

**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, August 25, 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	Treasurer
Paul McCarthy	Assistant Secretary
David Bedwell	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jeremy LeBrun	GMS
Chris Game	Golf Pro
Ines Campo	Golf Course Administrator
Michelle Webb	Marketing Director
Jeff Spencer	Restaurant Manager
Residents	

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment Period

Mr. Showe: The next item we have on the agenda this evening is the public comment period. We will note that both in the rules and rates hearing and in the budget hearing, there will be an opportunity, separately, for all public comments for specific items to be heard in specific sections. That's how they are conducted under the State of Florida Statutes. So, what we can do

at this time, is to take any other public comment, anything outside of the budgets or the rules and rates. This would be the time to make those comments. We will note that with all public comments, this is not necessarily a question-and-answer session of the Board and they may or may not choose to answer any questions that are asked. We would ask that you state your name and address and please keep your comments to three minutes. Again, this would be for public comments. Comments on the budgets and rules and rates will be heard specifically in those sections. Are there any general public comments this evening? Okay. Hearing none,

FOURTH ORDER OF BUSINESS

**Approval of Minutes from the July 28
2022 Board of Supervisors Meeting**

Mr. Showe: We can go to the approval of the minutes of the July 28th meeting, which are included as part of your agenda package. We can take any corrections or changes at this time.

Mr. Colasinski: I'd like to correct that I was actually in attendance at that meeting. It indicates that I was not. I think it's a cut-paste error because I was not at the June meeting.

Mr. Showe: I'll get it corrected.

Mr. Colasinski: Thank you.

On MOTION by Mr. Carnesale seconded by Mr. McCarthy with all in favor the Minutes of the July 28, 2022 Board of Supervisors Meeting were approved as amended.

FIFTH ORDER OF BUSINESS

New Business

A. Ratify D. Bell General Contracting, LLC Proposals

Mr. Showe: The next item is the ratification of the Dave Bell proposals that we talked about at the last workshop. We have one for the cart path extensions in the amount of \$79,000 and the culvert repair in the amount of \$256,000. We just need the Board, if they're still amenable, to ratify those. They probably already started.

Mr. Colasinski: Do you want a motion for each one or one for both proposals?

Mr. Showe: You could do a motion to ratify them both.

On MOTION by Mr. Colasinski seconded by Mr. Carnesale with all in favor the proposals for D. Bell General Contracting, LLC. for the cart path extensions in the amount of \$79,000 and culvert repair in the amount of \$256,000 was ratified.

SIXTH ORDER OF BUSINESS

Public Hearing

A. Rules and Rates Hearing

i. Consideration of Amendments to Attachment A to Chapter IV of the Rules of Procedure

ii. Consideration of Golf Course Rates for Fiscal Year 2023

Mr. Showe: The next item are the public hearings. In discussion with the Chair, we want to be as courteous to people's time as we can. Is there anyone here specifically for the budget and the notice that you received in the mail? How many are here specifically for the rules and rates of the golf course? How do you want to handle that, Chair? Do you want to do the rules and rates first?

Mr. Dale: Let's stick with the agenda.

Mr. Showe: Alright. Perfect. So, we will go into the public hearing for the rules and rates. Chris is here and he's prepared a presentation for the proposed rules and rates. We will note that the Board discussed this over the last several months and this is a combination of those discussions. Once Chris is done, we'll have the Board discuss the rules and rates and then we'll open it up for audience comments.

Mr. Game: First, I will go over the proposed rates for Fiscal Year 2023. We are looking at the public rate increasing \$8 across the board and then the respective discounts for the Loyalty Program. We are thinking about changing the name of Associate Program to something more like a Loyalty Program for Viera East. Then the CDD resident rate is increasing from a 25% discount to a 30% discount against the public rate going up \$8 across the board. Then there are the respective discounts of 20% for the Loyalty Program and 30% for the CDD residents.

Mr. Dale: Chris, could you just expound on the 30%? That's important. I want that in the minutes.

Mr. Game: The 30% instead of the 25%. Right now, CDD residents that play golf at our golf course, get 25% off of the base going rate. We're proposing that we increase that to 30% with talks of changing the membership and the dollar per round for the golf course and CDD residents.

Mr. Dale: What's the 30% for?

Mr. Game: 30% off of greens fees. Nothing has changed in relation to merchandise or range balls. It would just be 30% off of greens fees. This is the range of rates. Nothing has

changed here since the last time we met in this room. I am providing just some basic information.

Mr. Colasinski: Are these the proposed rates?

Mr. Showe: Well, this is the range.

Mr. Game: The big thing is the highlighted section that has to do with our Prepaid Program. The last thing that we discussed at the last Board meeting, was basically a 25% increase on the prepaid fees and then changing the Gold Program from Monday to Friday to Monday to Thursday. Those rates are in accordance to that increase and the change in the timeframe for the Gold Prepaid Program.

Mr. Dale: Actually, I'm going to clarify that. I believe what we discussed was everything across the board would be 25%.

Mr. Game: Yes.

Mr. Dale: Not just the Gold Program.

Mr. Game: I'm sorry. It's 25% across the board, but changing the Gold Program from Monday to Friday to Monday to Thursday.

Mr. Dale: Right.

Mr. Game: But all fees would have a 25% increase. That is about it for me.

Mr. Showe: Okay. Does the Board have any questions before we open it up for public comments? We actually don't have any changes to Attachment A for the rules. So, we don't really need to have any consideration. Those rules will just stay the same. That's the section of the dialogue. The rates were separate. We didn't make any specific changes.

Mr. Dale: With regard to the four golf carts out on the course at a time?

Mr. Game: Tim and I spoke about that and I believe at the last meeting, Tim had basically said, "Let's just let it sit for another year. There's no need to address it at this current time."

Mr. Dale: Okay.

Mr. Game: Other than that, it's just what we talked about previously.

Mr. Showe: We typically do this once a year, but if there's a problem that comes up, Tim has flexibility to enforce rules that aren't listed here. David, I think you have a question.

Mr. Bedwell: Since we're going to Monday through Thursday, I want to make sure that people who bought the Gold Plan as a couple to play on Friday, will have to play a day late or

have to move up to the Platinum Plan. Does everybody understand me? I don't want there to be any surprises on what was proposed. We have quite a few people; singles and couples that play on Friday. I don't know if they're all Platinum Members. I just want to make sure everybody understands.

Mr. Dale: But that's just what's proposed right now. I do think we're going to be discussing that a little bit further, because Chris made me aware after the meeting, that the majority of those memberships are Platinum, so that comes into the mix.

Mr. Bedwell: I just wanted to make sure that they understood what the significance of that was.

Mr. Dale: Right.

Mr. Showe: Are there any other questions or comments from the Board or do you want to open it up?

Mr. Dale: For public comment?

Mr. Showe: Yeah.

Mr. Dale: Let's do it

Mr. Showe: We'll open it up for public comment. Again, please state your name and address and keep your comments to three minutes. I'm going to take the Request to Speak Forms in the order they were received, if you submitted any. Mr. Shiffrin had the first one. You have three minutes.

Resident (Gary Shiffrin, Parkstone): Mr. Gary Shiffrin, 4770 Parkstone Drive. I was in attendance at the last CDD workshop, and needless to say, I found the discussion about the Prepaid Membership to be very interesting, although very concerning. Let me start by saying, I understand the business model and making a profit on the dollar. Through the meeting, it was stated in order for the golf course to be maintained, it would cost approximately \$500,000 a year to put in reserves to afford any capital needs in the future. A further statement in the meeting indicated that we made \$490,000 last year. I would say that's pretty close. With the current projects of irrigation and the renovations of the Clubhouse and the range, that will go a long way in preserving the infrastructure of the golf course. So, my presentation wants to focus on the human aspect of what is being proposed. I and many of my golfing buddies purchased our homes, with the intention of being able to play as often as we can during our retirement years. Viera East has offered a Prepaid Program for many decades and the attraction of moving here

was in fact because of this opportunity. For decades, the Prepaid Members have literally invested hundreds of thousands of dollars in the golf course. Currently, there are 82 of us prepaids, who had been given this golf course over \$300,000, just this year, for the opportunity to continue to play a game that we love on a golf course that we also love. Based on the average rate of \$50, it would take 6,000 rounds to cover what the prepaids have invested. Aside from that, I want to reiterate the massive amounts of money that these prepaids invested into this golf course over the decades. That should mean something and I hope it does. Prepaids every year continue to support this golf course. Do we feel that there should be a reasonable increase with the opportunity to play? Yes, we do. That should be reasonable. I would like to appeal to your desire to be fair. Most of those prepaids worked hard during our careers to have the opportunity to play golf at a wonderful golf course like Viera East. Knowing that there has not been a rate increase for prepaids in 2017, there should be the expectation that one should occur. A fair rate increase certainly would be the proposed 24%, but when you start adding this proposed surcharge, the expectation has now become extreme. All of us retirees are on fixed incomes and a 24% increase and additional thousands in surcharges, doesn't seem fair. As much as I would never interfere with your lifestyle, I would hope you would do the same for us. Doing away with the prepaids will, for the most of us, prevent us from playing as many rounds as we've enjoyed playing. I understand you hold the power, but I hope you understand how much you would negatively impact the lifestyle of many by eliminating the program. Please do the right thing for all of us who have given back so much to the success of this golf course. *(Applause)*

Mr. Showe: The next one I have is from Ms. Kopliner.

Resident (Sonya Kopliner, Woodhall Circle): Are these the proposed rates that you're working on?

Mr. Showe: Yes.

Resident (Sonya Kopliner, Woodhall Circle): I don't see anything here about surcharges included in these proposed rates. Is that correct? Is that off the table?

Mr. Colasinski: That was one of the options.

Resident (Sonya Kopliner, Woodhall Circle): Okay. So, you're still considering surcharges?

Mr. Colasinski: I think that's one of the options. Yes.

Resident (Sonya Kopliner, Woodhall Circle): Thank you. My comments are regarding increasing the golf rates for Prepaid Members and possible surcharges. So far this year, you have comped \$70,000 worth of rounds. This number of free rounds, equates to 21% of the member paid rounds. By the end of the year, it will be \$85,000. There's your proposed \$1,000 per member increase. Your comp round should be listed under expenditures, since it really is a loss to golf course profits. We're not gaining anything from those comp rounds. It's not revenue, it's an expenditure. I think you need to revisit your comp rounds compared to what you're trying to charge us as rates. If you're going to be charging the surcharge, then these comp rounds should have surcharges as well.

Mr. Showe: Mr. Maher?

Resident (William Maher, Worthington Circle): Mr. Bill Maher, 4930 Worthington Circle. Number one, I don't see any of the proposals that we're talking about. Is there a reason why we don't have them?

Mr. Showe: We brought 30 copies of them.

Mr. Colasinski: They are on that table.

Resident (William Maher, Worthington Circle): Let me address one part of what Gary said. We as residents live in a golf course community and we purchased our homes for that reason. Some of you on the Board do not live in the golf course community. I consider the golf course community, 12 sub-divisions in Viera East that are on the golf course. So, with that being said, we did this for the amenities that Gary spoke about. We've invested in golf carts and supported the golf course for many years. At one point, there were over 200 Prepaid Members, and now it's down to about 80, which is a small percent of that pie that we're talking about. Like Gary said, we want to be able to go out and play golf, enjoy ourselves and live our lives comfortably. As far as the increase in the membership, I don't have any problem with that. I wish it would've been done in increments, but the 24% seemed reasonable with everything that's going on. That 10% surcharge for golfers, especially those of us using our own carts, seems to be unwarranted. It's going to put an undue burden on us. We're paying for a membership, but now you're going to tell me that if I play 100 rounds, it's going to cost me \$100,000, when I'm using my own vehicle and putting wear and tear on that vehicle. By the way, when the snowbirds come down, this golf course has had problems not having enough carts. So, in essence, we are helping the golf course, but just barely. So, if the proposal is to increase the membership, I think we're all

in agreement with that. What I don't agree with is that surcharge. I don't know who came up with it or why they came up with it.

Mr. Showe: Thirty seconds.

Resident (William Maher, Worthington Circle): It seems it's very irresponsible to the people who have their carts and are members of the golf course, who frankly, when the off-season is here, are still here. We live here. I'd like to address one more issue.

Mr. Showe: Ten seconds.

Resident (William Maher, Worthington Circle): The range. You're doing quite a bit of work to it, which looks good. That seems to be that that's what brings them around. Am I right?

Mr. Showe: That is your three minutes.

Mr. Dale: Do we have any other speakers?

Mr. Showe: Is there anybody else? Please raise your hand, state your name and address and keep your comments to three minutes.

Resident (Warren Powell, Stratford Place): Mr. Warren Powell. I live at 4897 Stratford Place. There are some intangible benefits of the prepaids or what I call members. We take ownership for this place. We go out and play on Mondays and Tuesdays and check the divots, the holes, the greens and so forth. All of us that are prepaids that go out there, go through a bucket or two of sand every Monday, Tuesday and Wednesday, just taking care of this golf course, because we feel that we have some ownership to it. I just thought that I would pass that on to you. The last thing that I'll say is, we paid a premium for those lots that are on the golf course. I just thought I'd bring that to your attention. I think the intangible benefits are a very important aspect of some of the prepaids or most of the prepaids that play out here.

Mr. Dale: Thank you.

Mr. Showe: Are there any other public comments on the rules and rates?

Mr. Bedwell: What Chris presented, there was no surcharge. It was just a 25% increase.

Resident (Warren Powell, Stratford Place): Thank you, Dave

Mr. Dale: What I prefer to do, because I don't want this to turn into a free-for-all, if we're done with public commentary, let's close it out and have Board discussion. I want clarify a few things.

Mr. Showe: Is there any other public comment? Okay. Then we will return it back to the Board for discussion and consideration of the proposed rules and rates that have been presented.

Mr. Dale: Just for clarification, I've heard a couple of questions and I think that they deserve answers. I think there were probably about five or six proposals floated that night at our workshop and I want to remind everybody that the only chance that the Board gets to talk is at the workshops. We don't collude or do things on the side. So, a lot of times when we sit at those Board workshops, that's the first time we've had a chance to talk about anything. So, with that said, the Golf Course Manager brought three proposals before us. The first proposal was that the Golf Course Manager wanted to get rid of season passes altogether. The second proposal was to do a percentage increase. One of the problems that we discovered in looking at the numbers of the 82 season passes, is we've got a lot of people that are nominally golfing three times a week, 150 rounds a year. We also have a lot of people that are golfing 260 times a year at an equivalent rate of about \$11 per round. So, that was the concern brought forward by the Golf Course Manager, and the Board is going to listen to that. That's where the potential surcharge idea came from. Above a certain amount, perhaps one of the ways to curtail whatever you want to call it, overuse of the season passes, was to charge \$10 per round. That was one of the things that the Board looked at. I believe the last thing that the Golf Course Manager brought forward, was a straight flat fee increase. Then moving forward, there was a lot of dialogue. Correct me if I'm wrong on any of this. This is my memory of it, but I'm sure if we were to listen to the recording, that's pretty much how it went down. Next, we got into a spirited dialogue about all of those different rates. I believe that Paul and Dave presented proposals, if I'm not mistaken. Where we left it, was there seemed to be consensus for a 25% across the board increase. I'm going to be blunt, but I was under the assumption that most of those memberships were Gold Memberships and this is where I want to continue that discussion. In talking to Chris afterwards, I guess most of these memberships are Platinum Memberships. The purpose behind what we're trying to do, we're also trying to make the golf course appealing to businesses and corporations and increase the profitability of the golf course, while at the same time try to keep prices at a fair price point.

Mr. Colasinski: Not only that, but we also have a lot of people who work during the week that want to play golf. A lot of technology people get Fridays off.

Mr. Dale: Right.

Mr. Colasinski: So, we want to keep tee times on Friday, Saturday and Sunday available for residents who work during the week.

Mr. Dale: Correct. Where my issue with the Platinum is, and I'm bouncing this around in my head and I've heard a few things from Chris over the past couple of weeks, I do think there needs to be more of an increase on the Platinum end of things. The gist of what I would like to do, is make that Monday through Thursday as attractive as possible.

Mr. Colasinski: I think with Monday through Thursday, if we look at the Gold Membership and the CDD rate for the Gold Membership, if we kept Monday through Thursday and use that same price tag, if you look at that, instead of Monday through Friday, you're cutting off one day. So, that would actually accommodate a 20% increase to cover our costs. If you did a single with daily cart fee of \$1,900 on Mondays and Thursdays and a single with a cart fee of \$3,600 from Monday through Thursday, the single cart fee would be \$3,100 Monday through Thursday. That would be mostly for the people over age 60 or what I call a senior rate. We can actually provide some relief to some of the people that have been here a long time and are on fixed incomes. I'm trying to find something where we're not really raising the rate, where we would have one day to play, but it's not really pushing it.

Mr. Dale: Sort of like what we did with the Associate Membership awhile back. We kept the price the same, but just did away with the free round. Are you talking about that for the CDD?

Mr. Colasinski: That would be primarily for CDD residents, 60 and over.

Mr. Bedwell: The main impact going from Monday to Thursday, is the rate goes up on Friday. So, CDD residents pay more and outside people pay more. It increases the revenue and you get the same number of rounds. It doesn't do much for the prepaid since both of them are flat, but you're going to get more revenue. If you do the same number of tee times next year that you did this year, that's what the big difference is. I'm a day rate player and I play on Friday, so I'm going to be paying more than what I paid this year with the increase with Friday being the weekend rate. Do you know what I'm saying?

Mr. Colasinski: Then you would get the resident rate off of that.

Mr. Bedwell: Yeah. The CDD rate is going to go up because Friday is a weekend.

Mr. Colasinski: Yes, that is correct.

Mr. McCarthy: I would like to throw something in there and run that by the Board.

Mr. Dale: Just throw them all out.

Mr. McCarthy: First of all, the four-to-six-month membership...

Mr. Dale: It's not so much really a four-to-six-month membership. What it does is they rebate back. That is my understanding of it. Correct? In other words, you have to purchase...

Mr. McCarthy: Four months or six months.

Mr. Game: Four to six consecutive months from date of purchase.

Mr. Dale: Perhaps I was looking at the wrong section. The six-month plan is available at 70% of the annual rate. I guess I was reading that late at night and I took that as, if you buy the plan, then you get a rebate.

Mr. Bedwell: The golf course has implemented that for snowbirds. I bought a six-month membership when I was down here for six months out of the year. That was my first year here.

Mr. McCarthy: Basically, for the 12-month plan, there are 88 people and for the four-to-six-month plan, there are 25 people, for a total of 113 people. What I'm concerned about is that we have a cost per round issue. The membership as of this date, from the detailed Golf Report from May, the membership had 6,561 rounds. The total revenue was \$188,230, which equates to a fee of \$28.68 per round. When we get into the CDD rounds, there are about 700 more rounds for a total of 7,328 with revenue of \$245,303 and a cost per round of \$33.47. We have come to a consensus on giving a 5% discount from that. So, assuming that we're going to have the same number of rounds, the same number of revenues, if you take 5% from \$33.47. That brings the CDD rounds down to \$31.80.

Mr. Dale: It makes them almost comparable.

Mr. McCarthy: Alright. So, my proposal would be, we have revenue for this time period of \$188,230. If you were to increase the rates all through the system by 15%, that would generate \$28,234. That would bring up the cost per round to \$32.99 with a 15% increase in the rate. If we go to 20%, that will increase the revenue by \$37,646 and that would bring the cost per round up to \$34.42, which is less than the \$31.80 that the CDD residents are paying. So, actually, we're paying more money than CDD residents as members.

Mr. Dale: I didn't have time to compare these numbers. We're talking fiscal year to date.

Mr. McCarthy: No, this is just May.

Mr. Dale: Just May.

Mr. McCarthy: No, from September to May.

Mr. Dale: I'm not quite clear where you got the \$28.

Mr. McCarthy: Well, the membership was 6,561 rounds. We made \$188,230, which equates to \$28.00. Divide the rounds into the revenue.

Mr. Dale: Right, but I'm not seeing the \$188,230.

Mr. McCarthy: I tried to highlight it in yellow.

Mr. Showe: It's down there at the bottom.

Mr. Dale: I got you. I was looking on the actual revenue.

Mr. McCarthy: The membership rounds are at the bottom. So, that's something to think about, something to talk about. I think it's not something that's going to happen instantaneously. I think it's going to go over 18 months. If a person bought a membership two weeks ago, it's good for 52 weeks. So, everything is going to be at a state of fluctuation for a long period of time. It's kind of like what Jim said to me when I asked him, "*What is the benefit of the irrigation system,*" and he said two years. This will fall off for about 18 months.

Mr. Dale: Just a quick observation. I think because this is as of May, it doesn't include the summer, which obviously would then have a lower price round. It would probably get us back to the numbers you said. So, if we're talking about during the course of the year, we're probably talking mid-20s.

Mr. McCarthy: The fiscal year ends on September 30th.

Mr. Dale: I know.

Mr. Bedwell: This sheet, Rob, with the 25%, \$1,000 increase, is \$82,000, if they were all flat for the year, because the increase is \$1,000. On this sheet, there's about six Gold Memberships left. Just so everyone understands, the Gold Membership is going up under this proposal, from 25% to \$731. Under this proposal, the family's going up \$1,000. That's what we're talking about.

Mr. Dale: For me, it's multifaceted. Yes, profit is important. It's one of the Top 2, if not the most important.

Mr. Colasinski: We're really trying to recover the increases that we're experiencing with maintenance. There's a 21% increase for the fiscal year.

Mr. Dale: That's 20% right there.

Mr. Colasinski: Well, just this last calendar year, it went up 21% over the last year and last year it went up as well. That's really what we're trying to do, maintain a revenue stream that will keep us even with inflation.

Mr. McCarthy: We want the best revenue. I think the proposal that I'm suggesting would be more satisfactory and increases the rounds and revenue for the membership and so forth. The 20% increase is about \$37,000.

Mr. Bedwell: To address your issue, Rob, this doesn't free up tee times. If the prepaid all play the same number of rounds, there should be more tee times than we have now.

Mr. Dale: Right.

Mr. Bedwell: It's just that we get more money.

Mr. Dale: In this scenario. That's kind of what I'm saying.

Mr. Bedwell: Some of those may quit because of the increase.

Mr. Dale: Yeah. Some might quit.

Mr. Bedwell: If you implement the surcharge, there will be more people quitting because it's a much bigger increase. But I understand the theory behind, "*The more you play, the more you pay.*"

Mr. Dale: Right. Which is essentially the one proposal that Chris brought forward.

Mr. Bedwell: But that 4,300 plus 10 %, is way off.

Mr. Dale: I don't think that.

Mr. Bedwell: The trouble with the surcharge, is we check 20 to 30 people in at 7:00 a.m. and we can't even get them out the door at the start-up time.

Mr. Dale: Was the surcharge a serious issue?

Mr. Bedwell: I recommend the 25% increase.

Multiple Voices Speaking

Mr. Bedwell: They can't even check them out at the front office in time.

Mr. Dale: I would like to focus the conversation on what Paul is proposing. At the same time that I'm listening to you, I'm trying to do some math in my head.

Mr. Colasinski: One option is the senior rate.

Mr. Dale: For me, yes the money is important. I'm not going to lie. We have to stay in business, but we have to consider the timing and making it available. We talked about corporations and the corporate packages and drawing in some of those folks.

Mr. Colasinski: And people who work during the week.

Mr. Dale: That work during the week. If we can get a higher rate at that time off of some of those people, based on the daily rate that he's talking about, then that Monday through

Thursday rate becomes appealing to them. I don't care how we package it, whether we call it a senior rate or whatever.

Mr. Colasinski: A senior rate has a stipulation of an age on it.

Mr. McCarthy: Maturity range.

Mr. Bedwell: At the last workshop, I recommended a 25% discount Monday to Thursday and a 30% discount on the CDD rate. I thought we had consensus on that.

Mr. Dale: Right, the 25% discount, but where it became an issue was the Platinum thing. Perhaps the way we can make this fit in, is what I'm hearing from Steve is if we do a senior rate...

Mr. Colasinski: Right. That's really a 20% increase. If you took the Gold Membership rates and then you froze them at that...

Mr. Bedwell: No increase, but they only get Monday through Thursday.

Mr. Colasinski: Monday through Thursday, right.

Mr. Dale: So, there's effectively no increase price-wise and you lose Friday.

Mr. Colasinski: It's enough.

Mr. Dale: This is the part that I've been thinking about over the week. If we were to raise the Platinum significantly, it wouldn't impact the people presently that are under that Gold or Platinum Plan, other than they wouldn't be able to play weekends, other than at the senior rate less 30%. But they would be able to buy the Senior Discount Plan at the current Gold rate effectively. The plus is for the general public, if we were to increase Platinum by 50%, the people that would be buying that then would be the people outside of the community. Even at a 50% increase, we are still \$100 less than Duran's rate.

Mr. Bedwell: A 50% increase?

Mr. Dale: On the Platinum. But that doesn't have to impact anybody here, if they're going to play Monday through Wednesday.

Mr. Bedwell: No, they play seven days a week. I'm not for it, but if you want to free-up tee times on Friday, Saturday, and Sunday, just eliminate the Platinum Plan and only sell Gold Memberships.

Mr. Dale: That's another option.

Mr. Colasinski: If you do a senior rate...

Mr. Bedwell: I'm not for that, but if you want to increase tee times, that's a way to increase it, not seniors and this and that.

Mr. Dale: That's kind of the objective. I like simplicity.

Mr. Bedwell: Here's the elephant for that, Rob. If you go back to 2001 or 2004 when you first came here, Duran wasn't open. So, there's a lot of spaces that we have. Sometimes I don't buy into when people say, "*I can't get a tee time.*" Maybe you're not educated well enough on how the system works. That may be a problem. Maybe we can do a better job. There are a lot of spaces out there.

Mr. Dale: I agree with you. I see as our primary mission for the next year, to market the whole package from that perspective, but there are things that have happened in the interim. There are a whole bunch of golfers out there now.

Mr. Bedwell: Brevard County is exploding, Rob

Mr. Dale: That's exactly it. We are exploding. Actually, I heard an interesting one from a School Board member this week. Brevard County is the only county, according to the Florida Chamber, that is not expected to experience recession in the next 20 years. You can take it for what it's worth, but there's still an interest. They're looking at some demographics apparently that show things really taking off here, I guess.

Mr. Bedwell: I thought we were in a recession. I'm going to go back to my proposal for a 25% or \$731 increase for a single Platinum Membership and \$2,075 per family. With each year, as these people get older, they are going to play less and less and there are going to be free tee times. There are going to be less people, less playing. I guarantee you next year you will have more free tee times because we have no new memberships. We went from 200 down to 82.

Mr. Carnesale: The only way that works is if we freeze entry into that program.

Mr. Bedwell: People move when they hear that.

Mr. Carnesale: Well, it doesn't make any difference. I'm just saying, but we physically have to freeze that program.

Mr. Bedwell: If you freeze it.

Mr. Carnesale: Okay. I'm just saying. If nobody can go into the program and we only have 82 people in it now, then year after year, the number will decrease regardless of the reason.

Mr. Dale: That's an option. We can look at freezing, correct. There's nothing illegal about that.

Mr. Dale: Yeah, you would essentially need to do that as part of the rules and rates.

Mr. Carnesale: There would be basically no new people allowed into that system. Alright?

Mr. Dale: It's on the table.

Mr. Carnesale: Then you could look at those people as a separate entity and try to get a fairer and more systematic rate. Yes, we have to cover inflation. Inflation alone is like you said, 25%, because we haven't had an increase since 2017.

Mr. Dale: Let's clarify that.

Mr. Carnesale: They should've basically raised the rate every year by the amount of inflation, but they didn't do it.

Mr. Dale: I think what he means is it is cumulative.

Mr. Carnesale: Okay, but it wasn't made to the people. They are the people out here in order to understand why we're looking at that number. It sounds like a big number, but if you were getting the right increases at the time frames when you should have, which is every year, you wouldn't have this major increase. We're trying to play catch up in order to stay in business.

Mr. Dale: Dave, here's where I'm at. We can finesse this. I like your idea, but I think that would be my number two choice. My number one choice would be a give and a take based on your idea, which would be to get rid of the Platinum Plan, but we create what Steve is talking about, some kind of a Senior Plan based on the current Platinum rates. That would keep things low. It wouldn't be a price gouge. It wouldn't be a price bump for everybody.

Mr. Showe: Be careful. I want to make sure that I understand what you're saying. You're saying Platinum rates.

Mr. Dale: I meant Gold. I'm sorry.

Mr. Bedwell: Do you think you'd have a day rate they would pay based on something or what are you saying?

Mr. Dale: No, no, no. It would just be basically the Gold Plan as it is right now, only they can just do it Monday through Thursday.

Mr. Bedwell: What if they play on Friday, Saturday and Sunday?

Mr. Dale: They pay the rack rate less the CDD discount.

Mr. Bedwell: Which is what?

Mr. Dale: 30% less whatever Chris is putting together.

Mr. Carnesale: I'm not going to use the word, "*Rack*" anymore. Okay? It is whatever the standard rate was that was established for the day for outsiders, which would be less 30% for people that live within the CDD. The reason for that is because they're paying part of their fees through their taxes, so their rate should be less.

Mr. Bedwell: I was just saying if you want to free up tee times, eliminate the Platinum Plan.

Mr. Dale: Oh, I get it.

Mr. Bedwell: I'm not for that.

Mr. Dale: I understand.

Mr. McCarthy: What would the membership be for a Gold Member under that proposal?

Mr. Dale: We would do the 25% increase for a Gold Member.

Mr. McCarthy: What are we basing the 25% off on?

Mr. Dale: It's a 25% increase of the current Gold rate.

Mr. McCarthy: Okay.

Mr. Bedwell: \$2,075 for a family.

Mr. Dale: Right. But that's not going to impact any of the people that we're talking about here because they can climb onto the Senior Plan.

Mr. Bedwell: I don't understand the Senior Plan.

Mr. Colasinski: Take away the word, "Senior" for a moment and just say, "Monday through Thursday with the existing Gold Membership."

Mr. Bedwell: The Platinum people would switch to Gold Membership, is what you're saying.

Mr. Colasinski: No, I'm not saying that. I'm saying there's an option.

Mr. Bedwell: Is that what he's proposing?

Mr. Colasinski: I don't know.

Mr. Bedwell: Platinum Members would switch to the Gold Membership.

Mr. Dale: Well, we would just do away with the Platinum Plan and do whatever they want. Just for the record, I am one year away from the Senior Plan, so I wouldn't be able to do it myself.

Mr. Bedwell: The issue you have there is again, we get screwed up pricing. That's why there are so many Platinum people. To go from Gold to Platinum, would only cost \$300 more.

Mr. Dale: That is the most shocking thing on this Rate Sheet. I was like, "You got to be kidding me. Who the heck wouldn't go to Platinum." It's an extra \$200.

Mr. Colasinski: You're paying 9% more for 28% more golf.

Mr. Bedwell: Yeah.

Mr. Colasinski: That's what you meant.

Mr. Bedwell: Yeah. I don't remember who came up with that one.

Mr. Dale: Yeah, that's horrible.

Mr. Bedwell: Anyway, if there was no Platinum, I'm trying to get it down to numbers so these people understand. If the Platinum went away and the people who wanted to join...

Mr. Colasinski: Or if they want to join.

Mr. Bedwell: If they decided to join the Gold Plan. Before tax, under the new plan, the Platinum, they would be paying \$62.50. If they switch to Gold, they would then go from \$60.50 to \$58.12.

Mr. Dale: I'm comparing everything on the single rate. I don't think we can compare apples and oranges.

Mr. Bedwell: A lot of these players are on the family rate.

Mr. Dale: Yeah.

Mr. Bedwell: I don't know what they'll do. We need to decide if that's what you want to do.

Mr. McCarthy: We have 46 people on the Family Plan and 42 people on the Single Plan.

Mr. Colasinski: With the Family Plan, we're really giving away a lot, because we're not charging much more on the Family Plan. We charge 47 % more after the first-person. Duran charges 77% more.

Mr. Bedwell: Well, people are going to have to make a decision with what we do. The more options the better. I don't think we have consensus.

Mr. Dale: We had our discussion and at a certain point, I'm going to ask for a motion

Mr. Colasinski: Well, we have to walk through these in order to get a motion.

Mr. Dale: Right.

Mr. Colasinski: You're proposing a 25% increase.

Mr. Bedwell: We should keep the same thing with 25% increases in Platinum and Gold Memberships. I didn't worry about increased tee times because these people are getting older like

me. I went from four times a week to two. So, I gave you more tee times and I'm spending the same amount of money. This is going to happen to a lot of these people.

Mr. Dale: Chris, what are the numbers for existing pass holders? Just the ballpark percentage-wise that are golfing more than 150 rounds a year?

Mr. Colasinski: That's kind of hard to get again.

Mr. Game: In the analysis we did of the 38, I believe it was 150.

Mr. Dale: Over 150.

Mr. Game: Over 150. Out of that 38, it was probably in the 20s. Out of the total, we're probably looking somewhere in the 50s, 45 out of the memberships.

Mr. Dale: So, basically about half of the people are golfing.

Mr. Game: I would assume.

Mr. Dale: I know we have several that were doing the 260 rounds.

Mr. Colasinski: Three times a week.

Mr. Dale: 260, five times a week. That's the moderate, middle of the road.

Mr. Carnesale: What would happen if we eliminated the Platinum Plan and the people could go anywhere they wanted? They could go to the Gold Plan. They could go to the rack rate, if you want to call it that. They can do whatever they wanted as far as instead of. Alright? And we did just a flat 25% increase, to the remainder, and still raised the CDD discount from 25% to 30%. Okay? That way you have to give and take. In that, you would have to go to the Monday through Thursday. We have to go to the Monday through Thursday sometime in this, in order to be able to make the availability down the road. Alright? But if we're talking about people that are golfing a lot that are off anyway, they can golf Monday through Thursday. It doesn't make any difference what day it is because they're not working. For the people that are working, then it is a big difference whether it's Monday through Thursday or Friday through Sunday.

Mr. Dale: Effectively, what you're talking about is a variation of my proposal, except mine gives a little bit more, because of the fact that we're incorporating those seniors or whatever we want to call it. It freezes the rate.

Mr. Bedwell: Twenty-six play more than 150 times.

Mr. Dale: I don't know the exact number.

Mr. Game: It's 31%

Mr. Dale: Well, do we have any other proposals on the table that we want to discuss? We've got three basically on the table, actually four. Yours is a straight 25% increase.

Mr. Bedwell: A 30% discount.

Mr. Showe: Yours is essentially what's been presented.

Mr. Dale: I think all of them include the 30% discount. Is that a consensus that we all agree on?

Mr. McCarthy: Yes.

Mr. Colasinski: For CDD residents.

Mr. Dale: Then we'll just assume all of them have the 30% discount.

Mr. Bedwell: I think you have to give a bigger discount if you're eliminating Platinum and people play on the weekend.

Mr. Colasinski: I agree.

Mr. Bedwell: I think we'll have to give something more than a 30% discount.

Mr. Dale: That's why I like what Steve was talking about.

Mr. Carnesale: We're all in agreement that we should be giving more of a discount to the people that are paying the taxes.

Mr. Bedwell: On Friday, Saturday, and Sunday, if we eliminate the Platinum and those people want to play, I think there should be more than a 30% discount, because in-season, they would be paying \$52 to play a round of golf. That's a CDD discount. That's the proposed rate.

Mr. Colasinski: What are you thinking?

Mr. Bedwell: 35% or 40%.

Mr. Colasinski: Okay.

Mr. Dale: But that's in season, Dave.

Mr. Bedwell: Well, yeah, that's in season. The trouble with that is then you will find every CDD resident gets that.

Mr. Dale: I'm going to be blunt. I asked a number of golfers over the past couple of weeks, whether they were a member. A couple of people would surprise you. It goes back to my original question that I started all of this with, how much should a round of golf cost? The standard answer that I got from all of them, was over the course of the year, \$50 a round was not excessive.

Mr. Bedwell: Who did you ask?

Mr. Dale: Several people at the golf course. I'm not going to name names.

Mr. Bedwell: Based on the shape of the golf course, I wouldn't pay more than \$40 a round.

Mr. Dale: Well, with the shape that it is in right now, but it's not going to be that way in three months.

Mr. Bedwell: If we don't fix the bunkers and we don't fix the cart path, I will not pay you more than \$40 a round.

Mr. Dale: But we are fixing those things.

Mr. Colasinski: For the weekday, if we gave CDD residents a 40% discount, that would be \$44, but that's on a weekday.

Mr. Bedwell: Yeah.

Mr. Dale: For the weekend, it really isn't much more. On the weekend, we charge \$3 more. So, it's still about the same. It would be \$46 on the weekend.

Mr. Colasinski: I don't see a 40% discount for Friday, Saturday and Sunday for a CDD resident unreasonable,

Mr. Dale: I don't either.

Mr. Bedwell: A 40% discount, if you're going to eliminate Platinum, is probably sufficient.

Mr. Carnesale: Wait, you said 40%?

Mr. Colasinski: Yes, because that actually gets it to the mid-40s for the rate for CDD residents.

Mr. Bedwell: A CDD resident.

Mr. Dale: All CDD residents.

Mr. Colasinski: Yes.

Mr. Dale: On weekends.

Mr. Colasinski: Yes.

Mr. Dale: A weekend is Friday, Saturday and Sunday?

Mr. Colasinski: Yes.

Mr. Bedwell: You may not get the people in, if you do what you wanted.

Mr. Dale: I could live with that.

Multiple Voices Speaking.

Mr. Colasinski: Sorry, but the public comment period is over.

Mr. Dale: It is just Board discussion right now.

Mr. Carnesale: Okay, so, if we were to offer a 40% discount on weekends for CDD residents and the weekend is Friday, Saturday and Sunday, I don't believe, and Steve will probably give me exact numbers, there would be much of a difference in the actual income.

Mr. Dale: What's that? On a \$50 scenario.

Mr. Carnesale: A \$50 rate is \$6 less.

Mr. Dale: It came to \$46, is what you said.

Mr. Colasinski: It depends. On weekdays, it would be \$44 and on the weekend, it would be \$46 per round, with a 40% discount for CDD residents on Friday, Saturday and Sunday.

Mr. Dale: So, what are you saying? You would want less?

Mr. Carnesale: Yes. What I'm saying basically is there would be a 30% discount on the day rate, which is already lower, and a 40% discount on the weekend, which has a higher rate.

Mr. Dale: Yeah, but that's effectively what he just said.

Mr. Carnesale: Just to be clear.

Mr. Bedwell: For these people who play year-round, if you give them a 40% discount, you would average \$39.40, because you've got off-season and mid-season. It would be \$39.40.

Mr. Colasinski: That's what we were talking about before. Dave has a pretty good handle on the numbers.

Mr. Bedwell: I'm thinking of what I would pay.

Mr. Colasinski: You're very good in conceptualizing.

Mr. Dale: Here's the other part. I do want to get us thinking in another direction too. I get loyalty in people who've have been with us for a long time and everything. Supposedly, how many CDD golfers do we have, Chris? 1,770?

Mr. Game: That's what we have registered.

Mr. Dale: That doesn't mean they all golf?

Mr. Game: Yeah.

Mr. Dale: There are probably ones in there that go out once a year or something like that. But we're also designing a plan that's favorable or good for them also, the rest of the CDD golfers. You might look at it as a case in point because you don't have the membership. So, the discount works really nice for you.

Mr. Bedwell: Well, I'd always thought there should be a 25% discount for CDD residents versus a 20% discount for associates.

Mr. Dale: I never liked that. No.

Mr. Colasinski: Dave is saying a 25% discount, but then the CDD resident Monday through Friday rate would receive a 30% discount on Thursday and a 40% discount on the weekend.

Mr. Dale: Yes.

Mr. Showe: The only thing left I heard as a point of discussion was essentially eliminating the Platinum Membership and everything else as presented.

Mr. Bedwell: I threw that out.

Mr. Showe: Well, that's what I've heard from the Board discussion.

Mr. Colasinski: That's not much of a discount. We're trying to make it so that we can get more tee times available for people who work during the week as well.

Mr. Dale: Right. But we're also talking about, I assume, adding in again the senior rate or whatever. Are we talking about adding that in?

Mr. Colasinski: You could add that as an option.

Mr. Carnesale: No.

Mr. Colasinski: I'll define it again

Mr. Carnesale: No, there's not enough people that are involved.

Mr. Colasinski: What I was talking about was Monday through Thursday, keeping it the same rates as the current Gold rates right now. So, it would be \$3,600 Monday through Friday for a single, if you were 60 and over.

Mr. Bedwell: 60 and over?

Mr. Colasinski: Yeah.

Mr. Bedwell: You'd keep the current membership rate now.

Mr. Colasinski: The whole rate, but it would be limited to playing Mondays and Thursdays.

Mr. Bedwell: Okay.

Mr. Dale: The thing that I like about that is it softens the blow of doing away with the Platinum. It's basically beats, but we're making it a little easier so that people aren't going to get a jacked-up rate. They're just not going to be available to golf on Fridays.

Mr. Bedwell: The 60 and over will get the current 2022 rate, not the 25% increase.

Mr. Colasinski: Correct.

Mr. McCarthy: But a person that has a Platinum Membership, would continue to play on the weekend until their membership expires.

Mr. Showe: Yes.

Mr. Colasinski: I think it's easier to manage. Right, Chris?

Mr. Game: Very much so.

Mr. Dale: You made an agreement with them.

Mr. Colasinski: It's easier for Chris to manage as well as the operations people to manage.

Mr. Dale: I think whatever we decide tonight, as of tomorrow, is the new rate schedule.

Mr. Colasinski: If there's renewals next week, yeah.

Mr. Dale: I don't want people lined up outside the door saying, "*What happened to the Platinum Plan?*"

Resident (Not Identified): So, Platinum is off the table.

Mr. Colasinski: What do you think?

Mr. Bedwell: I'm all for getting rid of the Platinum. I think that's a good compromise.

Mr. Colasinski: With the 40%.

Mr. Bedwell: The 40% on the tail end of it. The other thing is they're getting five days, so that's good for four days.

Mr. Dale: Right. Without an increase. They're just losing the day.

Mr. McCarthy: What are you doing with the family one?

Mr. Bedwell: It's the same thing.

Mr. Colasinski: As far as the 25%?

Mr. Bedwell: Oh, I don't know. I thought when you said keep the Gold the same, I thought all of it would carry over.

Mr. Colasinski: With the family one, the differential between them is still lacking. I looked at the single rate. A family annual cart fee versus a single annual cart fee, when we add that, was only just under 50% of what it would be for single. So, it would 1.5% for having a family. I don't know. I think that other places are doing closer to 1.8%.

Mr. Bedwell: I agree. If you just look at the Platinum, a single pays \$4,280 and for \$2,000 more, a second person can play.

Mr. Colasinski: Right.

Mr. Bedwell: That's great if we were building homes.

Mr. Dale: Right. That's effectively, I think, where that came from. It was probably back at the inception.

Mr. Bedwell: That's exactly where it came from.

Mr. Colasinski: Do we want to make that differential a little larger?

Mr. Dale: We've got two choices then; you can make it larger or get rid of it.

Mr. Colasinski: Getting rid of it would make it easier to manage.

Mr. Dale: It would make it easier to manage and with the senior, that's no increase at all.

Mr. Bedwell: That's 60 and older?

Mr. Dale: Yeah.

Mr. Bedwell: Okay. The senior applies to the Gold Membership only.

Mr. Colasinski: The senior one would adopt the Gold Membership.

Mr. Dale: The current Gold rates.

Mr. Colasinski: It would adopt the Gold rates.

Mr. Dale: Yeah.

Mr. Bedwell: If you're under 60, you'd pay the 25% increase.

Mr. Dale: Right.

Mr. Bedwell: That's workable.

Mr. Carnesale: It's a compromise that seems to fit into my guidelines, your guidelines and obviously, their guidelines. All we have to do now is just describe what we have done.

Mr. Dale: That's why I just turned to the man over here.

Mr. Colasinski: I'll make the motion that we start with what David indicated regarding the 25% increase across the board for the Gold rate.

Mr. Dale: Doing away with family.

Mr. Colasinski: Doing away with the Family Membership and introducing a senior rate for 60 and over that would adopt the current Gold Membership rates.

Mr. Dale: Only for CDD members though.

Mr. Colasinski: Only for CDD members.

Mr. Carnesale: Would we allow new people to join?

Mr. Colasinski: Let me finish my motion please. The CDD discount rates would be 30% Monday through Thursday and 40% Friday through Sunday.

Mr. Bedwell: When you said eliminate the family membership, what were you saying?

Mr. Carnesale: The Gold Plan.

Mr. Showe: Well, I think that's part of your motion too.

Mr. Colasinski: Yes. We have such a small differential with the Family Membership right now and the management of it is very difficult. I just say that we eliminate it.

Mr. Bedwell: So, a husband and wife both pay the single rate.

Mr. Showe: A single rate.

Mr. Dale: One of the other issues that we have with that is it's almost discriminatory. I'm surprised that we haven't gotten in on that one.

Mr. Colasinski: What constitutes a family, is what you're saying?

Mr. Bedwell: They have to live in the same house. I think that's all it said.

Mr. Dale: But you see where we were hanging out there a little bit with that one.

Mr. Bedwell: We didn't check marriage licenses.

Mr. Dale: What if you have two people that live in different apartments, but they're family? I just don't want to go down that road.

Mr. Colasinski: Is there a second to the motion or a modification?

Mr. Dale: Let's read it back.

Mr. Showe: So, you're making the motion to eliminate the Platinum Program. There will be no families on any of the Gold plans. There will be a 25% overall rate increase on the remaining Gold plans; however, we're going to create a senior rate for 60 and over plus the CDD resident rate will adopt the current Gold rates and CDD residents Monday through Thursday, will get a 30% discount and a 40% discount Friday through Sunday.

Mr. Colasinski: That was my motion.

Mr. Colasinski MOVED to adopt the Amendments to Attachment A to Chapter IV of the Rules of Procedure and the Golf Course Rates for Fiscal Year 2023 as amended, eliminating the Platinum Membership and the Family Membership, introducing a Senior Gold Membership at the current rate for CDD Members and a rate increase of 25%, with a 30% discount for CDD Members Monday

through Thursday and a 40% discount on Friday, Saturday and Sunday at the Golf Course Manager's discretion and Mr. Carnesale seconded the motion.

Mr. Showe: Is there any further discussion from the Board?

Mr. Bedwell: I think that's too big of an increase for the Family Membership. That's an enormous increase.

On VOICE VOTE with Mr. Dale, Mr. McCarthy, Mr. Colasinski and Mr. Carnesale in favor and Mr. Bedwell dissenting, adopting the Amendments to Attachment A to Chapter IV of the Rules of Procedure and the Golf Course Rates for Fiscal Year 2023, eliminating the Platinum Membership and the Family Membership, introducing a Senior Gold Membership at the current rate for CDD Members and a rate increase of 25%, with a 30% discount for CDD Members Monday through Thursday and a 40% discount on Friday, Saturday and Sunday at the Golf Course Manager's discretion was approved. (Motion Passed 4-1)

Mr. McCarthy: Chris, I would like for you to get together with Jason in a couple of days. Jason, will you forward it to the Board Members and have everything we approved in writing?

Mr. Showe: I'll send a draft to the Board to make sure we've recaptured it properly.

Mr. Carnesale: And how that plays out in terms of what it becomes.

Mr. Showe: Yeah.

Mr. McCarthy: So, all of us will be on the same page.

Mr. Dale: Do we run into any legal issues? I get that we just adopted it, but is he able to start selling at those rates tomorrow if he needs to?

Mr. Showe: No. These would be for Fiscal Year 2023. But it sounds like there's more direction to no longer sell the Platinum.

Mr. Dale: Right.

Mr. Chris: Just Gold for the time being, at the rates that we have right now.

Mr. Showe: Right.

Mr. Colasinski: The other question I have has to do with what's currently the Associate Membership. We want to rename it, but are there any modifications that you wish to suggest for that?

Mr. Bedwell: I think Chris had a suggestion. What did you suggest we call the Associate Membership?

Mr. Game: The Loyalty Program.

Mr. Colasinski: It's not the name as much as the dollar amounts. That's what I'm asking, a suggestion for a change in, for instance, the fee or anything like that.

Mr. Game: Did we bring up no longer including the handicap within the Loyalty Program, starting on October 1st?

Mr. Colasinski: I would make the motion that we eliminate handicap services from the Associate Membership Program because of the expense. It has gotten much higher.

Mr. Dale: That is also my recommendation.

Mr. Showe: That's on the rate sheet already. It says, "*No handicap services.*"

On MOTION by Mr. Colasinski seconded by Mr. Dale with all in favor eliminating handicap services from the Loyalty Program was approved.

Mr. Dale: You just got clarification on the Associate Member name change. I would also like to make sure we're clear on what we are calling the passes going forward.

Mr. Showe: I understand.

Mr. Dale: I'm fine with season passes. Does anybody have a different suggestion?

Mr. Colasinski: Right now, that is what we call a season pass.

Mr. Dale: I know it's semantics, but words have meaning. The reason why I think this is important is to this day, after all of the advertising that we've been doing for the past two years, and everything we have done to make it clear to people that we are not private, I still get asked during the month, "*Are you a private golf course?*"

Mr. Bedwell: The golf course is the same name as the community.

Mr. Carnesale: You see the big giant sign as you're coming in off of the main road.

Mr. Dale: Calling it a membership.

Mr. Carnesale: It says it's a club.

Mr. Dale: I prefer to make sure that membership is restricted from everything. That's why its private.

Mr. Colasinski: I want to get a point of clarification on here. Chris you are probably the best man to answer this. Are we currently offering four month to six month plans?

Mr. Game: Yes.

Mr. Colasinski: We are. And there's a ratio associated with those right now, which is 70%. 70 % is a reasonable amount.

Mr. Game: Yes, 70% for six months.

Mr. Colasinski: And then the four month one was 50%.

Mr. Dale: What was that based off of?

Mr. Game: It's just how the rate was calculated.

Mr. Dale: Right, but we'd just done away with the Platinum Plan. So, what based off of? 70% of what?

Mr. Showe: The annual. Except for the Gold, it would be 70% of the annual for the six months.

Mr. Colasinski: Right.

Mr. Showe: They didn't want to do it right at that amount because then people would navigate the system.

Mr. Dale: So, the Gold plus 25% is what it's based off of?

Mr. Showe: Yes.

Mr. Colasinski: I just wanted to clarify that we're still offering those timed passes, the four-month, six-month plans and that we understand what the ratios are.

Mr. Dale: Yes.

Mr. Colasinski: Okay. Perfect. Thanks.

Mr. Dale: Do we need a vote on changing the season pass title?

Mr. Showe: No.

Mr. Dale: I just want to make sure we're clear.

Mr. Showe: I think golf course management has sufficient direction for changing the name.

Mr. Dale: Okay.

Mr. Game: And just clarification on my end, programs that we have right now play through to their expiration date.

Mr. Showe: Correct.

Mr. Colasinski: Yes.

Mr. Game: Including Gold, has not changed to Monday through Thursday, yet.

Mr. Colasinski: Correct. People need to play out their membership, whatever it is and when they wish to renew, they would get the new one.

Mr. Showe: Yeah.

Mr. Carnesale: So, if they have a have a Gold or Platinum Membership, that still has six months, eight months or whatever on it, then the rules that existed when they bought it or what they are following still exists until it expires. Alright?

Mr. Bedwell: I just think that's difficult.

Mr. Carnesale: I'm just saying that's what they agreed to on both sides when they did their payment. You can't just cut the bottom out on the agreement. You can change the agreements going forward, but you can't change the ones that were already signed.

Mr. Bedwell: If you walk up to the counter and you say, "*I'm a prepay and it's Friday,*" he's got to determine which prepay you are. If you are grandfathered in, how are you going to do that?

Mr. Game: We're going to have to create a separate icon on our tee sheet basically. I don't know how we'll do it, but there's a way to have different programs, whether it literally just says old program (OP) on it, or new program (NP). We can work around that.

Mr. Dale: It appears that we are now through with the rules and rates portion of the meeting.

Mr. Showe: We'll get the budget now.

B. Budget Hearing

i. Consideration of Resolution 2022-02 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations

Mr. Showe: Since a lot of folks are here, I'll do a quick overview of the assessments and how the budget works. I know a lot of you received a letter in the mail. It may have been a little confusing. One side says, "*Increase*" and the other side shows, "*Decrease.*" Actually, both are correct and I'll walk you through how that works. I'll just give you some history. The Viera East CDD is one of the larger CDDs in the State. To give you an idea, there are over 31 HOAs within Viera. To give you an idea of how the CDD breaks down, we've got let say 31 different subdivisions of communities. There are over 4,200 residential units in Viera East and 205 acres

of commercial properties. The CDD manages over a thousand acres of wetlands and conservation areas. We have a scrub-jay habitat. We maintain 84 ponds that are designed for retention. We have over five miles worth of sidewalks and bike paths. We have a restaurant. We also oversee Woodside Park, which has the dog park and the natural playground. There are lots of various other infrastructures. There are also natural trail areas, along with the championship golf course and over 50 CDD staff members. If you ever want to get information from the CDD, our website is Vieraeastcdd.com. It has all of the agendas and all of the minutes. Everything from the District is listed there. In terms of accomplishments that the District has made over the last year, the District performs fire line maintenance. The Board requested and we've put into place a program where we used to do about a third of the fire line every year. We now complete the entire fire line once a year for the safety of all the homes. We've also done some additional treatments on the Bayhill flow way to help with algae, which is one of the main ways water gets out of the District. We want to keep that open and flowing for all residents. We've added maintenance of the dog park and playground. We've added some Farmers Markets as well. Pete's headed up a program to test some lake bank plant materials for erosion properties, as well as some additional maintenance equipment that the Board purchased. In terms of the golf course operations, we've changed the restaurant to make it CDD owned and operated. We're also currently in the process of updating the irrigation system, as well as renovating the Clubhouse and driving range along with some other smaller scale projects throughout the District. When you get your Tax Bill in November, depending on whatever the Board approves tonight, if the budget is approved as the Board has proposed, under the non-ad valorem section at the bottom of your Tax Bill, you will see \$504. How that breaks out is \$139 per home for *Debt Service*, which is the new recreation bond, \$236 per home for the General Fund for operation and maintenance (O&M) and \$129 for the Recreation fund, which is the older recreation debt as well as a small portion of operations for the parks. That totals \$504. Historically, in Fiscal Year 2019, your total assessment was \$679. It was the same in 2020 and in 2021. Last year, because we were able to come to the end of one of our debt service terms, we were able to reduce the debt service portion by about \$50. So, your Tax Bill in the current year was \$50 less than the prior year. We see about a \$125 decrease in your total Tax Bill in the Proposed Budget that's coming out. For purposes of those that received that letter, obviously, you see an increase in the O&M. That's one of the few funds that the Board has flexibility over. By Florida Statute, whenever there's an

increase in those O&M funds, the Board is required to send you a mailed notice, even if the total assessment is going down, which it is in this case. Just to show you in a pie chart how that breaks down, your General Fund is \$235, the combined recreation bonds is \$250, so that's 50% and then there's that small piece that's actually recreation operations up there. In your General Fund, this is where a lot of conservation and general activities happen. The General Fund is where that \$100 increase in O&M is going. It's important to note that none of that \$100 is going for recreation or the golf course at all. It's strictly going to CDD General Fund operations. You've got general CDD Administration that includes our park maintenance, lake maintenance, fire maintenance and conservation area maintenance. This is where that \$100 is really going. It's a transfer to capital reserves. As an example, we've got a large-scale culvert project going on right now that the Board ratified earlier. It's about a \$250,000 project to fix some drainage pipes. The drainage system that the District maintains it's an integrated system. If you have a breakdown in one part, somebody's house can be getting flooded on the other end. So, it's important that we build those reserves up so that when things happen, we can clarify those and get those rectified for the benefit of all the residents.

Mr. Dale: How many lakes do we have in the District?

Mr. Showe: Eighty-four.

Mr. Dale: How many culverts?

Mr. Showe: I wouldn't even know.

Mr. Dale: But at least 84. Right?

Mr. Showe: Each one has probably two because typically there's an in and an out. If I had to guess how many culverts, you're probably around 200, plus there's some that go in and out of wetlands that aren't there. There are at least 200.

Mr. Dale: How much does it cost for us to fix two culverts?

Mr. Showe: \$250,000.

Mr. Colasinski: With engineering costs, it's actually \$261,000.

Mr. Showe: There you go. That's all it costs. Obviously, our General Fund balances revenue and expenses. We also want to show you just the golf course. For Fiscal Year 2022, which is our current year, we budgeted a little bit of a loss in the golf course. Right now, we're at a \$466,000 profit on the golf course. Based on our projected budget, it's \$560,000. Obviously, we've got three months to go from that point in the financials, so we'll have to watch where that

ends up, but those are the projections that we currently have. In your Golf Course Budget, for revenues and expenses, for Fiscal Year 2023, we project a small net income of \$6,500.

Mr. Colasinski: I want to clarify on that Jason. Where it says, “*Golf Course Expenses*,” it includes a certain amount, close to about \$250,000 or a little more for the capital reserve for the Golf Course Fund.

Mr. Showe: Correct.

Mr. Colasinski: That income is after transferring well over \$250,000 out into the golf course Capital Reserve Fund, which is entirely separate from the District’s Capital Reserve Fund.

Mr. Showe: Correct. Some of the revenues and the categories that we have in the Golf Course Budget, we have *Greens Fees*, *Gold Memberships*, *Associate Memberships* and all of those revenues that are listed in the Golf Course Budget.

Mr. Colasinski: *Driving Range* is actually much higher, which is wonderful.

Mr. Showe: Absolutely. Regarding our expenses by department, the greatest expense we have is maintenance of the golf course. It's hugely expensive. On top of that, all of labor and chemical rates have been increasing and the District has been absorbing a lot of those costs as well. Then we've got two recreation debts. Again, your Recreation Fund total is about \$268 per home. That brings in about \$1.2 million and predominantly that goes to pay debt service. A small amount goes to Woodside Park as part of that Recreation Fund as well as to golf course operations and then we transfer out a large majority to capital reserves, which includes the excesses and profits made by the golf course. About 1.2 million goes to debt. We've got two different debt series; the 2012 bonds, which will be fully paid off in 2026 and the new series, 2020, which will be paid off in 2038.

Mr. Dale: Cumulative, are we looking at about \$9.7 million right now with our total bond?

Mr. Showe: Correct. Regarding the historical number of rounds of golf and effective income, we started 2016, with a loss of about \$160 and then went to a profit of \$30, \$55, \$23, \$18. It was \$452 last year. We are projecting right now about \$560, depending on how we perform the last three months.

Mr. Colasinski: Those were our highest expense funds?

Mr. Showe: Absolutely. Highest expense and lowest revenue. Those were when the tropical storms came through.

Mr. Colasinski: We're actually not doing bad.

Mr. Showe: The weather has been pretty good. That's obviously the driving factor. I think Chris will tell you that.

Mr. Colasinski: Yeah.

Mr. Showe: The Capital Projects Fund is used for large-scale capital projects throughout the District. At one point in 2016, we were down to about \$290,000 and then down to about \$260,000. We projected at the end of 2023, having about \$1.3 million. Again, that's predominantly with another \$400,000 with \$100 increase on O&M. In terms of why we have a \$100 increase on O&M, predominantly that is additional capital reserve for District operations. That will go to drainage, fire line, lake repairs and Woodside Park. We've also projected some inflation in all of our contracts. Anything that's driven off of fuel, chemicals and labor, we're seeing that in all of our Districts. There are increases proposed by those vendors as well as an increase in services. The District allocated \$10,000 for midge control, so when we have issues with midges on the lakes, we can work to treat them quickly. Again, funds were allocated for the Bayhill flow way as well as the Woodside park maintenance. Those are all things that were added this year that were not in last year's budget.

Mr. Dale: What do you see with some of your other CDDs, like Heritage Isles?

Mr. Showe: We don't do Heritage Isles. Baytree just had a \$200 increase, overall. They went from \$2,000 to \$2,200 this year. They provide different services. They have a 24-hour guard in the front. So, it's a different level of service.

Mr. Colasinski: They have a pickup truck driving around on their property.

Mr. Showe: Overall, almost all of our Districts have had substantial increases this year.

Mr. Dale: 10% to 20%.

Mr. Showe: Mostly due to contract costs. With that, I'll open up for any other questions of the Board and then we can open it up for audience comments on the Proposed Budget.

Mr. Dale: I would like to hear from the audience.

Mr. Showe: Okay. We'll open it up again. Please state your name and address and keep your comments to three minutes.

Resident Steve Bortner (Auburn Lakes): I live in Wingate Estates, 2107 Auburn Lakes Drive. The only question I have is regarding this emergency fund that you stated. Why do you need it? Because if there's an emergency, you have the authority to automatically issue another assessment, a special assessment. So, why not get that money back to the people in their taxes?

Mr. Showe: If the Board wants me to address the process, I can.

Mr. Dale: Let's assume we had six culverts go out, how much would that be?

Mr. Showe: Obviously you can fix those. He's right, you can do a special assessment mid-year, but the process of collecting that type of special assessment is incredibly difficult. We would have to send out 4,000 individual bills to individual homes, actually about 6,000 because we have to bill the commercial properties too. When you don't bill on the Tax Bill, your chances of getting those collections without a lot of legal enforcement is much less. So, that's one of the benefits of being a CDD, which is that we can assess on the Tax Bill. This Board thought it was prudent to start collecting, obviously not to the level of a giant emergency, but the District also has insurance as well. So, depending on the type of emergency, obviously, we would seek a special assessment.

Resident Steve Bortner (Auburn Lakes): Would you call that a Slush Fund?

Mr. Showe: No.

Mr. Colasinski: No. I would call it, "A temporary impact to residents on fixed incomes."

Mr. Showe: Yeah. Several years ago, the Board approved a Reserve Study. Reserves are still underfunded based on what the Reserve Study, given the amount of infrastructure that the District currently maintains.

Resident Steve Bortner (Auburn Lakes): How much per homeowner?

Mr. Showe: There's an increase in operations at \$100 per home. Your overall assessment is still going to go down \$125.

Resident Steve Bortner (Auburn Lakes): How much of the \$100 is going into this special fund that you're starting?

Mr. Showe: Predominantly all of it, \$420.

Mr. Bedwell: Just to replace depreciable items.

Mr. Showe: Correct.

Mr. Dale: Right.

Mr. Showe: \$420,000 of the increase.

Mr. Bedwell: The other thing that you need to understand, is one of the first questions people ask when you move in an HOA or CDD, have you had any special assessments? It scares people away. You don't want to get into special assessments.

Mr. Dale: The other point that hasn't been brought up is, it's an O&M increase. Any future Board can stop it at any time. So, once we get to a reasonable level on reserves, that's something a future Board will have to decide.

Mr. Colasinski: Exactly. It does not intend to go on forever.

Mr. Dale: Yeah. It doesn't go on forever. Do we have any other questions? Yes sir. Could you please state your name and your address?

Resident Paul Lewis (Grand Isle): My name is Paul Lewis, L-E-W-I-S and I live at 1556 Grand Isle Boulevard. I have a number of questions that I would like to address. On the Proposed Budget, I'm looking at several items that seem to be a little excessive as far as increases. The first one is salaries, which is an 8.8% increase. I don't know of many small or large businesses that are giving an 8.2% increase in salaries.

Mr. Colasinski: It also accommodates an increased headcount as well.

Resident Paul Lewis (Grand Isle): Why do we need more headcount?

Mr. Colasinski: Because there's more work to do.

Resident Paul Lewis (Grand Isle): Why?

Mr. Colasinski: Why? We took on Woodside Park.

Mr. Showe: Well, there's an additional factor as well and that's that the Florida State Legislature passed a minimum wage increase. Most of these employees are part-time and were under that minimum wage. So, every year we're going to have to factor in an extra dollar per hour.

Mr. Colasinski: It's not just the wage. It's also the unemployment benefits, the FICA and health insurance

Resident Paul Lewis (Grand Isle): Those are separate items within the budget.

Mr. Colasinski: That is part of the cost increase.

Mr. Showe: Correct.

Mr. Bedwell: Are you looking at the General Fund, Paul, or the Golf Course Fund? I don't know which fund you're in.

Resident Paul Lewis (Grand Isle): I'm looking at the General Fund. The other question that I have is *Other Contractual*. There was a 60% increase. You're going from \$7,500 to \$12,000. On the first page.

Mr. Showe: If you go to Page 6 of the budget, there's a full item detail of all of the items that go into that amount.

Resident Paul Lewis (Grand Isle): I don't need to go to Page 6. I'm looking at Page 1.

Mr. Showe: Page 6 is the narrative that breaks down all of the contracts that are associated with that cost.

Resident Paul Lewis (Grand Isle): Why should there be a 60% increase?

Mr. Bedwell: I don't know where you're at. Is he in the General Fund?

Mr. Showe: Yes.

Mr. Bedwell: Which account is it?

Resident Paul Lewis (Grand Isle): Its *Other Contractual* under the admin section. Again, if you look at current expenses, we've already spent \$11,900 in that account line. It looks like all last year's budget was just not where it should have been.

Resident Paul Lewis (Grand Isle): No, we screwed up last year. Next is the Water Management System.

Mr. Dale: Can we do this another time, because we've got a few other things that we need to get through and you are pretty much at the three-minute limit?

Resident Paul Lewis (Grand Isle): Do you want questions from the general public or not?

Mr. Dale: We are at your three-minute time limit, sir. What I am going to suggest is, you can get your questions answered right after the meeting.

Resident Paul Lewis (Grand Isle): Forget it!

Mr. Showe: Are there any other public comments?

Resident (Sonya Koplner, Woodhall Circle): 4275 Woodhall Circle. I strongly object to the special assessment that includes the \$20,000 to maintain a FREE Woodside dog park and playground. If you had taken the time and researched how to build parks properly, you wouldn't have wasted tens of thousands of dollars on the build and now continuous maintenance. Instead of charging the CDD residents of which a vast majority, maybe 90% don't use the parks, charge a gate fee for the dog parks for non-CDD residents. Offer them a discount for annual and monthly pass and have them pay full price for the daily pass. Everyone has a swipe card to get in. This

way you can keep track of how many people actually use these parks. Let non-residents help pay for the high water and electric bills, the maintenance guy that we had to hire for the park and to stock the \$3,000 worth of poop bags. Your sponsorship monies mostly cover the cost of the banners that are not appealing to the public. Every day during the week that I drive by the dog parks, they're empty and now the playground is empty as well. You could have built a beautiful park for half the money wasted on it and now a drain on the CDD residents. We have a public golf course that you have to pay to use now and now we have a public dog park that you should also have to pay to use. The Board wasted approximately \$1 million of CDD resident monies in the past three years. Three Board members fought to reduce the 2020 bond money that we could be using right now. We're opposed to the extra money budgeted in the bond for the Clubhouse and restaurant reservations. It cost us \$450,000 in legal fees and we've lost a few extra million in the bond. Now we can't afford to go after these this monies so we've lost it. You've wasted \$230,000 by putting an overpriced poorly planned dog park ahead of the irrigation project and now you've taken budgeted monies away from other projects because you need to use it for the Clubhouse and restaurant. I find this Board to be imprudent in their fiduciary responsibilities and it's costing us more money each year because of their poor decision-making without planning and researching things properly before acting and wasting our money. The restaurant is another example of all the monies you cost us and the continuing loses.

Mr. Dale: Anybody else?

Mr. Showe: Is there anybody else with public comments? Hearing none, we can return back to the Board for discussion of the budget or consideration of the resolution.

Mr. Colasinski: What are you looking for here? Additional discussion on the budget?

Mr. McCarthy: On the budget.

Mr. Showe: Or if the Board is amenable, you could just take a motion to approve resolution 2022-02 as presented.

On MOTION by Mr. Colasinski seconded by Mr. McCarthy with all in favor Resolution 2022-02 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations was adopted.

ii. Consideration of Resolution 2022-03 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe: The second resolution we have to consider under the budget is resolution 2022-03. This is a resolution that actually imposes the special assessments. Attached to this resolution will be the Adopted Budget that you just approved, as well as a 75-page spreadsheet that goes to the Tax Collector. If anybody who would like to inspect it, we have it. This lays out every property within the District and shows you the assessments that are levied on the tax bill. Again, we'll open it up for public comment, but the public comment would just relate to the imposition of special assessments. So, we'll open it up again for public comment should you have any. Hearing none, we can return back to the Board for a motion or a consideration of Resolution 2022-03.

On MOTION by Mr. Carnesale seconded by Mr. McCarthy with all in favor Resolution 2022-03 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

Mr. Showe: With that, we need a motion to close the public hearings?

On MOTION by Mr. Colasinski seconded by Mr. Dale with all in favor the public hearings for the rules and rates and the Fiscal Year 2023 budget were closed.

SEVENTH ORDER OF BUSINESS

Old Business

A. Action Items List

Mr. Showe: The next item we have is a discussion of the Action Items List. I don't think there's a whole lot on here for Board consideration at this point.

Mr. Dale: I don't think there's anything.

Mr. Showe: Yeah. So, we can go past that. There's really nothing new there.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. General Manager's Report

Mr. Showe: We will go to the General Manager's Report.

Mr. Game: I have nothing in relation to CDD maintenance, at the moment, that I am aware of for golf course maintenance.

Mr. Colasinski: Other than the update on where we're at with the park maintenance and getting the bridges updated. The latest information I have is the bridge reconstruction will be starting on September 3rd. I'm meeting tomorrow with the vendor about the maintenance. I talked with Ed about the scope of work and he wanted to expand it a bit more, so I'm bringing the vendor back to take a second look so he can get a price. I'm very thankful for that.

Mr. Showe: Got you.

Mr. Colasinski: It makes his job a lot simpler.

Mr. Game: For golf course maintenance, right now, the irrigation project is currently on Hole 1, which is going to be going to be finished up today. It's going to be open as normal for tomorrow, so we're back to a front-line, start there. Then they're going to start the driving range irrigation starting tomorrow. We're going to have the driving range closed through Wednesday, potentially Tuesday. They said Wednesday worst-case scenario. They're also going to start the driving range tee tomorrow as well. So, that's all I have for the porch renovations side. For golf operations rounds and revenue, last year in August of 2021, we were at \$100,399.84, which was an average dollar per day of \$3,238.70. As of right now, through August 24th, yesterday, we were at \$79,536.41, which has an average dollar per day of \$3,314.2. So, right now, we're slightly above the average dollar per day for last year. If we have good weather, we look to break that number as well.

Mr. McCarthy: I find it astounding the number of people that are playing and the revenues are good for all of that equipment out there and all that stuff going on. Unbelievable.

Mr. Game: It's amazing.

Mr. Dale: That coupled with the restaurant renovations. We're hitting the same numbers. I'm going to be shocked once we're doing the interior repairs, if we're still hitting comparable numbers with just a patio.

Mr. Colasinski: Will see.

Mr. McCarthy: Time will tell.

Mr. Game: Then one last thing. I have the numbers for the Hook & Eagle Tavern. Last year of August 2021, which was under Divots Grill, they did \$17,413.03. As of today, excluding burger night, when Ines ran the report, it was at \$34,258.44. So, with a few days left, we have broken the record by quite a large amount. That's all I have.

Mr. Spencer: It's about \$45,000.

Mr. Dale: For the worst month of the year.

Mr. Colasinski: The other thing Chris and I talked about, was Number 7. What's going on there? I guess it happened on Monday.

Mr. Game: Yeah. They're fixing the culvert pipe on Number 7. On Monday they're going to start that whole process. So, we're just going to close the front line down because there's no way to properly get golf carts through while they're doing that. It's going to be the back nine only for this upcoming Monday.

Mr. Bedwell: Next Monday?

Mr. Game: Yeah. We're going to offer a discounted rate of \$35 for the general public.

Mr. Colasinski: We all have a much better chance of a hole in one on Number 7?

Mr. Game: Yes.

Mr. Bedwell: I love that lime green shot.

Mr. Game: It's great.

Mr. Colasinski: We had to do that for the safety of the workers.

Mr. Bedwell: But I'm afraid it spoiled me, Steve. It's hard to move back.

Mr. Colasinski: I played it yesterday and all I could get was birdie.

Mr. Colasinski: Some other stuff too what's happening with activities with the Clubhouse. We're supposed to have the first section of Flora Don tomorrow.

Mr. Dale: No.

Mr. Colasinski: Did Joe talk to you?

Mr. Dale: Yes.

Mr. Colasinski: I assumed when you said no, it was because something came up with him. Because I didn't hear anything from him in last two days and I figured he was evading me.

Mr. Dale: We're looking at Wednesday or Thursday of next week. We're doing our assembly on Monday at Joe's suggestion.

Mr. Colasinski: What are you assembling?

Mr. Dale: All of the furniture is coming in.

Mr. Colasinski: For the patio?

Mr. Dale: For the patio. We have 56 chairs and stools and about 16 tables or something like that to assemble. What Joe shared was we can still continue on with our assembly party and

then store it in one of the breezeways. Then we can just move it over to the patio the day after they pour it.

Mr. Colasinski: Other things that are coming up is the hood replacement in the restaurant and Jeff, can clarify it because it's incorrect. I believe that should be the 19th on Monday.

Mr. Spencer: Yeah. The hood replacement and all the renovations are scheduled for Monday, September 19th. The movers coming in on the 19th. Joe's guys come in on the 19th. We will be moving out on the 19th to set up a mobile kitchen to service the new patio. In regards to the flooring, we have anywhere between now and the 19th to be able to get that done. We have leeway, if they happen to delay because of materials or anything else like that. Joe's done a really good job in keeping ahead of things. So, we're okay.

Mr. Colasinski: So that's really kind of the major milestones that are coming up. With the Clubhouse renovation, the carpeting is done in the pro shop area. The next phase is our drywall and painting. Then there will be the installation of all of the new fixtures and the new counter in the pro shop.

Mr. Dale: I have an addendum. There was supposition that at least prior to today, there was a drywall ceiling above the drop-down ceiling in the pro shop. If it was there, there was consideration that maybe we should just take it back to the drywall ceiling. Apparently, Joe got up there today and the drywall ceiling there is only in the office portion. There is no drywall ceiling over the drop-down ceiling in the pro shop. But what Joe did share with me is that there's plenty of batt insulation. He said it's in great condition and his recommendation was essentially just to leave the drop-down ceiling and not spend the extra money on putting in drywall.

Mr. Bedwell: There are no stains in the drop-down?

Mr. Colasinski: That's the thing. I could get some new tiles.

Mr. Dale: I don't know if there were one or two, but compared to the restaurant, it's not anywhere near as bad.

Mr. Colasinski: But the thing is, if we could get into tiles to replace what's there.

Mr. Dale: Absolutely.

Mr. Colasinski: Because they can just yellow over time.

Mr. Dale: That was one of his comments. He said, not only would you have to replace the ceiling and go to the drywall and all of that, but all of the track lighting and everything that's already installed, you would have to replace and do something.

Ms. Campos: Some of the light fixtures are broken.

Mr. Dale: So, they need repair.

Ms. Campos: They have been replaced at the ends to fit for LED lights, but they're missing glass or missing parts.

Mr. Dale: Well, then we need to repair all of that.

Mr. Carnesale: You have to look at them and see how bad they are and whether they're worth repairing.

Mr. Dale: Exactly. That's what I mean by repair. Either repair or replace them.

Mr. Colasinski: The other thing was the moving of the starter shack towards the number one tee, a little closer down there. There's some cart path work that would be done there too. We had people lined up to start on September 8th, but it looks like we're lacking a survey to be able to go get the building permit for that. Joe is working with the county right now to see if we can just do a smaller survey instead of having to do the entire property because that's a huge undertaking. The other one was the cart path extensions are going to start on September 22nd, but we're going to have to get in there a couple of weeks earlier. Chris, Dave Bell, Jim and I are going to meet on Monday to discuss the logistics because he has to fill in those holes on the front nine. We just have to figure out the impact on operations. Dave Bell used to work with the people on the golf course doing this work and I want to understand the protocol for keeping people safe, essentially. There are other things that are going on, but I won't go into all of the details on that. Ines, do you have anything you want to add?

Ms. Campos: No. Jeff knows that I need to know about having to get new pods for when they have to move their things and I want to know at least the timing of delivery.

Mr. Colasinski: We're also going to be having the bathrooms re-done next month as well. We're also going to be getting some portable trailers being moved in on the South end of the restaurant to accommodate that for a few days. I think there's more, but I think we got we got a handle on things. Things are evolving, but they're evolving quickly because they're trying to get done by the end of first week in October. There was a lot to do, yet. Things are happening. That's it for the addendum to the General Manager's Report.

Mr. Dale: Thank you. Just for the record. I know we appointed Steve and everything, but that appointment didn't come with any extra money or anything. He has been in there every

freaking day working his butt off. On behalf of the Board, I just would like to say thank you for all of the time that you are donating.

Mr. Colasinski: I'm happy to do it. I've done it before.

Mr. Carnesale: I was there last week basically saying the same thing, direct to him.

Mr. Colasinski: I think we're all just trying to help Time out and to keep things moving forward so that when he comes back, he picks up right where he normally would.

Mr. Carnesale: Well, I believe everybody is chipping in to some extent, but the point is that you've been spending an abnormal amount of time on this, in terms of your donation of time.

Mr. Dale: So, thank you, Steve.

B. District Manager's Report

i. Presentation of Arbitrage Rebate Calculation Report

Mr. Dale: Next is the District Manager's Report. I'm really interested in hearing about the arbitrage.

Mr. Showe: Good. I'll make it quick so you don't fall asleep. Essentially, this is a required test that we have to do annually. Because you have tax exempt bonds, there is a provision in there that says the District can't earn 2.8% interest on those bonds. It would be impossible for you to do it in the market any way, but we are required to make that test. If you go to Page 4 of that report, the bottom statement says that no rebate library exists and we're in compliance. So, it's really just a presentation of that report.

Mr. Dale: Along that line. I do have a quick question for you. I remember at one point in time, we said that when the 2006 water bond was paid off, there was a chance that there may be some leftover funds.

Mr. Showe: Yeah. That actually was reflected in your budget.

Mr. Dale: I just don't remember what the final number on that was.

Mr. Showe: I'll track it down. If it's not in your budget, I'll track it down and get it to you.

ii. Ratification of Requisition No. 118-123

Mr. Showe: We have Requisitions #118 through #123. They are included as part of your agenda package and we can take any questions or comments on those or just a motion to approve. Those are all reimbursements to the CDD for expenses made for on behalf of those capital projects.

Mr. Colasinski MOVED to ratify Requisitions #118 - 123 as stated above and Mr. Carnesale seconded the motion.

Mr. Carnesale: Those are things that we've discussed over and over again.

On VOICE VOTE with all in favor Requisitions #118 - 123 as stated above were ratified.

iii. Approval of Fiscal Year 2023 Meeting Schedule

Mr. Showe: The final item is just the approval of the Fiscal Year 2023 meeting schedule. We are required under the Florida Statutes to announce an annual meeting schedule. We've kept it pretty much the same way as it is, with workshops on the 2nd Tuesday and meetings on the 4th Thursday at 7:00 p.m. in this building. Again, that doesn't mean you can't cancel them and that we can't have meetings, but we are required to advertise a meeting schedule. So, if the Board is amenable, you can approve that as presented or approve it with changes.

Mr. Carnesale: My only question is how that goes with the holidays.

Mr. Showe: We can actually rotate those up for November and December, if you'd like. It looks like she forgot to do that.

Mr. Colasinski: I believe it's been historically the case. Right?

Mr. Showe: Yes. Typically, we would do November 3rd and November 17th, if you'd like. That puts it out of the week of Thanksgiving.

Mr. Dale: The 17th meets our requirement for our new Board Members to be sworn in?

Mr. Showe: No, it would not. We can swear them in, in early December so they can participate in the workshops. We would just want to swear them in separately. I think it's two weeks after the election date. The election is on the 8th, so, I don't think they can swear them in until the 22nd. I'll double-check it. Otherwise, your meeting was on Thanksgiving.

Mr. Carnesale: So, my question was a good question.

Mr. Showe: I'm pretty sure we're not going to get the Church on Thanksgiving.

Mr. Carnesale: And Christmas?

Mr. Showe: Yeah. My suggestion would be November 3rd and November 17th and December 1st and December 15th.

Mr. Dale: Okay.

Mr. Bedwell: Is this schedule in our booklet inaccurate then? Is that what you're saying?

Mr. Showe: Yeah, I think the November and December ones we typically move those up a month or week.

Mr. Bedwell: The first week and the third week.

Mr. Showe: Yeah. They didn't do that.

Mr. Colasinski: Alright, but you got the dates. I make a motion to accept the meeting schedule with those modifications.

Mr. Dale: I know it would be a pain in the butt, but I am going to ask that the two Board Members attend on November 17th as their final meeting.

Mr. Bedwell: Yeah, that's fine. That's when they can be sworn in.

Mr. Carnesale: They can't be sworn in on the 17th.

Mr. Showe: I don't think they can.

Mr. Carnesale: It's on the 22nd or something like that.

Mr. Showe: Yeah.

Mr. Dale: We were sworn in on the 16th, but I believe election day was the 2nd.

Mr. Showe: Correct. Election day is not until the 8th.

Mr. Carnesale: Basically, they'll get sworn in on December 1st.

Mr. Showe: Well, we can swear them in before the workshop. That way they can participate fully in the workshop without any issues, before the December workshop.

Mr. Dale: On that date.

Mr. Carnesale: On the date of the workshop.

Mr. Dale: Because I'm not coming in during Thanksgiving weekend.

Mr. Showe: No. Taking care of the oath is easy. We can do that outside of a Board meeting.

Mr. Dale: Okay.

Mr. Showe: I'll double-check the swearing in date.

Mr. Colasinski: While discussing that, for the sake of clarity, I want to keep the golf course closed again this Thanksgiving, like we did last year.

On MOTION by Mr. Colasinski seconded by Mr. McCarthy with all in favor the Fiscal Year 2023 meeting schedule as amended was approved.

Mr. Showe: That's all that I have under my report.

C. Lifestyle/Marketing Report

Ms. Webb: Hello. We didn't have a busy month, but it's also back-to-school month. We still have trivia going on every Wednesday. Last night was busy. We had two or three slow weeks, but now we are really busy. We also have singles night coming up this Saturday night. This is like the second round. We've actually made two connections. We have been advertising, based on what is going on with the golf course, the grand opening. We have that going on as well. The Farmer's Market is slow because it's hot and people are out of town. We had 18 vendors. It's the slowest market ever.

Mr. Carnesale: However, the individual people that ran those 18 booths, were very happy with their sales.

Ms. Webb: We had our first ever produce vendor and she was amazing.

Mr. Carnesale: That's a good start because if she was there now, we've got a good chance that she'll be there going forward.

Ms. Webb: She sold out of a lot of stuff and she said, "*Now I know what to bring.*" She brought seafood and sold out of the seafood by Noon. That was amazing. We have gotten two more banners. I know a resident indicated that we pay for the banners. The cost of banners comes out of sponsorship money. We don't pay for the banners. The people who would sponsor the park pay for them.

Mr. Dale: She missed the other line item that shows the income.

Ms. Webb: Yeah. It's been 12 months. September is our wedding anniversary at the Farmer's Market, so we're going to try to have a big one. Also, I'm trying to do a Food Truck Saturday on the 17th of September. We actually had five food trucks wanting to participate. There was also music that afternoon while it was going on.

Mr. Dale: Have we gotten in touch with Prince of Peace Church?

Ms. Webb: Yes. They want October.

Mr. Dale: October 29th, that Saturday.

Ms. Webb: They want to do a Fall Festival weekend on Halloween weekend.

Mr. Dale: Is that open to the public?

Ms. Webb: Yes, it's open to the public. They weren't doing it as a private event

Mr. Dale: Okay. Just so the Board is aware of what is going on. This is Prince of Peace Church right across from the park. These are the guys that allow us to use their parking and they have been great working with us. In return, what they've asked of us is to be able to utilize the park on October 29th for a Fall Festival.

Ms. Webb: Yeah, a Fall Festival. They are going to have a bouncing house for the kids and everything. It's for the community really. It's like when we did the Easter egg hunt. That's pretty much what the Church wants to do.

Mr. Dale: Right. Actually, I guess I'm informing the Board, but I'm also asking the Board's permission. I don't think normally we let outside groups utilize the park for functions, but this is one that's a CDD member and letting us use their property.

Mr. McCarthy: I think it's a great idea. Jason, do we have any problems even though it's a Church letting someone on our property for an event?

Mr. Showe: No. I think we're okay.

Mr. McCarthy: Okay. If Jason says we are okay, we are okay

Mr. Showe: We're already hosting all of the other events there. As long as they're using it for the designated park space. It's not a use that would be unnatural with that type of area. It should be fine.

Mr. Dale: Right.

Ms. Webb: I told them that I would help set up the design with them.

Mr. Dale: Great. I think we have a real good partnership going with them. I'd like to be able to keep that going.

Ms. Webb: So, we are going to start doing events, once this outside restaurant starts opening up. I know that Eddie has done some of the women's clinics. He's had all six placements booked. We definitely have a good following. We have about right now on our mailing list for women's golf, about 40. Most of the ladies came in and met their husbands there too. So, it's definitely making an impact. At the next one, we are having Eddie give a club demonstration for the women to let them know what clubs they are for.

Mr. Colasinski: I believe they allow them to try them out.

Ms. Webb: It should be a good thing for them. We are starting to get very well-known. I've got people e-mailing me asking me about it because their friends heard about that. Some of them aren't even in the CDD.

Mr. Dale: Just again to inform the Board, I had a meeting with Eddie, Chris and Ines this week. One of the things that I asked Eddie to start getting together, at least get an outline together, of what potentially a corporate package would look like. What I asked of the Board, especially those of you with some experience, is if you would maybe just stop by and talk to Eddie and give him your two cents worth. Because we don't know exactly what we can throw into this thing, I told him Google is his friend and talk to people with expertise in the area.

Mr. Dale: Thank you, Michelle.

Mr. Colasinski: During the meeting, I received an email from Jason that had a Marketing Report. I'm going to say something here about it.

Ms. Webb: My daughter was in the house on Sunday.

Mr. Colasinski: We can't help you as a Board if we don't know about what's going on. We'd like to have conversations about it. Normally, this information comes out last Friday for the agenda. If you can have it to us on the Friday when Brittney sends it out, then we have time to review it and then we can ask questions and have some informed dialogue. I understand that life happens, but we plan for these things. This is not my first request either.

Ms. Webb: I thought this report that I generated was showing you the website numbers and things like that.

Mr. Colasinski: What you just gave right now, I would expect in there so we can ask what's going on, the activities that are going on, any obstacles or issues that you have with those activities. Because we should be able to help you at this point, but if we don't know, we can't have the conversation.

Ms. Webb: I generated that report to show you the numbers on the website.

Mr. Colasinski: Well, we're also raising our marketing budget for next year too, substantially. So, we have an understanding of what's going on. I don't think it's an unreasonable request.

Ms. Webb: I'm just showing you the numbers on the website.

Mr. Colasinski: Well, when we have the budget, we should be talking about the activity related to the budget in your report.

Ms. Webb: Okay.

Mr. Colasinski: Because that tells us how we are spending our money. That's what it should be related to.

Ms. Webb: Alright. I'm sorry.

Mr. Colasinski: That's okay. You provided a very good budget. It's just a matter of if those things are in there to say what's going on, any obstacles or issues that you have, things that we might be able to help you with. Because we should be helping you rather than anything else.

Mr. Dale: Also, this is an FYI for the Board. When is the last time Golf Now has sent anything out?

Ms. Webb: It's all in that report. It was back in July.

Mr. Colasinski: Of this year?

Ms. Webb: Of this year.

Mr. Colasinski: Okay.

Ms. Webb: I put that in every single report about the last time we posted. They are not meeting the contract. I've had numerous conversations with Chelsea and she is aware of the lack of attention.

Mr. Colasinski: They have a contract renewal next year, so that's part of that discussion.

Ms. Webb: I'm just going to start sending her the calendar to show everything that's going on with the golf course and generate it from there. I've given her everything that I have.

Mr. Colasinski: Right and it's just not coming out.

Ms. Webb: Chris will tell you how easy it is. I send him the thing and he just posts it.

Mr. Colasinski: Right. You're doing great work and there's no question about that. That's awesome. You can see what you're doing with the activities like last night at the Farmer's Market and all the other activities. You're doing great work and no one will question that. I'd like to see if there's a way we could help you in some way or another or if you have obstacles or issues that we can help you resolve. That's all.

Ms. Webb: I got it.

Mr. McCarthy: I feel we all have a responsibility to the CDD residents and our customers are very important to us, all of our customers. I think we demonstrated it with the budget we presented today with our revenues. We did a good job. People will make their own mind up, but we did the best we could.

Mr. Dale: I've said for two years that I dreaded this meeting because I thought this would be the most difficult meeting, at least of our tenure.

Mr. McCarthy: Speaking for me, I can't speak for David, but the bond was a little bit tough.

Mr. Showe: Those are such contentious meetings.

D. Restaurant Report

Mr. Dale: Jeff, do you have anything that you want to add to the Restaurant Report?

Mr. Spencer: Nothing in particular. So far we've looked good on our renovations and the schedule. Everything seems to be moving along right on plan. The outside bar is amazing. The excitement over it is more amazing. I get questioned every day on when we are opening the bar outside. They all want to sit at the bar outside, which we are very excited about and terrified about at the same time.

Ms. Campos: We're opening the bar.

Mr. Spencer: To backtrack a little bit, we added some seats, tables and chairs and things like that inside. It brings us to 93 seats inside with an additional, I think, 56 including the bar outside.

Mr. Dale: Good.

Mr. Spencer: It puts us at a really good capacity of around 140 to 145 people. It's going to give us amazing opportunities to do new things as we have two different dining spaces. It opens it up to where we can have groups, we can have different things happening on the golf course and we'll be able to do multiple things at the same time. It's just going to be great for both the restaurant, the golf course and the community. We're really excited about the November 12th grand reopening date, if that's the date we are honing in on, and hosting this great big event. I really would love to see us to be able to get 250 to 300 or more people to see the new space. I'm reaching out to our vendor for some freebies on both food and liquor. We're going to have some companies that are bringing some sponsorship over, we're going to have some swag bags with different things to make things really exciting to give that wow factor. I think one of the biggest things that we're looking at is we feel that we are going to have the best sunset view of any patio dining in the entire county and we can't wait for people to see that. It's just going to be amazing.

Mr. Colasinski: We have to start with marketing that.

Mr. Spencer: Yeah. We're going to market that. I would like to thank everyone on the Board for all the support that we've gotten over the last several months because you guys have all just been absolutely amazing.

Mr. Dale: We've talked about signature glasses.

Mr. Bedwell: I have a logistics question. I'm familiar with the restaurant. If I walk in and sit down at the bar, how logistically is the waiter is going to know that I'm out there? How are they going to handle that?

Mr. Spencer: This is a fantastic question. I have a plan for this as far as growing into it. What we're going to do is, in the time that we are closed inside, we're going to bring on more staff. Because from September 19th to when we close, is when we are expecting an increase in business, which means that we can also increase our labor pool a little bit. So, I'm going to hire two additional people and we are going to set a schedule for when the bar outside is going to be open. I'm during our prime times, Wednesday, Thursday, Friday, and Saturday, as well as Sunday morning. Because I think Sunday morning for breakfast over there is going to be phenomenal. We're immediately planning on doing those times. For the other times, we're going to bring in additional people to be able to service that area. The goal is to always have someone.

Mr. Bedwell: Are you going to assign a waiter to the patio?

Mr. Spencer: Yeah, that is the goal. With that caveat, we will have to grow into Monday, Tuesday, and Wednesday during the day because they are our lowest revenue days. So, we still need to make sure that our current people are able to make money.

Mr. Bedwell: Do they share tips?

Mr. Spencer: Yes.

Mr. Bedwell: Do they make tips from individual tables?

Mr. Spencer: We have a tip pool.

Mr. Bedwell: Okay.

Mr. Spencer: It's important that our folks still make money, otherwise, we can't retain employees and the employees are a little hard to come by. Those days are a balance of making sure that we're taking care of our customers, making sure that we're taking care of our employees, while also making sure that we're able to grow the business, especially in our peak times. Because guaranteed, Wednesday, Thursday, Friday, Saturday, and Sunday morning, people are going to want to go out there, especially once it starts raining.

Mr. Bedwell: Well, if it gets busy like I thought you would say, you're going to have to assign a waiter to the patio.

Mr. Spencer: Yeah.

Mr. Bedwell: There's no other way to do it.

Mr. Spencer: No, there's no other way to do it. One other thing is that we would not be able to do it without the support of the Board and everybody as far as upgrading our POS system. We would never be able to do it. Those technological advancements that we've done with our system, have created a world of ease, not to mention we're able to do a lot more with a lot less people. Now we're going to be able to do that whole patio and be able to make it work. It would have been extremely difficult to do that without that. The new POS system has paid off.

Mr. Colasinski: Real quick, put the wireless repeater up in the attic to cover the patio for the handheld devices.

Mr. Bedwell: I think it's going to be very crowded. We should have a waiter out there dedicated to the patio.

Mr. Carnesale: You can have one out there with the POS system that can key in all of the orders and the kitchen gets it. He doesn't have to run back and forth.

Mr. Dale: I think probably what we'll have to do is post a sign out there saying they should feel free to sit on the patio, but it's not being manned right now.

Mr. Spencer: Even when someone comes out, we've always handled it now, but Dave, you made a phenomenal point of when someone sits out there, they have to let the wait staff know.

Ms. Webb: Dave, they do have those chimes where you walk by them and it rings somewhere. We use them in some of our rooms at school.

Mr. Dale: Perhaps we could get another air raid siren.

Ms. Webb: They're not that expensive and they're not very loud.

Mr. Spencer: Some things that Steve and I have been talking about too, is as we're offering curbside pickup and the dining outside, is to be able to have a monitor system inside the restaurant and cameras out in those areas so you can see.

Mr. Colasinski: When someone pulls up for their order.

Mr. Spencer: When someone pulls up for their order or when someone is on the patio, you can get a glimpse of that without having to be right there. Stuff like that it's pretty inexpensive now to be able to offer the best service ever.

Mr. Dale: That is a good concern. Maybe on the short interim, it might require letting waitstaff know you're here or something like that.

Mr. Bedwell: Do you see the point if you keep growing someday that you might have to have a bartender?

Mr. Spencer: It's possible. Well, I can tell you on Thursday nights where, generally speaking, it's so busy, we've changed the way that we service things. We have a dedicated bartender on Thursday.

Mr. Bedwell: I would think so.

Mr. Spencer: What we will end up moving to on our prime times is a system where we have, of course, the guys in the back and then we have a bartender, servers and most likely a food runner. As the business grows, we have to be agile enough into our systems in order to make everything work. Also, we need to understand that there's certain times that we're not going to be realistic. I'm certain that the same week next summer on a Monday, we're not going to be packed to the gills with people so you have to be able to make it small and make it big. We do a good job with that.

Ms. Webb: To go back to open day, I was going to send special invitations out to the City of Melbourne's Mayor to announce our grand opening and invite celebrities that live in Brevard County. So, if you guys know of anybody or have someone special you want a special invitation for, please let me know.

Mr. Colasinski: I'd like to thank Jeff for his fiscal responsibilities. It's amazing because all of the old chairs and bar stools, which we bought for \$400 and used for 10 months, Jeff managed to sell them for \$500. That's Jeff.

Mr. Carnesale: But you got to remember that Jeff and his people basically did repairs to those.

Mr. Colasinski: They did, but the thing is that he can make money into something that was already used. That just shows you how Jeff is.

Mr. Dale: Michelle, when again is the grand re-opening?

Ms. Webb: On November 12th.

Mr. Dale: Which day is that?

Ms. Webb: Saturday.

Mr. Spencer: The plan is that we will do an afternoon through evening. We're still working out all of the details on that. We are going to do an afternoon through evening event. It's not just about the restaurant. We want to encompass the golf side and bring in vendors. Just have a family-friendly fun event.

Mr. Colasinski: We wanted you to do things on the driving range and Tim says it's maybe about 10 weeks away. He said that its going to be pretty close, with regards to getting that new grass and having it ready.

Mr. Bedwell: It'll be nice.

Mr. Colasinski: It'll be beautiful. I think you can pack a lunch for people to get to the front of range. To walk out there, you need a lush to it.

Mr. McCarthy: It didn't smell really good today.

Mr. Colasinski: Well, that was Jim putting the compost down. I wanted to entertain the idea, we have a period coming up here in 2 to 3 weeks, potentially, with the restaurant, with the indoors being shut down and moving to the outdoors. Now, in doing that, we're not sure what kind of business we're going to get, because we're only offering outdoor service. One of the things that we had in the bond was when we had a category known as lost revenue. We've closed that out, but I would like for Jason to maybe consider for the people on Jeff's staff, to try to make sure that we can get them a decent wage for that time-frame, that interval, so that you don't lose any of these people.

Mr. Dale: Yeah.

Mr. Colasinski: We did that once before, but I would like to make sure that we don't lose any of those people for the two-year period.

Mr. Carnesale: That should be doable, if they're doing shared things, basically. Because you can see how much they wind up with tips and whether or not we might have to supplement that.

Mr. Spencer: Correct. What we had done in the past, which is much easier to do now, because of our new POS system, we can track all of the cash and credit tips that they make and combine it with their wage. If they make less than \$20, because generally speaking, they make

more than \$20 an hour when you take all their compensation into account, we will bring them up to that wage. We don't know how much we're going to lose.

Mr. Carnesale: We just don't know.

Mr. Spencer: We just don't know. We're going to take the seating and cut it almost in half.

Mr. Colasinski: We're still going to have the same events, right?

Mr. Spencer: We're still going to have the same events, however it's going to be outside and the weather's going to be hot. I don't see that the weather's going to break in the next couple of weeks. So, we may take a little bit of loss in revenue and at the same time, we're also trying to bring people on in order to be ready for the opening. We are anticipating that when we open, it's going to also open our floodgates, so we got to make sure that we have full staff going on at the same time. I don't anticipate these girls taking that much of a loss for those couple of weeks, however, a safety net would be a very good thing because they are all nervous about it.

Mr. Dale: But this really only pertains to the wait staff, not the cooks.

Mr. Spencer: It has nothing to do with cooks. It only has to do with the four people on wait staff.

Mr. Dale: What you're saying is to bring them up to ensure that they receive \$20 per hour.

Mr. Bedwell: How is he we going to do that?

Mr. Dale: He takes their blended rate.

Mr. Showe: I think between Jeff and Steve, they have sufficient authority from the Board to make those adjustments as needed.

Mr. Colasinski: Alright.

Mr. Showe: But you are the managers of those specific things.

Mr. Colasinski: Do we need a motion to approve that action?

Mr. Showe: I don't think so. He's the restaurant manager.

Mr. Colasinski: That's fine.

Mr. Jeff: It will be temporary from September 19th to the time that we move back into the building.

Mr. Colasinski: There will be so many people coming there to check things out.

Mr. Spencer: Yeah, and it would be as it's extremely easy to audit.

Mr. Dale: I don't have a problem with that.

NINTH ORDER OF BUSINESS

Treasurer's Report – Consideration of Financial Statements

A. Approval of Check Register

Mr. Colasinski: Do you need approval of the Check Register?

Mr. Dale: Yeah.

Mr. Showe: Those were presented as part of your agenda package and we can take a motion to approve.

On MOTION by Mr. Colasinski seconded by Mr. Carnesale with all in favor the Check Register for July 21, 2022 through August 19, 2022 in the amount of \$581,898.46 was approved.
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B. Balance Sheet and Income Statement

Mr. Showe: The Board has the Balance Sheet and Income Statement. I will point out that we have hit 100 % assessment collections. So, we're in great shape there.

Mr. Dale: I'm not going to rest until we hit 102% again

Mr. Showe: We might. It happens.

Mr. Colasinski: Its interesting when you reach over 100%.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Dale: Pete, we're going to start with you. Do you have any Supervisor's request?

Mr. Carnesale: No, I'm fine.

Mr. Dale: Thank you.

Mr. Bedwell: If I understand it, the single person this year before tax prepaid \$32.25. In 2023, if they are a senior, are they going to pay the same as they did in 2022, which is \$32.25?

Mr. Dale: The way that I understand it, they are paying the 2022 rate.

Mr. Colasinski: The \$32.25 was the single rate, not the CDD resident rate. It would be \$3,100. It is going to stay the same Monday to Thursday for anyone who is 60 and over to pay \$3,100.

Mr. Bedwell: If they're not a senior, then it goes to \$38.75.

Mr. Colasinski: It'll be a 25% increase.

Mr. Bedwell: Family is gone. If they paid \$5,000 this year, next year, if they decide to join the Gold Membership, it would go from \$5,000 to \$6,450. That's the Gold senior rate.

Mr. Bedwell: I asked Jason and Chris to get together because I'm going to get asked.

Mr. McCarthy: So am I.

Multiple Voices Speaking.

Mr. Dale: Jason, as soon as you can get something because they're right.

Mr. Showe: Yeah.

Mr. Bedwell: I don't have anything else.

Mr. McCarthy: I don't either. Thank you.

Mr. Showe: I think Dave, if you let them know that obviously there were changes made at the meeting tonight and we're still putting all of that documentation together, we'll distribute it as soon as we have it. If we had it set before we came in, we would have it already in writing, but we made some changes tonight, so we're good.

Mr. Dale: I was accosted in the restaurant a couple of times.

Mr. Colasinski: I just wanted to clarify the closure on Thanksgiving of the golf course, that we're good. Is everyone good on that?

Mr. Dale: Yeah.

Mr. Colasinski: Okay.

Mr. Dale: Christmas too.

Mr. Colasinski: We've always closed on Christmas. If we want to give the employees a heads up for planning purposes.

Mr. Carnesale: The employees won't be there. People will just go out with their own golf carts and golf by themselves.

Mr. Dale: I have nothing. So, at this point, I will entertain a motion to adjourn.

ELEVENTH ORDER OF BUSINESS

Adjournment

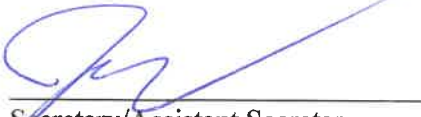
<p>On MOTION by Mr. Carnesale seconded by Mr. McCarthy with all in favor the meeting was adjourned.</p>

Secretary/Assistant Secretary

Chairman/Vice Chairman

August 25, 2022

Viera East CDD



Secretary/Assistant Secretary



Chairman/Vice Chairman