tweaked back the new system just so the old system had enough volume to run.

Mr. Bedwell: We needed some water from Mother Nature with a little bit of nitrogen to really get it popping.

Mr. Moller: There is a little chance of rain starting tomorrow. This weekend, we should have some higher rain changes.

Mr. Dale: That would be good. Tim?

Mr. Melloh: On the golf course budget side, we should be able to put \$252,806 into reserves at the end of the year. That's where we are with the golf course budget.

Mr. Showe: Again, as you look through these, if you have any other changes and suggestions, we obviously will bring them back on July 14th to the workshop for one more review by the Board. I'll draft up that a narrative as well as the mailed notice for you to review at that meeting, so you guys have a chance to review all of that prior to the mailed notices going out for assessments. If there are any questions or comments on that, just let Tim or I know and we can certainly make those changes.

SIXTH ORDER OF BUSINESS

Old Business

A. Brevard County Lake Planting Grant Update

Mr. Dale: Alright, Pete, I guess we're on lake planting update.

Mr. Carnesale: Okay.

Mr. Dale: Do you have anything on that?

Mr. Carnesale: Very short and to the point, basically, the grant request for the plants across from Suseda Park, has been completed for the education and it has been submitted to Brevard County's Agriculture Department. They will submit it to the State to get the funding next month. The plants that we had already planted as the sampling, however, due to not having any water where they were planted, appear to be mostly dead. I was there today. So, we are looking at probably somewhere around January to try and plant a replacement and use bigger plants. Those are two separate pieces.

Mr. Dale: Yeah, that's the problem, when everything goes dry and everything recedes five feet.

Mr. Carnesale: Yeah. They're supposed to be underwater. They've been in the sun for a long period of time. I was there today again and each time I'm there, more plants are dead.

Mr. Melloh: Well, it's also probably appropriate to note that there are people in the District that think there's a lack of plants because we killed them with herbicides and what have you, but they have to understand that more than likely, a lot of this stuff dies because of what you're experiencing right now. They are water plants that don't have water. Some of the more mature plants have a better chance of surviving when they have a deeper root system, but not all of them do, so they will decline. So, it's just one of those things where I guess through the years, you would have to plant and then replant constantly depending on what we have.

Mr. Dale: That's a big sticking point. We're going to have to rethink some of that a little bit.

Mr. Melloh: Yeah.

Mr. Carnesale: Well, that's the reason why I'm thinking we should do it in January. By then we should have a higher water table and it should be there for a while, as opposed to trying to do it as soon as possible. Okay? That also gives us a chance to talk to ECOR and compare what we have already and making sure that works with what they're using for herbicides.

Mr. Melloh: Just to be clear about how the CDD works, our urban ponds, which most of these things are classified as, we are under no obligation to plant those littoral shelves.

Mr. Carnesale: Right.

Mr. Melloh: The only two areas where we're required to have littoral shelves, well, there's three; a small area in Grand Isle, the north flow way and then the Bayhill flow way. Even though we're trying to do this to be better stewards of the environment, we're not breaking any laws.

Mr. Dale: Well, and also to be cost conscious, that is what we were trying to do to avoid some of the red algae and all of that kind of stuff and filter everything.

Mr. Melloh: Exactly.

Mr. Dale: But now we've got to rethink some of that.

Mr. Melloh: I just didn't want people think that we were dropping the ball.

Mr. Carnesale: We have to remember that we only planted 4-inch plants. They didn't have a big enough root structure when they became dry. So, what we're thinking is using the budget we already have to try and do it.

Mr. Dale: It would've taken a couple of years for those things to grow. I agree. That's good a good point, Pete. I didn't even think of that with regards to the drought.

Mr. Bedwell: Can I say something?

Mr. Dale: Yes, please.

Mr. Bedwell: When I used to come to a Board meeting 10 years ago, we had nothing in reserves. I never thought I'd see the day that there was \$1,433,000 in reserves. That's pretty amazing.

Mr. Dale: It was a team effort.

Mr. Bedwell: I knew what had to be done, but I never thought I'd see the day. So, congratulations to the Board.

Mr. Dale: Exactly. I think that's what we want to continue.

Mr. Bedwell: We had zero in reserves, 10 years ago.

Mr. Dale: Part of it is because of the increase that we're talking about doing. I think we're talking about adding anywhere from \$300 to 600 a year.

Mr. Bedwell: We've come a long way in a few years.

Mr. Dale: Yeah, I agree.

B. Action Items List

Mr. Dale: I am just going to touch on the Action Items List. I don't think there's really anything on there except for the fountain. Did we ever hear from anyone in Bayhill?

Mr. Melloh: No.

Mr. Dale: Okay, so we're still waiting on Bayhill. Then my follow-up question to that is, I received an email this afternoon from their new HOA President. They have a homeowner that wants to put in a sprinkler system that will draw from the lake. I couldn't cite the chapter and verse, but I pretty much figured that was prohibited.

Mr. Showe: Those ponds they were designated for stormwater collection, not for irrigation purposes.

Mr. Dale: Is there anything that prevents them from digging their own well?

Mr. Showe: They would have to go to the county for that.

Mr. Melloh: They would have to get a permit from the county.

Mr. Dale: From the county, right.

Mr. Melloh: Like we did a well when we put the irrigation system in Suseda Park.

Mr. Dale: How receptive is the county to that right now?

Mr. Melloh: Well, my guess is they probably would not be.

Mr. Dale: Because of all the reclaimed water issues and everything.

Mr. Melloh: VECA pumps out of our ponds to irrigate. There may be one other association that pumps out at a lake. I know that Grand Isle made a request of the Board to allow that to happen if they could get all of the permits, but an individual homeowner, I don't see that happening.

Mr. Dale: Okay.

Mr. Melloh: Jason had a request from somebody not too long ago, wanting to pipe the runoff from the roof of their house all the way down to the lake. We can't allow that either. The best that they can do is bring it out into their property and let it flow naturally through the grass. You don't want to pipe something right from somebody's roof right into the lake.

Mr. Dale: Oh yeah. You have all of that asphalt.

Mr. Melloh: Yeah, all of that stuff.

Mr. Dale: That's pretty much where I thought we were at, but I got to thinking about running a well and I didn't know about that one.

Mr. Melloh: Again, the best thing that they could do is hire somebody like PSI who we used and they can apply for a permit or something. I don't know. From what I understand, there are some subdivisions where everybody in the subdivision has a well, but I think those are the early ones.

Mr. McCarthy: Aberdeen has wells. To my knowledge, there has only been one failure of a well.

Mr. Melloh: Okay.

Mr. Dale: But Aberdeen is in Rockledge, though. That's probably why you got the go-ahead on that.

Mr. Showe: A resident is able to ask and go through that process. I just know from my experience that they may have been more receptive in the past of wells, but from what I've seen lately, most municipalities aren't allowing wells anymore unless there's no access to other water.

Mr. Dale: Just as an FYI, Michelle has been on social media where people are wondering why nobody is doing anything. I know it's not our job and everything, but she did post a few informational links on who to contact with Cocoa and that kind of stuff.

Mr. Bedwell: That's good information.

Mr. Dale: When you get a drought, there's nothing you can do.

Mr. Bedwell: A drought's a drought.

Mr. Dale: What I posted was if it's a really big problem for you, you're going to have to use city water a little bit.

Mr. Melloh: Yeah. Where I live on the west side, everybody in our neighborhood is pulling hoses.

Mr. Dale: Yeah. I was pulling a hose. My water bill was \$50 more last month.

Mr. Melloh: Unfortunately, that's what you have to do.

Mr. Dale: You got to do what you got to do. It's a lot cheaper than a new palette of sod.

Mr. Melloh: Yeah.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. General Manager's Report

Mr. Dale: Alright. We'll move to the General Manager's Report.

Mr. Melloh: Okay. I think Ed reported at the meeting I missed, that they are done with the fire line for the year.

Mr. Dale: Yes. Actually, if we can update that on the Action Items List.

Mr. Showe: I'm on it.

Mr. Melloh: The next thing that they will be doing is getting with our Ecologist and finding out where they would like to work out in the scrub jay habitat, as far as clearing where we would typically do a fire burn, control burn or prescribed burn. We're moving right along in that direction. I've got the daily rounds here for greens fees. I'm pretty happy with what we got going on, with the whole closure and a lot of other things happening. It doesn't seem to be affecting anybody having Christmas here. You haven't had anybody complain. As we stated before, players have the option of playing two balls on a hole or just simply taking it in that part and everybody seems to be having a good time with that. Our revenues are \$81,501 on a budget of \$97,000. We still have eight days left to go.

Mr. Dale: Just for the minutes, I do want to inject. There is a sign on the counter. We are telling people what's going on with the golf course when they call in. We're also telling them when we're taking their money. I've heard a few comments that we weren't adequately informing customers what was going on and given the steps that we've gone to, I think we're doing more than our due diligence on that.

Mr. Melloh: Right. That's not to say that somebody doesn't fall through the cracks once in a while, but there are several cracks they'd have to fall through.

Mr. Dale: Right.

Mr. Melloh: Because the starter will tell them before they tee off that there's a sign at the counter. So, as you just detailed, there are plenty of things being done. I don't know what more we can do. So, I'm very happy with that. Jim and the entire maintenance crew are doing an excellent job out there. The golf course is in fantastic shape, especially with the lack of rain that we have had. We've had a couple of rainfalls.

Mr. Moller: Since April 8th, we had 6 inches during that little four-day span. That's it.

Mr. Dale: Wow.

Mr. Melloh: There's quite a long period of time to go. The course is looking great and people are having a good time out there. There's a good product on the ground, so I can't say anything further. I do have a few things that I just need general approval. We have a quote now from Hood Depot for the installation of our hood in the restaurant. What I need to do, is to sign this and cut them a check to get the ball rolling.

Mr. Dale: We've already approved that.

Mr. Melloh: Okay.

Mr. Dale: Up to \$50,000.

Mr. Melloh: Okay. Is it okay for me to sign this?

Mr. Carnesale: If you and the Restaurant Manager are in agreement and it's within the \$50,000, you don't need us anymore.

Mr. Dale: I understand. I would get with Jeff though just to confirm because there were a couple items that he was questioning as to whether or not he'd be able to do as part of that \$50,000 for a few dollars cheaper.

Mr. Melloh: Okay. I'll get with him.

Mr. Dale: Get with him on that.

Mr. Melloh: You're good to go. If we need to get an updated quote or whatever, we'll do that.

Mr. Dale: I want to expedite it.

Mr. Melloh: Yeah, that's what I'm saying. I want to get it going. I'm trying to get all of this stuff done.

Mr. Dale: Because there's a whole lot to that.

Mr. Melloh: By middle of October, so that we're good to go. We have, which has already been approved bond money-wise, the repairs by G&G Roofing for the golf course maintenance building in the amount of \$25,220. I'm going to sign that and get them started on that.

Mr. Dale: Is that related to what Masick is doing? The maintenance building. I'm sorry. I'm thinking cart barn. We already approved that one too.

Mr. Melloh: Finally, we have a line item in the budget for lake bank restoration as it applies to recreation and to the golf course. Some of the holes on the golf course, where we need to protect the brand-new irrigation, we had this conversation before. We have \$150,000 earmarked for that. I have a quote from American Shoreline Restoration for \$69,230. We don't need anything further than that.

Mr. Dale: How have the Geotubes® been holding up?

Mr. Melloh: I've been here for over seven years and on Hole 7, they put some Geotubes® in before I got there. They seem to be holding up really well.

Mr. Showe: Occasionally, in 10, 12 or 15 years, it starts to deteriorate. If the sod deteriorates, then the Geotubes® deteriorates. The Geotubes® do their job. They are the same company that comes out of Baytree and they do really great work.

Mr. Melloh: I'll assign this so we can get on their schedule.

Mr. Moller: What's that amount again?

Mr. Melloh: \$69,230. They're going to need a 30% deposit. We just want to get on the list because what they do is they get with other areas, other subdivisions like Baytree and get it on the same schedule.

Mr. Dale: Which area, again, are we doing? Is it the most emaciated area that we're doing?

Mr. Melloh: Yeah, like Hole 10 is the one that we've detailed before or where the original irrigation system sits 5 feet into the water. We have Hole 1 by the green, which has the same type of thing. By Hole 14, someday the cart path around the edge there could collapse.

Mr. Dale: Wow.

Mr. Melloh: Hole 17 around the edge.

Mr. Bedwell: We had \$150,000 where, in the bond?

Mr. Melloh: In the bond.

Mr. Showe: For lake bank restoration.

Mr. Bedwell: You can now do it for \$69,000. Is that what you're saying?

Mr. Melloh: Yeah. The original estimate was to do more than that at the request of the Board. But again, when you do something three years ago and then you finally get it done...

Mr. Bedwell: I didn't know if this was Phase 1 and there were others.

Mr. Melloh: No, I don't think there's anything more. We pretty much attacked everything. Right?

Mr. Bedwell: Okay. That's good.

Mr. Melloh: Right Jim?

Mr. Moller: It looks good. So, we'll get on schedule for that. That will be good.

Mr. Dale: I know it's unrelated to recreation, but we talked a couple of months ago about the Bayhill lake. The one with the fish kill. I can't even remember the number, but it's the main lake. I've had several residents talk to me about it. I think I shared the one that was advised not to put in a swimming pool because they lost so much of their backyard.

Mr. Melloh: Right. That would come under the General Fund.

Mr. Dale: Right. I understand.

Mr. Melloh: We had a certain amount of budget for that. If you don't mind, you and I can get together and find out. I don't even know if I know that lady's address. But we don't have money to do the whole lake.

Mr. Dale: Let's go and assess the problem.

Mr. Melloh: That's what I'm saying. We need to do that.

Mr. Dale: It may not be the whole lake.

Mr. Carnesale: We also have to look at whenever we do something like that, setting a precedent. Okay? Where anybody else that sees it and thinks they needed it, starts to ask for it. You have a whole time saying no when you've already done so. You have to look at the entire picture.

Mr. Dale: It doesn't mean we ignore the problem though.

Mr. Carnesale: I'm not saying ignore it. I'm saying you just have to look at it from a holistic approach, not just from a minimal approach.

Mr. Dale: I get it. We've got X amount of dollars and we have to do something.

Mr. Melloh: Okay. I'll get with Ed on that and we'll just see what we can do to assess that lake.

Mr. Dale: Out of all the ones I've heard of in the District, that's the one. When I look at all the others, that's the one, that cheerio -shaped lake. Everybody's right up on it.

Mr. Melloh: Yeah. The hard part behind that lake, with Bayhill, is when the company goes to do it, American Shoreline, we're going to have to get permission from somebody to go through their yard. Because the problem with it is that lake is 100% encircled by homes.

Mr. Dale: That's the problem we are running into with the fountain.

Mr. Melloh: Yeah. Anyway, we'll definitely work on that.

Mr. McCarthy: Tim, didn't Mr. Ed Grasser have a chart of where it was needed and so forth?

Mr. Melloh: Paul when I got here, yes, they had that done. You had very little green, meaning it's still alright. There was a lot of orange and quite a bit of red. But I'm sure all of the orange now is in the red. I mean, if you're going to truly address the whole situation through the

District, you would want somebody to assess it like it was done before. If you're going to do it all, you're going to have to do an assessment because you're talking about 31 miles of lakebed.

Mr. McCarthy: You can't do it all.

Mr. Melloh: You can't do it all. If you've got 15 miles that are along homeowners' backyards and you're talking now \$35 per linear foot, if you're going to repair everything that needs to be repaired, there's no way you can do that out of the Operating Fund.

Mr. Dale: I understand.

Mr. Melloh: But we can do little bits here and try to patch holes where we see it and get the ones where there's the most damage.

Mr. Dale: It sounds like that's the biggest hole. Right?

Mr. Melloh: Yeah. That's the end of my report. Chris, do you have anything that you wanted to bring up? I had Chris and Jim come tonight because we were talking about the budget and I think we're all in agreement. We like what we see so far. I did not know if you guys had any questions.

Mr. Dale: No. Just a general comment. We're going on vacation next week, but I really want to get you and Eddie together. I want to emphasize the monthly marketing meeting with the Lifestyle Coordinator, with Michelle. I don't care when or how you guys do it. I just think it needs to happen on a regular basis and from what I'm seeing, it's not.

Mr. Melloh: Okay.

Mr. Dale: I want to emphasize that one.

Mr. Melloh: Okay.

Mr. Dale: I know we've had a lot of things going on and everything, but now things are settling down a little.

Mr. Melloh: Jim's here too from golf course maintenance. I didn't know if you guys have any questions for him. I just wanted to release those guys if you don't have any questions.

Mr. Dale: Oh yeah.

Mr. Melloh: They are more than welcome to hang around. It's a public meeting. You can listen to the rest of the meeting if you want, but I figured you've got work to do.

Mr. Dale: I've got nothing but good comments for Jim. Keep up the good work, man. Not that I don't have any praise for you, Chris.

Mr. Moller: The golf course is probably in the worst shape that it's going to be due to the drought and construction.

Mr. Dale: Yeah. I feel that we have the best golf course in the area. I'm going to add to that. Actually, The Florida Today vote ends tomorrow. So, anybody that wants to vote in The Florida Today version of the best golf course, still can get in. You can vote once a day. That goes until tomorrow, which is the cutoff. Please, everybody, tell friends and family to get out and vote. We want to win that one.

Mr. Moller: Yeah, that would be great.

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

Mr. Carnasale: That's the one that I sent the link to everybody.

Mr. Dale: That's good. We wanted to get that out as much as possible.

B. District Manager's Report

i. Consideration of Requisition #107

Mr. Showe: We have Requisitions #107 for \$4,998.69, reimbursing the CDD for the purchase and installation of the Toast System, which we previously talked about. It's just a reimbursement.

On MOTION by Mr. Carnasale seconded by Mr. McCarthy with all in favor Requisition #107 as stated above were approved.

C. Lifestyle/Marketing Report

Mr. Showe: You have the Lifestyle Report.

Mr. Dale: I'll take that. Michelle managed to get the status report out. I will address a couple of highlights. One of the things that struck me is to date since October, between sponsorships and the Farmer's Market, we've raised between \$11,000 and \$12,000. A lot of social media posts have been going out. We had a lot of things going on; Father's Day, Women's International Golf Day, Best to the Space Coast, which I just talked about. For International Golf Day, we had 30 women attend. Hook & Eagle sponsored them for their food. Most of the women do not want to wait another year. They actually were talking about getting something together and doing it on an intermittent basis at the golf course. So, we managed to tap into an additional

segment that we haven't tapped into. Not that we don't have Women's Leagues, but just another different business Women's League. I guess is the way I would put it.

Mr. McCarthy: You can't have enough more women around.

Mr. Dale: I agree with you. That's generally a good thing. Karaoke has been getting more and more crowded every Friday. Anybody who hasn't been, come on by tomorrow night and you'll see what we're talking about. It has been at least anywhere from half a restaurant to a full restaurant full on Friday evenings. For trivia, the Restaurant Manager wants to go to a weekly trivia. We've taken trivia from Wednesday, which used to be the worst night of the week and now it's one of our better nights. We're averaging about \$2,500 every Wednesday. The last trivia that we held a week ago, the restaurant was packed. So, that's been working out well. It's just that our Lifestyle Coordinator only has so much time. She can't be there every week. Lily is willing to take on the other two weeks that Michelle won't be running things. We started or I shouldn't say we started because it has nothing to do with the CDD, but we have promoted the Viera East Travelers Club. That group met yesterday at the restaurant. There were roughly about 25 people in attendance. They already had about three or four couple's sign-up for trips. I think that is going to continue to be a successful thing that will grow over time that people will have as an idea.

Mr. Carnesale: I want to comment on that. The club is a good idea. The separation between us and the club is mandated and must be because it's not part of us. It's a separate entity. We're just letting them use our facility as a place to meet. Alright. My observation as well as my wife's, was that our Marketing Coordinator was getting too much into the side of and into the weeds of the travel agency as opposed to representing us. Basically, if she's going to be there at all, it should be as a control on our part, not as a facilitator for them.

Mr. Dale: Okay. I'm going to have you bring that up with her, Pete. I've obviously got some issues here just from my personal situation. I don't know how appropriate it is for me to comment on some of that stuff, but I'm just going to leave it that I want you to get with Michelle and work that stuff out if you have an issue with it.

Mr. Carnesale: Okay, but you understand where I'm coming from? It's just who does she work for. If she's working for them and she's working for us, then we are actually connecting the two and that's what we're trying to avoid.

Mr. Dale: I don't think having her speak as a resident and want to help fill the restaurant up is a conflict of interest.

Mr. Carnesale: Well, no she wasn't speaking as a resident. She was doing some of their paperwork/computer/records for them.

Mr. Dale: No, she did Facebook and social media posting for them on our site because they don't have access to the site.

Mr. Carnesale: Okay. I don't have a problem with it, but if she's doing any kind of record-keeping for them, I do have a problem with it.

Mr. Dale: I know of no record-keeping that she's doing.

Mr. Carnesale: Okay.

Mr. Dale: But specifically, throw that question at her, if that's a concern and you want the straight answer. I don't want to get into the middle of something like that. The dog park cameras are going in. The light is pretty much already currently on in several of the cameras, but I don't know if they're active yet. They were looking good. I like that.

Mr. Melloh: Yeah, he's working on that.

Mr. Dale: Down at the dog park, a tree fell across the sidewalk right near the playground. Ed texted me right away yesterday and said, "*I'll call the tree guy.*"

Mr. Carnesale: Yup.

Mr. Dale: It was the strangest thing. I have pictures of it.

Mr. Carnesale: I actually saw it and then I saw it again with the tape around it. Then I saw that it was gone when I passed by it today.

Mr. Dale: I hadn't had a chance to take a look at it. I'm glad you shared that it's gone. Two other things that she's working on involve the music donation program, trying to get that started for the children's playground, as well as continuing the park donation program and working on potentially a grant or two for recreational purposes. I'm going to segue into the Restaurant Report, if nobody has any questions further about the Lifestyle Report.

D. Restaurant Report

Mr. Dale: Jeff sent me an email. The May sales numbers were \$54,573. The net profit in May was \$5,003. The estimated June total sales was \$47,500. June is probably, if not the worst month, one of the two worst months, generally.

Mr. Melloh: Definitely.

Mr. Dale: Because everybody's on vacation.

Mr. Melloh: Yeah.

Mr. Dale: So, for us to have that revenue for June, I think speaks volumes to what he's doing in the restaurant. You talked about the POS system being installed on June 28th. Tim, Toast trainers will be onsite on the 28th for additional staff training. All staff will be in the building that day for hands-on training. We talked about the hood costing \$48,500. The lead time is 60 to 90 days. This is the big part that may require some discussion. The installation time, they're estimating at two weeks. So, basically, what it's going to do is shut down the kitchen. An alternative that we have is there are food trucks out there that we would be able to rent for a month. We could rent a food truck, keep things going, to keep the dining portion going. Everybody would just serve out of the food truck.

Mr. Bedwell: Can people sit in the dining room?

Mr. Dale: People would still be able to sit in the dining room.

Mr. Bedwell: You are talking about the kitchen?

Mr. Showe: Essentially just the kitchen operations would move.

Mr. Dale: They would just move to the food truck. That was something Jeff and I had discussed as a possibility. As a ballpark estimate, we're thinking somewhere like \$3,000 to \$4,000 for a four-month rental of a food truck. What it's going to mean is we're really not going to make anything that month, but it keeps the service going for the golfers during that timeframe.

Mr. McCarthy: They are going to have a bigger kitchen in the food truck than he does now. He should do very well.

Mr. Dale: He actually will. We talked about that one too. When we get to the part that you brought up there, Dave, I folded that into some of that expense. I'll explain how I did that.

Mr. Bedwell: Can't you get a trailer that's outfitted?

Mr. Dale: When I say, "*Food truck*," they have trailers. It's whatever the most economical thing is. Whatever the best way is. He actually keeps hitting me up. Every now and then he's like, "*Get the Board to approve \$10,000. For \$10,000, I could get a used food truck.*" Then I was like, "*I don't know, Jeff.*"

Mr. Bedwell: Okay.

Mr. Dale: You have the estimate from Hood Depot. The friers and cooler are part of that package. That's where he thinks he might be able to negotiate something a little bit better, but it's all under the amount that we've already voted.

Mr. Melloh: Okay.

Mr. Dale: He says, *"Additional cooking equipment will greatly enhance our ability to accommodate any additional seating that will be added on the patio."* So, in other words, the new area that we're talking about with the patio, he will actually have a bigger kitchen once all of this is done like the one at Long Doggers, the galley type. That part will be good. So, with that being said, I'm just going to go through that email that was sent out today. Mr. Joe Macik, our contractor, is in the process of providing a quote to the Board. But what I would like to do, per our workshop meeting, is we've got maximum numbers on here. If you were to ask me what I think the realistic case scenario is, I think we're going to come in under \$200,000, which would keep us under or at the \$600,000 that we originally allocated for the restaurant. But what I did do, is I worst cased some of that stuff because my concern is once he gets up on the roof, if we run into a problem here or there, does that add extra cost? What I don't want to do is have them up on the roof saying, *"Oops, we're over our \$10,000 by \$3,000 or whatever"* and then be in a bind. I detailed everything on the list. If you guys would like me to go through everything, I will. But where I have *"Restaurant hood"* and *"Roof modifications,"* the reason why I classified it that way, is in Jeff's email he said, *"On top of the \$48,000 that we have for the hood, there are going to be additional charges, probably under \$1,000, for electrical and gas hookups and all of that kind of stuff and all of that costs money."* Then the bigger issue for me, well, two bigger issues, is the food truck that we just talked about, if we wanted to go forward with that. I'm considering that to be part of the \$10,000. In talking to our contractor, according to the new code, our roof is that grade of pitch.

Mr. Bedwell: It has got to be modified.

Mr. Dale: It has to be modified. Either they're going to have to level the pitch out or he's going to have to build a small staircase that goes to it. He estimates doing that for a couple of thousand dollars. He's working on that now because obviously we want that done before we're redoing the roof. We want that all to be part of the package. With that being said, if anybody has any questions on the items that I listed, that basically will give us our brand-new shiny Clubhouse.

Mr. Bedwell: Yeah.

Mr. Dale: We would be up and running by October 1st, I would hope.

Mr. McCarthy: I have a question for Jason. The expenditures like the fan and so forth, is a capital improvement. That's something that's not going to go on Jeff in terms of any expenses.

Mr. Showe: Correct. All of these will come out of the bond. They won't count against the profit for the restaurant.

Mr. McCarthy: Okay.

Mr. Bedwell: Do we approve this total or are we getting into an RFP?

Mr. Showe: No, I think you are okay. He's doing separate projects. They are all considered separate projects. He's just doing a lot of them. I think as long as the Board approves this concept with a not-to-exceed amount, that gives authority to Tim. Whatever funding we need to find at the end, I think it's better to attach that towards the end once we get to the end of the project and we know where we're at. If we need to move some funds from other projects, we will. I think Tim freed up some funds from the bank restoration.

Mr. McCarthy: As far as I'm concerned, this is something that needs to go forward and I'm in favor of it.

Mr. Bedwell: So, how do we award this?

Mr. Showe: I would approve this scope of work in a sum not-to-exceed \$230,000 and delegate authority to Tim to execute the contracts related to that.

Mr. Melloh: Okay.

Mr. Dale: Tim, yes, but I would like another Board Member too.

Mr. Showe: Whichever one you would like.

Mr. Dale: The one that's most logical is the one that cuts the check, not that I'm trying to take anything from Tim.

Mr. Showe: It sounds like the Board would like a motion to approve a not-to-exceed of \$230,000 for these Clubhouses repairs as presented and delegating authority to Board Member Colasinski as well as Mr. Tim Melloh to approve those expenses as they come in.

Mr. Bedwell: Are we going to keep track of these expenses in case we run over?

Mr. Showe: Sure. It will be tracked with the requisitions.

Mr. Melloh: Do we just say, "*Stay under \$230,000?*"

Mr. Showe: We'll keep track of that.

Mr. Dale: Part of that is in case you're out of the office. That way I get two approval authorities. Do you know what I'm saying?

Mr. Melloh: Yeah. Basically, we have that when we write a check. That's fine.

Mr. Dale: Okay. I just want you to know where I'm going.

Mr. Showe: We need a motion to that effect.

On MOTION by Mr. Bedwell seconded by Mr. Carnesale with all in favor the Clubhouse improvements in an amount not-to-exceed \$230,000 and delegating authority to Mr. Steve Colasinski and Mr. Tim Melloh to approve the expenses was approved.

Mr. Dale: Thank you, gentlemen. I think that's going to give us a pretty cool golf course come October 1, once the sprinklers are done, the Clubhouse is done, everything is done.

Mr. Carnesale: Rob, if you were at the Clubhouse today, in the early evening basically, all of the sides have already been taken down and they were working on removing the ceiling.

Mr. Dale: Yup. That's huge.

Mr. Melloh: I have one other item. I'm glad Jim stayed around because I didn't know where we were going to fit this in here, but at the workshop, it was asked of Jim and Ed, whether there were any capital expense that they need.

Mr. Dale: Right.

Mr. Melloh: Jim, I'll let you go ahead and explain what they are.

Mr. Moller: Basically, one is an extra utility cart, at heavy-duty workman for pulling top dressers and large equipment. We have some older ones now and it seems like we are always putting a lot of money into the ones that we have to keep running. So, that's one.

Mr. Dale: I'm going to assume that's not a toed cart.

Mr. Moller: Yeah. It's a Toro workman with a hydraulic dump bed. It's got a quarter ton hauling capacity. It's just a heavy-duty cart.

Mr. Dale: Okay. What are we talking?

Mr. Melloh: That one's \$33,483.

Mr. Dale: Okay.

Mr. Melloh: The one or two that we have now are 15 years old.

Mr. Moller: Yeah, one of the frames is about ready to snap.

Mr. Melloh: There's been welds on top of welds.

Mr. Dale: Right.

Mr. Melloh: It's one of those things where it doesn't make sense to lease it because this is something that we get 15 years out of.

Mr. Dale: Okay.

Mr. Moller: The other piece of equipment is a conveyor belt attachment for a big material handler, which was purchased two three years ago.

Mr. Melloh: It was purchased a couple of years ago. It's a material hauler.

Mr. Moller: Basically, what the conveyor attachment will do, is it'll help us add sand to the bunkers. Right now, we've been trying to do it with the big spare attachments and we were making a mess.

Mr. Dale: Right.

Mr. Moller: We had guys holding pieces of plywood trying to keep it in the bunkers and it was a pain. So, with this conveyor attachment, the mature handler can go on the outside of the bunker and could just shoot sand into the bunkers as we need it.

Mr. Dale: Does that load up on a trailer?

Mr. Moller: It is a 400-ton trailer.

Mr. Dale: In other words, that's something we could use down at the dog and kid parks.

Mr. Moller: It can throw mulch.

Mr. Dale: That's what I'm thinking; mulch, sand, not that I want that as a primary purpose.

Mr. Moller: Yes, it does have that capability.

Mr. Dale: Believe me, I slung a lot of stuff down there, so I'm like, "*Boy, that would have been really nice.*"

Mr. Melloh: The good news is that's only \$7,200.

Mr. Dale: Okay.

Mr. Bedwell: Is this coming out of the capital reserve?

Mr. Melloh: I don't know where the Board was talking about taking the money from.

Mr. Bedwell: I'm just saying in this budget, in the capital reserve, we have an expenditure of \$100,000. It doesn't say what it's for.

Mr. Showe: I would recommend that if you have the bond funding available and it's eligible, that you use that first.

Mr. Dale: Right.

Mr. Showe: And just leave your money in the bank.

Mr. Dale: Because that's restricted. The other method isn't.

Mr. Showe: That would be my recommendation, but you're certainly able to do it from either.

Mr. Melloh: The other one that Ed put through, is a utility vehicle, Kubota. The one we have right now, the old Club Cadet, is 12 to 14 years old.

Mr. Moller: It's up there.

Mr. Melloh: He's put clutches in it and rears ends on it. It's just time for that to be replaced. It's more of a people mover and light material haul. That's \$12,500. Basically, we have capital expenses of \$53,000. I did not know which way we wanted to go with that. Again, if it's approved, I can sign it and we can get that going.

Mr. Dale: Do we have to identify at this point where we're pulling it from the bond?

Mr. Showe: If he signs it and needs to make a deposit, he's going to cut the check out of capital projects. Then we would reimburse it from the bond funds at a later point. That's how it can mechanically go.

Mr. Dale: Right.

Mr. Showe: If your intent is to use the bonds, it'd be clearer if there's a motion on record.

Mr. Melloh: I prefer to pay for it from the bonds. That would be my preference.

Mr. McCarthy: Okay. That's fine.

On MOTION by Mr. Carnasale seconded by Mr. McCarthy with all in favor the equipment purchases of approximately \$53,000 to be paid for by the bonds was approved.

Mr. Melloh: Thank you.

Mr. Dale: Ask and you shall receive. Actually, the general comment that I would have for you guys, for Jeff and the restaurant and for Ed, every one of you have been great stewards of our money. I don't think people really see that when you're redoing clutches.

Mr. Melloh: Well, it's one of those things where we honestly have gotten all you can get out of a lot of this equipment.

Mr. Dale: Right. In the restaurant, people didn't see that most of the furniture in there, Jeff got for \$400. He hauled it all from a restaurant in Palm Bay and then put new tops on everything. For a couple of thousand dollars, he got \$40,000 of restaurant furniture. When you guys do stuff like that, that's the out-of-the-box thinking that I appreciate and the District appreciates. Nobody has seen it yet, but assuming we hit our numbers above \$250,000, that's where you guys are going to see it in your paychecks because of the bonus program.

Mr. Moller: It helps to have a mechanic like Olly. We took the old Turo spray rig that Scott had gotten John Deere to replace and we removed the spray tank and he cleaned it up and re-welded the frame. Then it made an extra cart out of that, that we can edge cart paths with.

Mr. Melloh: While you're on that subject, I think Olly is probably the best golf course mechanic that I've encountered at all my stops along my career. He's great. So, kudos to him.

Mr. Moller: He's one of the ones that got me here.

Mr. Melloh: Anyway. Thank you. I just didn't know where we're going to fit that in there.

Mr. Dale: Remind me at the end of the meeting. I don't want to take up meeting time for this, but I'm interested in the Park Attendant position that we've been trying to fill for the past five or six months,

Mr. Melloh: Do you want an application?

Mr. Dale: Yeah. If I was not on the Board and I was retired, that would be the perfect gig. I would love hanging out at that park all day.

EIGHTH ORDER OF BUSINESS

Treasurer's Report – Consideration of Financial Statements

A. Approval of Check Register

Mr. Dale: We are moving on to the approval of the Check Register. I did have a question.

Mr. Showe: Sure.

Mr. Dale: In going through it, I found a check to our Golf Pro. I know it's a small amount, but this is going to be an issue with me, if it went the way I think it did. It was for the Women's Golf Day Clinic for \$200. Was that for the Women's Golf Day Clinic or for Women's International Golf Day?

Mr. Melloh: That was for Women's International Golf Day. We paid him last year. They had money earmarked for that.

Mr. Dale: Okay. Here's my problem with it. One, I feel like they weren't on the tee box that long. I think they were up there because they were running behind on other things so they were up there for half an hour. Basically, all they did was talk a little bit. But even that aside, the value issue, for me, it's about being a team player. Every year, we have the golf pros, Mr. Chris Gaines out helping or we have Mr. Eddie Guerra out helping with his clinics and we're not charging him. I don't know. It just really hurt me when I saw that one.

Mr. Melloh: Eddie got \$100. There was \$300 that was collected. When Michelle put the budget together, there was \$300 for that portion.

Mr. Dale: Alright. So that's the portion that went to the pros is what you're saying.

Mr. Melloh: Two hundred dollars went to Mike and \$100 went to Eddie. The reason why there's not a check to Eddie is because we ran it through the POS system.

Mr. Dale: Through his paycheck.

Mr. Melloh: So, we got \$50 back. This is what we did last year with it. We paid that to Mike who might subsequently pay Rachel. I guess going forward...

Mr. Dale: If Eddie got paid on that one, then yeah.

Mr. Melloh: We'll make note of that. I think that's one of the things that we can do during one of the marketing meetings, Chris. We can debrief what occurred that day.

Mr. Dale: I think you know where I'm coming from though.

Mr. Melloh: I understand what you're saying.

Mr. Dale: If we've got Chris out there and we're not charging, I don't know. I know it's nickel and dime stuff, but for me it's just the philosophical part of the fairness of the issue. It does segue into the next part of the conversation with his contract. I know we've talked about it, but is that something that we need to review in August?

Mr. Melloh: No. He has a contract that goes through another seven or eight months. I'm not sure exactly when that renews.

Mr. Dale: So, that's something down the road we come back to.

Mr. Melloh: There is a nuclear clause in it. You know what I'm saying?

Mr. Dale: Yeah. I know

Mr. Melloh: If there is an idea, and you say you want to renegotiate early, we can do that too. Those are the different options that we have. I don't have this contract in front of me.

Mr. Dale: Just so where the Board knows where I'm at with this, I don't have any issues with Mike. I guess what my issue is, what we make off of the golf pro is \$200 a month or 2,400 a year. It just doesn't even seem worth it. I'd rather take back that portion of the driving range and let more people onto it. We'd probably make the same amount of money. I think that we need to be making a little bit more money off of that. I don't think it has to be a percentage type thing. That's too hard to track, but we charge a little bit more and then we tie that into our overall marketing efforts.

Mr. Showe: It expires on September 30th of 2023.

Mr. Melloh: That's a little bit more than a year.

Mr. Showe: But it can be terminated upon 30 days written notice of either party.

Mr. Bedwell: What's the industry standard, Tim, to have what we have? Do you know?

Mr. Melloh: To be honest with you, I don't know. As an example, you have Mr. Justin Blazer, Director of Instruction at Duran Golf Club. Like Mike, Justin is out there constantly giving lessons and what have you.

Mr. Bedwell: He's a contractor?

Mr. Melloh: I don't know if he gets a salary from the club and then they take a portion of his sales. I guess what I'm saying is that it's rare. Any place that I've ever been, my experiences have just been you have golf professionals that give good lessons and they are part of the staff. This is the first place that I've been where we contracted out with someone.

Mr. Bedwell: What we can't quantify, Rob, is how many new people he brings here because you have a training facility. A lot of people come here and take lessons and then they may see the golf course behind it. We don't have any way to track that.

Mr. Dale: I understand.

Mr. Bedwell: Do you know what I'm saying?

Mr. Dale: I guess the way that I'm looking at it, is regardless, if we were to set marketing loose, the number would go up dramatically. So, we would be providing a pretty nice benefit to them. I'm not asking for a whole lot more. My initial thought process, in discussions with Tim, we should be making about 10% roughly of what he's making. Then we took it further and said, *"Well, what do we estimate he's bringing in on an annual basis?"* It was anywhere between

\$50,000 and \$60,000, but that was just guesswork on our part. So, my preference would be to see that number bump up to \$5,000 or \$6,000, somewhere in that ballpark, that we should be making. We also had the discussion about utilizing the back part of the range for lessons to free up more room for golfers at the front, that I think will make us additional money. I guess where we're going and where I'm at, is I would like to have that. Why don't you go ahead and do the sit down with them? If you would like, as part of it, I'm happy to sit down with anybody, but I don't feel like we're making our fair share off of the pro right now and I don't think we're funneling them enough. I think there is a whole lot more out there that he and Eddie could really be turning into a first-class academy, with regard to bringing in kids and women and all sorts of different demographic groups. That's my vision with the whole thing. I want to take it up to the next level.

Mr. Melloh: Okay.

Mr. Dale: I don't know how everybody else feels about that.

Mr. Bedwell: You have these upscale country clubs that bring in these superstar instructors through a contract like Ms. Annika Sörenstam and Mr. David Leadbetter. I don't know how they structure their contracts, but I'm sure they're independent and not salaried.

Mr. Melloh: It could very easily be that a lot of these places just rent space to the Leadbetter Academy, and just say, "*For this much space, we need \$5,000.*"

Mr. Dale: Right. I know it's not a quarter of the range, but it's probably a 7th and 8th of the range.

Mr. Melloh: I had a discussion with Mike that whenever we do get the parking lot built at the back end of the range, we're going to move him down there, because then his students can go down there. It's going to be more private and then we'll have the full-on upper part of the range once its reconstructed.

Mr. Bedwell: I'm going to throw something out there, because I had a conversation with a resident. If you have to get approval of the Viera East CDD Board, you may not be getting approval.

Mr. Melloh: Well, Vinnie already told me that there was no problem.

Mr. Bedwell: Well, he told me something totally different. Alright, that's fine. I hope you're right.

Mr. Dale: I hope he doesn't go that route.

Mr. Melloh: There's two sides of every coin, I guess on that. We'll figure out what it is.

Mr. Bedwell: Maybe I didn't explain it to him. He was concerned about if it overflows, there would be cars parked on the street. There's not enough room to drive around the cars because they are in one lane.

Mr. Melloh: So, what happens at a garage sale or estate sale? It's the same type of thing. It's a one-day event.

Mr. Bedwell: That was his concern.

Mr. Melloh: Yeah. If Mr. Mike Hogan has given that many lessons where you're overflowing into the street, then maybe should ask for \$25,000. What I'll do, is I'm going to do the math. I think the guy charges \$40 to \$45 dollars a lesson. Again, how many lessons can he possibly give in a week times a year? If he takes a couple of weeks off to go on vacation, how much revenue can he be generating? Yes, we give them the range balls for free. There are things that we can discuss with him.

Mr. Bedwell: When I drive on Vista Boulevard, Juniper Landscape trucks are there and you have to go around them. It's not easy. You're going in the other lane.

Mr. Dale: I would hate to take that down. Because if that facility is not available to all of the residents, then I don't see why the District should be footing the bill for just a handful of people that live in that area that are close in proximity that utilize it. I've actually gotten complaints from people, not only out of the golf course, I've actually gotten complaints from people that live over on the other side of the golf course community that don't have carts. They say, *"Boy, we walk by there. I'd love to be able to utilize it, but I can't lug my bag all the way over there and then I can't park here."* We'll work it out. I am going to remain optimistic.

Mr. Melloh: Dave, the next time you're in, let's get in a golf cart and go down there, so I can show you what we're talking about.

Mr. Bedwell: I think it's a good idea. I was kind of surprised. When I talked to him, he was against it. Maybe he's changed his mind.

Mr. Melloh: He told me something different.

Mr. Bedwell: But it was all about parking on the street. It wasn't about having a parking lot there.

Mr. Melloh: Okay.

Mr. Dale: There's a lot of room.

Mr. Carnesale: You'd wind up with the same complaints that we have when we do our monthly thing.

Mr. Bedwell: I thought we were providing parking for golf carts.

Mr. Dale: I heard a rumor that we were putting the parking lot into Parkstone. I actually heard that one going around and I was like, "*Oh my Lord.*"

Mr. Melloh: The idea is that where we have it earmarked for, we will plant a bottlebrush type hedge or whatever Jim recommends, something fast-growing. When you're coming around that curve, you wouldn't see the cars in the parking lot. Okay. It would be about 200 feet from the entrance to Parkstone, so as they're coming out, most people go to the left. Once a week for an hour, there may be a golf clinic where there may be a few people parked in the road because it gets overflowed. Is that any different than every Friday when there's an estate sale somewhere in that subdivision and people are always doing this and Juniper's doing that. So, what's the difference?

Mr. Bedwell: They are there every week on the street.

Mr. Melloh: Yeah. I'd like to show you and I'll show Vinnie too. I talked to him about it quite a bit and I showed him the aerial that I had.

Mr. Dale: Alright. Using that logic, going back to the Check Register, to the main issue at hand, I'm okay since we are paying Eddie.

Mr. Melloh: Yeah.

Mr. Showe: Are there any other questions? If not, we need a motion to approve the Check Register.

On MOTION by Mr. McCarthy seconded by Mr. Carnesale with all in favor the Check Register for May 21, 2022 through June 14, 2022 in the amount of \$82,216.32 was approved.
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B. Balance Sheet and Income Statement

The May Balance Sheet and Income Statement was included in the agenda package.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Dale: Pete, do you have anything?

Mr. Carnesale: No, I'm okay. My question was already answered. You said that I needed to talk to Michelle.

Mr. Dale: Yeah.

Mr. Carnesale: That is his wife. He doesn't want to get involved. I understand that.

Mr. Dale: Paul?

Mr. McCarthy: I had a situation on a Wednesday with a group of guys. There were eight guys and one of the players had made a mistake of shooting a 66 a couple of weeks earlier. So, his handicap changed. There are all opinions about how we are going to handle this and that and so forth, and it was getting nowhere. It was starting to deteriorate very quickly. So, I decided to speak to Chris. I told them the gentleman's name and he looked it up on the computer. He came out and spent about ten minutes explaining why the handicap is this way and so forth. Everyone went away very positive. He did a great job with them. So, thank you Chris. It was very professional.

Mr. Dale: He handled one for me. Well, not for me, but while I was there during International Women's Day, a gentleman was quite irate. Chris was right on it.

Mr. McCarthy: Yeah, he's got a good way about it.

Mr. Dale: I was proud of the way that he handled it. So, thank you. I assume that's all you had. I didn't mean to cut you off if you had anything else.

Mr. McCarthy: No, I'm good.

Mr. Dale: Just one thing, I don't know if anybody happened to catch it, but last Friday was the cutoff for new Supervisors to apply for the two seats up for election. We had two persons run unopposed.

Mr. Bedwell: I was disappointed that they didn't come here. We're doing a budget and all of that.

Mr. Dale: Well, one of them has been here several times.

Mr. Bedwell: I know, but they should start coming to get up to speed.

Mr. Dale: Yes. One of them showed up at the restaurant on Friday and I did encourage that. In addition to that, Tim has been very gracious and I've shared it with both of them, that Tim offered his time to sit down with anybody.

Mr. Showe: They might as well. If they have any specific questions, I would be more than happy to help them get up to speed. I will note again and I've let individual Board Members

know, that they were elected without opposition. So, there is a belief that the Sunshine Law now automatically applies to them, even though they're not on the Board yet. Just bear that in mind in any of your conversations with them.

Mr. Dale: With that being said, it's amazing that over the past two years, would say better than 95% of our decisions have been unanimous. I think this Board has done a lot. Paul, you've been on this Board for eight years.

Mr. McCarthy: Eight years and two months, Rob.

Mr. Bedwell: I feel like we've accomplished almost everything. That's the reason why I joined the Board. We made improvements with the golf course and the Reserve Fund. I can leave happy because I think we've accomplished what I wanted to accomplish.

Mr. McCarthy: Well said.

Mr. Dale: Just know as far as I'm concerned, if you guys ever come to a meeting, you have an honorific voice and you get more than your three minutes. Do you know what I'm saying?

Mr. Bedwell: I plan on coming. I feel like you're doing something. You could use my input.

Mr. Dale: If you guys ever have something to say, we will listen t.

Mr. McCarthy: I appreciate that. Thank you.

Mr. Bedwell: Thank you.

Mr. Dale: That's a promise. With that being said, I have nothing else. Tim? Jason?

Mr. Showe: No. I'm good. I'll start drafting the budget and you may get it before the next workshop since there's actually three weeks. There will be a mailed notice that will go out as well as a justification letter. Then you guys can start tweaking that.

Mr. Dale: You did just jog my memory on one final issue. I'm glad we didn't go to a vote to adjourn. At the workshop in July. I will not be here and I know Steve will not be here. Which means if we have one more person not going, we will not have a quorum for the July workshop.

Mr. Bedwell: I don't have any plans.

Mr. McCarthy: I can't think that far ahead so I can make a commitment.

Mr. Dale: That's what I'm saying. I guess where I'm at is if anyone thinks that they might miss it, we might as well just cancel it now.

Mr. McCarthy: What's the date?

Mr. Showe: July 14th. We can certainly circulate all of the items in advance. If you're not able to participate, just let me know.

Mr. Dale: I'll call in, but I know if you don't have three physically here then...

Mr. Showe: It is a workshop, so you guys can't vote on anything anyway. But I think it's always better to have three people present.

Mr. Bedwell: I'll look at my calendar. If I can't be here, I'll let you know.

Mr. Showe: Just let us know in advance, so we can cancel it.

Mr. Dale: Okay.

Mr. Carnesale: Like you said, basically, it's a workshop. We can't vote on anything anyway. I'm not so sure that we need to have a quorum.

Mr. Dale: I didn't know what subjects were coming up at the workshop.

Mr. Showe: We were just going to go over the budget one more time. Tim has the rules and rates.

Mr. Melloh: Yeah. We are going to talk about the rules of rates at that meeting, but we can most certainly put it off to the Board meeting at the end of July.

Mr. Dale: At the end of July, which I think everybody will be at.

Mr. Showe: Yeah, but I think we should still, to the extent that we have something ready, present it.

Mr. Melloh: I'll have it ready to circulate.

Mr. Carnesale: Because even the people that can't make it, may be able to be on the phone. We don't necessarily for a workshop need to have heads.

Mr. Showe: To open the meeting, we would need the quorum. Obviously, you can't vote on anything. We'll figure it out.

Mr. Bedwell: If we're going to talk about rules and rates, I think we need to have a workshop, where we can talk, and see if we get consensus. Not at a Board meeting.

Mr. Showe: Even if they're not finalized.

Mr. Dale: I just wanted to give everybody a heads up.

Mr. Carnesale: That's why I was saying, even if we didn't have enough heads, if we can get them on the phone, we could still get their input.

Mr. Dale: It wouldn't be an official meeting. Then are we running afoul of the Sunshine Law?

Mr. Showe: We'll work it out.

Mr. Bedwell: Alright.

Mr. Showe: I know in the past sometimes we set up individual meetings where just Tim and I met with each Board Member individually to go over their concerns. We'll figure it out.

Resident (Mary Ann Ferraro, Fawn Ridge): I would like to say something.

Mr. Dale: I will break from the general rules as you have been so polite.

Resident (Mary Ann Ferraro, Fawn Ridge): I don't want you to close the meeting without saying what I have to say.

Mr. Dale: Go ahead, Mary.

Resident (Mary Ann Ferraro, Fawn Ridge): Are you going to close the meeting?

Mr. Dale: Do you want us to close the meeting first?

Mr. Carnesale: Whichever you prefer. Do you want it as part of the meeting?

Resident (Mary Ann Ferraro, Fawn Ridge): Okay.

Mr. Dale: Is it something that we need to discuss?

Resident (Mary Ann Ferraro, Fawn Ridge): Jason, I want it include in the record.

Mr. Showe: Then let's hear it before we close the meeting.

Resident (Mary Ann Ferraro, Fawn Ridge): Okay. I guess it was three years ago, that was one of the first meetings I ever came to. I was astonished. There were over 350 people in this room. I went, "*Oh, Mother of God.*" We had one little television set and everybody was trying to read all of this nonsense. The yelling and screaming and the innuendos that were going back and forth and what you all went through with the election and where you are now, I'm so proud of how far you have all come together and worked for everybody. I could always tell when I came in the parking lot, if the parking lot was full, I would say, "*Oh, my God, what horrendous conflict is there going to be tonight?*" You guys did a great job. You served the community and this Board very well. I'm glad that the animosity we had is gone for now and I hope to God it never happens again. The people on golf course are the same residents of the east side of I-95. Whether we live on the golf course, Fawn Ridge, Hammock Trace or wherever, you guys have really made a big, big difference. Nobody else is here, but from one woman who really believes in getting things done, kudos. Thank you.

Mr. Dale: Thank you, Mary Ann.

Mr. Carnesale: Thank you.

June 23, 2022

Viera East CDD

Mr. Dale: It's not too often that you get to hear nice comments like that.

Resident (Mary Ann Ferraro, Fawn Ridge): Your shoulders got a little broader since the first time I met you, but you're handling it very well. Thank you again.

Mr. Dale: Thank you. With that, I think that's a good positive note to adjourn the meeting.

TENTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman

