

**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, September 22, 2022** at 7:00 p.m. at Faith Lutheran Church in the Multi-Purpose Room, 5550 Faith Drive, Viera, Florida.

Present and constituting a quorum were:

Rob Dale	Chairman
Pete Carnesale	Vice Chairman
Paul McCarthy	Assistant Secretary
David Bedwell	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jeremy LeBrun	GMS
Chris Game	Golf Pro
Eddie Guerra	Golf Course
Ines Campo	Golf Course Administrator
Residents	

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment Period

Mr. Showe: I do not have any Requests to Speak Forms, but we can open it up for any members of the audience who would like to make any comments. We'd ask that you please state your name and address and keep your comments to three minutes.

Resident (Andrea Gates, HOA): I'm Andrea Gates, the new President of the HOA.

MINUTES

Mr. Dale: Welcome, Andrea.

Resident (Andrea Gates, HOA): Thank you. I just wanted to thank you for taking quick action on the fish kill in Lake 43 and also, with the canal behind here. It looks better than it has in years. So, thanks for that. Just one question. The road that is between the lake and the canal, I understand is the CDD's. The grasses or weeds are looking bad and I don't know who is responsible for that.

Mr. Showe: I don't believe that is the CDD's. Do you have an address that's close to there?

Mr. Dale: So, we can find it on the map.

Mr. Showe: What's your address?

Resident (Andrea Gates, HOA): My address is 2074 Bayhill Drive. It's by our pool.

Mr. Dale: By the pool. Okay.

Mr. Showe: That should give me enough information. Give me one second. I'll pull up the map. The CDD doesn't own any roads throughout the community. So, we don't own that road.

Resident (Andrea Gates, HOA): Okay. We just wanted to check because if not, our grounds people...

Mr. Dale: We'll figure it out one way or the other.

Mr. Showe: Between the two lakes, I'm clicking on that road and nothing is pulling up. So, my guess is that maybe Brevard County. The CDD basically owns up to the sidewalk on each side of those lakes, but not the road and the sidewalk itself.

Resident (Andrea Gates, HOA): It's basically the grass burge on the side of the sidewalk.

Mr. Showe: Between the sidewalk and the curb?

Resident (Andrea Gates, HOA): Yes.

Mr. Showe: That's not CDD property.

Mr. McCarthy: The other side of the sidewalk is the CDD's.

Resident (Andrea Gates, HOA): Okay.

Mr. Showe: From the sidewalk towards the lake, is CDD property. From the sidewalk to the curb and road, is not the CDD's.

Resident (Andrea Gates, HOA): When you came out to help us with the problem in that canal, you brought in some heavy equipment and it cracked the concrete on the sidewalk. So, can you address that?

Mr. Showe: I'll make a note of that and we'll get a look at getting that addressed. Absolutely.

Resident (Andrea Gates, HOA): I can send you photographs today.

Mr. Showe: That would be great, if you could do that. I'm Mr. Jason Showe. Just shoot me an email with those pictures and we'll get it to the right folks.

Resident (Andrea Gates, HOA): I'm sorry that I'm taking up your time. This is my first time here.

Mr. Dale: No, no, no.

Resident (Andrea Gates, HOA): If anybody has information on who you used for the Woodside playground and Suseda playground, we were looking to spruce it up. The people who had information or sources are gone.

Mr. Dale: Well, for Woodside, I guess I'm probably the closest thing to the expert on that one. With Suseda, that is going to be our folks over at Fairway Management. Mr. Eric Byrd is the manager for Suseda. There are two different visions, two different types of playgrounds, that we'll be glad to talk to you about.

Mr. Carnesale: And owned by two different entities.

Mr. Dale: Right. I am going to deviate from the agenda just a little bit, since we don't have any other public speakers. Some of what Andrea's talking about, we did have a bad fish kill. It was due to an oxygen inversion in Lake 43 at Bayhill. I want to thank Tim and ECOR for getting out there the same day. Mr. Ed Grasser got out there immediately. It was multiple species. That's why they know it was an oxygen inversion.

Mr. Bedwell: It wasn't just tilapia.

Mr. Dale: Exactly. It wasn't an algae thing or anything. It was due to all of the rains and everything. I'm assuming they got everything pretty much cleaned up.

Resident (Andrea Gates, HOA): Pretty much. I see a lot of people out here already.

Mr. Dale: Which is wonderful.

Mr. Showe: As soon as I got the email, we tried to get it to everybody who needed to know so we could get that action taken.

Mr. Dale: Right.

Mr. Showe: The quicker we can get moving on it, the better.

Mr. Dale: Exactly.

Mr. Carnesale: Anytime he gets an email like that, he sends it to the entire Board.

Mr. Dale: I appreciate all our full timers on that. I appreciate you on that one, Jason. That was wonderful. To just touch on the other issue, the canal that we cleared back in January, as I understand it, we're making that an annual priority, going forward. That's a major flow way east-west that we have to keep clear. I did get a note from another gentleman last month or maybe in July, who was concerned that a lot of it had grown back, but that was during the time when we had essentially no rainfall and the red algae had grown. There's not a whole lot that we can really do about that one. We did get some spraying done by ECOR in July after that, but I think that cleared up a good chunk of it.

Resident (Andrea Gates, HOA): All of the dredging helped because it's deep in the middle, but when you go out to the sides, it's not. Even if there's a small amount of flow, it's not catching the sides. We've got a lot of conservation grass and stuff on the sides. So, the algae were just coming to the side.

Mr. Dale: Right.

Resident (Andrea Gates, HOA): We want to thank you.

Mr. Dale: That's nice. Thank you, but the Board was 100% supportive of that. One of the things that made me the happiest was an annual commitment of about \$25,000 to clear that drainage-way out and it was a five to zero vote. There was no quibbling from anybody about supporting that. The full Board was behind that and I very much appreciate it.

Mr. McCarthy: I'd like to applaud you for making the Board aware of it, because what happens is sometimes there's a problem in the system that we don't know about. People get all fired up and excited and there's a lack of communication. You solved that problem by bringing it to the Board's attention. So, thank you.

Resident (Andrea Gates, HOA): That's it. We put out the information to try and see if we can get a homeowner to use their meter to hook up the aerator.

Mr. Dale: That was the other thing. Again, the offer that this Board made about the aerator for Lake 43, where we've had the problem finding somebody to hook up to for electrical purposes, as soon as we find somebody, it's on the table. We already voted for it.

Resident (Andrea Gates, HOA): It's going to look fresh, as much as we don't like trenches.

Mr. Showe: I also talked to Tim and he spoke to ECOR. They may have an alternative solution instead of an aerator. I guess they found that if it was more tilapia based, there's a way you can put different fish in. That might take out some of the more fragile fish. He said they were looking at that too as an alternate. The aerators are good, but they don't solve every problem. So, I think they're trying to look at a more natural approach that might be a little better. I think they were experimenting with that in another community. ECOR is going to help us look at that as well.

Mr. McCarthy: Jason, do you have any idea what the cost of that is?

Mr. Showe: I don't know. They have to look at the lake and figure out how many fish and what population of the fish is.

Mr. McCarthy: Would the power company, if we request it, come out to give us an evaluation?

Mr. Showe: If we go with the aerator route, I think that ECOR could probably give us an estimate of how much power to utilize.

Mr. McCarthy: Okay.

Mr. Showe: We will also be able to come to an agreement with whoever lets us connect to their power to cover a certain portion. We can figure it out. There are a lot of ways to figure it out.

Resident (Andrea Gates, HOA): We came up with the idea of maybe approaching an investment company that has long-term rentals, so it's in their favor, if they're there for the long run.

Mr. Dale: I know that is a commitment on the part of a homeowner because it's not just the power coupling, it's also the compressor. It's not their backyard. It's our right-of-way, but still, you've got the compressor going back there. I understand that they're not terribly noisy, but there's still noise associated with it. The number that's stuck in my head from the last meeting when we talked about this, which was like a year ago, was somewhere around \$16,000, which was the number that I recall being thrown out there. Then plus whatever the electric costs are associated with it.

Mr. McCarthy: So, it's too astronomical to run a line back there or something?

Mr. Dale: I'm no expert by any stretch, but Tim and Ed actually went out one time with somebody from the power company. They've looked at it multiple times.

Mr. Showe: Also, the other challenge is, the CDD has no power there. So, we have to connect with somebody that has power there, which is either the homeowner or the HOA.

Mr. McCarthy: I didn't know if they'd come up and down the streets. There has to be powerlines somewhere.

Mr. Dale: Right. Well, we were hopeful at one time because there was an electrical box located near or a light pole or something that we thought we'd be able to tap into, but because there's no way to meter it, we weren't able to do anything with it.

Mr. McCarthy: Okay. You just see this aerator down here on Viera Boulevard out in the middle of nowhere, where do they to hook up to? There are no homes.

Mr. Dale: I know.

Mr. McCarthy: What are they hooking up to?

Mr. Showe: Well, the other thing is, ultimately, we could put our own meter and transformer there to cover it, but just that cost is many times what the aerator is.

Mr. McCarthy: That's what I remember.

Mr. Showe: So, its cost prohibitive.

Mr. Dale: You're talking six figures.

Mr. Showe: At least.

Mr. Dale: We'll tap into somebody else. We'll be happy to do that. Thank you for joining, Andrea. I thought this was a very important topic because Lake 43 is at least an annual discussion here. It's nice to be able to put a name and a face together. If you have any questions of us, you've got my email, my number and you've got Jason's. We're here to help you, guys.

Mr. Showe: Are there any other audience comments? Hearing none,

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the August 25
2022 Board of Supervisors Meeting**

Mr. Showe: The minutes of the August 25th meeting were included as part of your agenda package and we can take any corrections or changes at this time.

On MOTION by Mr. Carnesale seconded by Mr. Bedwell with all in favor the Minutes of the August 25, 2022 Board of Supervisors Meeting were approved as amended.

FIFTH ORDER OF BUSINESS

New Business

A. Discussion of Draft Easement Regarding Drainage Canal

Mr. Showe: The next item is a draft easement agreement. We've been talking with The Viera Company on this. The person who is looking at purchasing that property still doesn't know what their plans are yet. Our engineer expressed some concerns over the easement as it was drafted originally. Essentially, just as a quick background, the easement, which is a drainage easement, bisects the two properties that the person is looking to buy. What they were thinking of is purchasing the whole thing, including the easement and giving us access to maintain the drainage. But our engineer rightfully pointed out that we may not want that because if they make any changes to that drainage, it can impact the whole District. So, we would want some clarification in that easement that says they can't touch the drainage portion. When we indicated that, they basically said, *"Let us go back to them and work it out, so don't present anything tonight."* So, we'll just move on from that and as we get updates, we will present those later.

Mr. Dale: Okay.

Mr. Showe: You have some documents in your agenda. So, if you have any questions, just let me know. We expect to see some changes maybe on those. Ultimately, that drainage easement is plated over to the CDD as part of the master drainage for the entire community. So, one way or another, we're either going to own that drainage or take care of it.

Mr. Dale: Are there any culverts on it?

Mr. Showe: It's the main canal that goes the whole way up. I think it's just part of what takes water out.

Mr. Dale: Right, but I guess where I'm going with this is, I think there needs to be further discussion at some point that this Board needs to have but doing the study of all of the culverts in the District to find out what condition we're in because what we're seeing right now, is what just two culverts are costing us.

Mr. Showe: Yeah. I don't think there are any culverts here, based on what I saw. It's part of the master that takes it out of the community as a whole.

Mr. Dale: Right.

Mr. Showe: That's what it looks like. We'll get some more information on that.

Mr. Dale: I guess I just don't want any surprises there.

Mr. Showe: Yeah.

Mr. McCarthy: Is that our main drainage? Is that what you're saying?

Mr. Showe: Yeah.

Mr. McCarthy: I don't think we ever want to give up ownership.

Mr. Showe: No.

Mr. McCarthy: I don't care what they write.

Mr. Showe: Right. We made that clear when I communicated with them that we would have to have some really strong language in that easement agreement. If they were going to give us an easement to maintain it, we need some strong language that they're not going to alter it in any way, shape, or form.

Mr. McCarthy: We can change that.

Mr. Dale: Right.

Mr. Showe: The engineer's concern is if they buy the property to the left and to the right of it, maybe they put a drain on one side, a drain on the other and put a parking lot over the top, how do we maintain it? So, we definitely want to protect ourselves from a scenario like that. They promised they'd pay us back and they've always been good for it.

SIXTH ORDER OF BUSINESS

Old Business

A. Action Items List

Mr. Showe: Other than that, we have the Action Items List. I think the only thing on here for an update is the irrigation project. I don't know if you have an update on that, Eddie?

Mr. Guerra: They are on #17 now. We have to go back to #14.

Mr. Dale: Three more.

Mr. Guerra: We're almost there. Everything looks good. The dry range looks good. Grass is growing in.

Mr. Dale: Tremendously.

Mr. Guerra: The rain is helping.

Mr. McCarthy: It looks like they hooked at that pipe between the 13th and 14th restroom. The one that was laying there. Did they hook that up? It's never been hooked up to the system.

Mr. Guerra: Yeah.

Mr. Carnesale: Not related to that, but with the golf course, is opening day November 12th?

Mr. Guerra: Opening day is November 12th.

Mr. Carnesale: They were trying to make that into an event.

Mr. Guerra: Yes.

Mr. Carnesale: I just don't know if everybody is aware that Duran has an event on that same day.

Mr. Guerra: I didn't know.

Mr. Carnesale: Basically, they have a shotgun start with some professionals and the whole bit.

Mr. Dale: What are we talking about?

Mr. Carnesale: We're talking about November 12th, for the opening of our golf course.

Mr. Dale: Let's wait until we get to that on the agenda. This was just the update on the sprinkler system.

Mr. Guerra: We have four holes yet.

Mr. Dale: Yeah.

Mr. Bedwell: Did we ever get bids on the current path extension?

Mr. Dale: We did.

Mr. Guerra: There was a guy that came out and did some surveying.

Mr. Bedwell: This says that we were waiting on bids.

Mr. Showe: I need to update that. We approved \$80,000. So, I'll update that.

Mr. Bedwell: There's a guy that just got cart paths all over the country, I guess. He's the one that did it in front of the restaurant.

Mr. Dale: I'm referring to the curvy one coming down from #10. He did a wonderful job on that.

Mr. Showe: We did approve that. You're right.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. General Manager's Report

Mr. Dale: Let's move on to the General Manager's Report. Ed?

Mr. Guerra: Do you mean like pro-shop wise?

Mr. Dale: Maybe just give a general update on what's going on with the build-out and how many rain days we've had, finances or something like that.

Mr. Guerra: We were closed last Thursday and Sunday, all day, due to rain. Today, we were closed all day. Hopefully, tomorrow we'll be nine holes, if we don't get any more rain. Other than that, the golf course is in good shape. I got nothing but good reviews.

Mr. Bedwell: Were the sand traps moistened up?

Mr. Guerra: There's a couple. Eighteen is bad. There were a couple bunkers out there where, I guess you guys did some concrete underneath where the concrete is actually showing.

Mr. Bedwell: Yeah.

Mr. Guerra: It's just from rain though. You can't really tell.

Mr. Bedwell: Do we need sand for that?

Mr. Dale: That was going to be my next question. I was over at the maintenance building a week ago and they had a big pile of sand there.

Mr. Guerra: We'll definitely need it out there. We're about to dry up next week. Hopefully, the rain stops. I have to get with Jim and ask him what's going on.

Mr. Dale: That was going to be my next question. I'm sure he's on top of it. There's got to be a reason why he doesn't want to put it somewhere else.

Mr. Guerra: He's got a lot of stuff going on. So, I will ask him tomorrow about the status of the bunkers.

Mr. Dale: Yeah. We can't have balls bouncing out of the sand traps.

Mr. Guerra: Sometimes it gets to the concrete.

Mr. Dale: Alright. Is there anything about the build-out that you want to specifically mention?

Mr. Guerra: On the building itself?

Mr. Dale: Yeah.

Mr. Guerra: The floors are getting done. It looks good. The bar looks great. We have everybody outside now. They love it out there. So, that's a big hit. We got the carpet in the pro shop. They are going to start this week with putting up all of the slat walls. We got our counter in. Slowly but surely, we are getting that done. Once we get our computers hooked up, we can start going from there.

Mr. Bedwell: When do they estimate the pro shop opening up again?

Mr. Guerra: Within the next two weeks.

Mr. Dale: I had a meeting with Joe and Jeff today and we talked about the pro shop. He's actually putting up the one-by-two framing for the slat walls.

Mr. Guerra: Yup.

Mr. Dale: The granite guy already did the measuring. There's going to be some electronics that he's going to have to rig up. We have two TVs going in there. One is going to be tied to the lighting system itself and then the other one, we'll have on The Golf Channel or whatever they want to have on.

Mr. Guerra: The new restaurant will be outside for a couple of weeks.

Mr. Dale: They are expecting the restaurant to be out for at least a couple of weeks.

Mr. Guerra: We have a lot of work to do in there.

Mr. Dale: That's the challenge. That's why I asked for the meeting with Jeff and Joe today. Because it's not so much on the Joe end of things, but more on the hood system that we've got to get in.

Mr. Guerra: Yeah.

Mr. Dale: Now all of a sudden, there's a part that they need. Then the other part of this is, they haven't pulled the permit yet. I know they applied for it, but it hasn't been approved.

Mr. Bedwell: It takes forever.

Mr. Dale: That's my concern. It could be up to five or six weeks for a permit, with as bad as things are right now. Joe said he will do what he can on his end, because he and his dad know people in the department to try to expedite those kinds of things. We pulled up all of the carpet in the restaurant and there's a ton of glue that was used to put the last carpet down. They were in with the grinders trying to grind and get ready for the epoxy coating and it just turned into like trying to grind gum. That is what it was like. So, they're bringing in tomorrow, some Zamboni type machine that is going to scrape the glue off of the floor.

Mr. Bedwell: Something bigger than a putty knife.

Mr. Guerra: Yes. They said no way.

Mr. Dale: They're bringing in the big guns tomorrow. Here's the main gist of what I was trying to get across to Joe and Jeff. Joe said that he can have the ceiling, the flooring and the interior of the customer part of the restaurant done within three weeks. That was what I communicated as the priority. We can keep the kitchen out in the patio area if we have to, but we

want the customers to be comfortable and in air conditioning, if that's what they choose, and not have any inclement weather issues or anything like that. I think we're going to be fine, but it may take a little bit longer to get the kitchen in the shape that we want it to be in.

Mr. Bedwell: How about the restrooms? When are they going in?

Mr. Carnesale: What restrooms?

Mr. Dale: You did bring up another big issue.

Mr. Carnesale: It's a hollow space.

Mr. Dale: As I was talking with the epoxy guys yesterday, the tile had cured over 25 years and it was so bad that they had to take chunks out. You've probably seen it. It's all pockmarked now inside of each of the restrooms. It's easy to level that out. They're going to do that. They would just bring in concrete and a two-by-four to level it out and it's fine. Here's the catch. It takes that concrete anywhere from two to four weeks to completely cure, not harden, but cure. In other words, get the alkalinity out so it's paintable. That is the same issue we ran into with the stucco. What is going to happen is they're looking for an alternative product to concrete, that they could use for leveling. If they can't, then we're staring at two to four weeks that that's going to have to cure before they can come in and do the epoxy. We can get everything else done. We can get all of the urinals and the sinks in and all of that kind of stuff. I talked Ines and we found out that it's going to be easy to extend the trailer, if we need to. What I don't like about that is it costs us money. It's probably \$400 per week or somewhere in that ballpark.

Mr. McCarthy: It's nice looking.

Mr. Dale: It's a very nice trailer. There is nice music on the inside of it.

Mr. Carnesale: I don't think anybody's ever seen a port-a-potty that fancy.

Mr. Dale: We're getting a lot of compliments on our port-a-potty.

Mr. Bedwell: That's a high class one.

Mr. McCarthy: The other thing is, after I play golf, I sat there and had something to eat and something to drink. It's cool there because of the size of the fans, I think. Those fans really generate a lot of air. All of a sudden you come from a 95-degree environment and you're into a comfortable spot and it's not air conditioned. I was amazed.

Mr. Dale: Yeah.

Mr. Carnesale: I was looking at that and it looked like for the golfers that are coming off of the golf course, where they'd been out in the sun directly, when they come in there and they are in a shaded area with the fans, they will feel comfortable.

Mr. McCarthy: I do.

Mr. Carnesale: For the people that are traveling to use the restaurant, they're going to want the air conditioning. So, we're talking about two different sets of people here. Okay? Like when we're doing things in the evenings and we're doing those kinds of things, the air conditioning is going to be important for those. The air conditioning is not as important for the people coming off of the golf course because they seem to be comfortable being outside.

Mr. McCarthy: You know what happens, Pete, it gets uncomfortable because it's too cold. Anytime I've gone out with my wife or friends at a restaurant, we bring a sweater, because people that are working are running around, they're hustling, moving around and you're sitting down. You're going to get cold.

Mr. Dale: I think we're going to wind up getting a lot more use out of that outdoor bar than we originally thought we were going to be getting.

Mr. McCarthy: Oh yeah. Absolutely.

Mr. Dale: I will share that last night for trivia, we had a full patio. It was very comfortable.

Mr. Guerra: With the nice weather.

Mr. Dale: The weather was nice. It was absolutely wonderful out there.

Mr. McCarthy: Those chairs aren't going anywhere. No one's going to walk away with them.

Mr. Guerra: A hurricane couldn't take those chairs.

Mr. Dale: I still have a muscle tear from putting them together four weeks ago.

Mr. McCarthy: You couldn't pay me to pick up one of those.

Mr. Dale: Those tables are heavy.

Mr. McCarthy: You need a young man.

Mr. Dale: Several, but we are going to have cameras. We already have cameras out there. So, if anybody is brave enough, we will be prosecuting if you walk off with something.

Mr. McCarthy: I can't imagine anybody picking them up.

Mr. Guerra: It's not worth it.

Mr. Dale: Alright. Thank you very much, Ed. Is there anything else for Ed?

Mr. Guerra: We're just trying to get it done.

Mr. McCarthy: Are you going to leave now?

Mr. Guerra: No. I can hang out.

Mr. McCarthy: I want to say something about Ed, but I wanted him to be here. Rob asked me to get together with him and go over some things as far as recruiting different businesses in Brevard County. I came across about 18 or 20 different companies. Some of them had the number of people that were employed and so forth. I wasn't sure what direction we were going in and he was very helpful. I also gave him a copy of the article from the Chairman of Viera that was in the newspaper, stating how Broward County was exploding and so forth.

Mr. Guerra: That was very interesting.

Mr. McCarthy: It was a good thing. But lastly, I said that the best thing we have is Eddie going out there representing us, because he has a good way of talking to people. He has a good way of listening to people. I did say to him, the hard part is getting in the door to talk to us about it, but once he gets in, I think he'll do well.

Mr. Bedwell: Are you talking about working with companies to give them a discount?

Mr. McCarthy: No. He is.

Mr. Bedwell: I brought an example that I will give to him.

Mr. Dale: Beautiful. Thank you. We're just trying to see what everybody else is doing and then put together our own thing.

Mr. Bedwell: They have big discounts, but because they overbuilt, they lowered the price more than what's on here for Duran.

Mr. Dale: Right.

Mr. Bedwell: It's like Harris Corporation. This would be an insert to offer cheap golf.

Mr. McCarthy: We offer good value golf.

Mr. Bedwell: It's just an example. You just change the name to Harris.

B. District Manager's Report

i. Consideration of Requisition No. 124, 126-132

ii. Ratification of Requisition No. 125 – ADDED

iii. Consideration of Requisition No. 133-134 - ADDED

Mr. Showe: We have some requisitions for you tonight, Requisition No's. 124 through 134. Requisition No. 125 has already been submitted and paid, which was for Landirr for the driving range project. Other than that, they're all there for you and categorized. Requisition No. 124 is the next pay application for the irrigation system. That was approved by our Irrigation Consultant and District Engineer. Requisition No. 125, like I said, was the driving range project. Requisition No's. 126 through 132 are mostly for the restaurant, as well as a couple of irrigation issues and the Thor Guard system for the golf course. Requisition No's. 133 and 134, we handed out to you today because they came in a little late. Requisition No. 133 is for Aqua Turf International, our Irrigation Consultant that's overseeing the irrigation project. It is his next pay application for his contract as well as Mr. Dave Bell for the cycle work on the culvert pipes. We'll have the engineer inspect those culvert pipes before we pay those.

Mr. Dale: Our timing on those culvert pipes couldn't have been any better with all the rain that we got. We could've run into a problem on that one.

Mr. Showe: Yeah. Those are all of the requisitions. We can take any questions or comments or just a motion to approve.

Mr. Carnesale: My only question is on the Acquisition Construction Requisition Summary, GPS is listed in that first line from Aqua Turf International.

Mr. Showe: That's just how they coded it. Its's part of his contract.

Mr. Carnesale: I'm just questioning what GPS stands for.

Mr. Showe: I think what he's doing is for every one of those sprinkler heads, he's marking it on a map with a GPS unit, so we have an actual map showing exactly where each sprinkler head is on a map.

Mr. Carnesale: Okay.

Mr. Showe: He's putting them by GPS coordinates.

Mr. Carnesale: Okay.

Mr. Showe: That was part of the contract that was approved for him.

Resident (Not Identified): I do have another question, if I may. When we're talking about the increase in the dues, a part of that was talking about the dog park. Is that the existing one or the new one?

Mr. Dale: That would have been our existing dog park.

Mr. Showe: Because of the dog park coming online this year, there were some additional increases in maintenance costs for us to maintain that facility.

Resident (Not Identified): Okay.

Mr. Showe: It's our current one. There are no new ones.

Mr. Carnesale: We're also looking at the entire park down the road, but not that far down the road, will be self-sufficient. Okay. We have the marketplace that takes place once a month and we collect money for the vendors that are there, as well as the food trucks. We also have signs on the fence, which is actually rented space for advertising. Okay? So, between those two, should be the funding for the upkeep going forward. You're not going to be looking at that as part of your tax dollars.

Resident (Not Identified): I want to also thank you for enforcing the trespassing.

Mr. Dale: Did they go out?

Resident (Not Identified): I saw one.

Mr. Dale: Okay. Was it a big one?

Resident (Not Identified): It was fairly obvious.

Mr. Dale: Okay. Because it's really just that one spot that I think was the issue.

Resident (Not Identified): An owner had put up their own little makeshift sign. We have seen people coming through to fish by that end of the lake by the pool.

Mr. Dale: Right. You just nailed it. If it's on the common area, they are able to fish in the water according to our fishing policy.

Resident (Not Identified): It's just because the playground and the pool are there, people are concerned about children.

Mr. Dale: Yeah. Let's talk about that some more after.

Mr. Bedwell: Jason, I have a question with all these requisitions. We always have this page here for the Consulting Engineer, but there's no signature.

Mr. Showe: He signs after you approve them.

Mr. Bedwell: I would like to know that he's agreed that they've done this work.

Mr. Showe: The checks don't get cut until he signs them. We typically have staff approve them first. Then you guys approve them as a Board. He reviews them and then they get cut and paid.

Mr. Bedwell: It seems backwards. That don't seem right, Jason.

Mr. Showe: We can do it differently going forward, but they don't get cut and paid until he's signed off on all of them.

Mr. Bedwell: I think we should know he approved it before we sign them.

Mr. Showe: Okay.

Mr. Bedwell: Go on.

Mr. Showe: Procedurally timing-wise, because you guys meet once a month, we have to get him in here when we can, so the vendors aren't waiting.

Mr. Bedwell: I understand that part. Okay.

Mr. Showe: I'd look for a motion from the Board if you're amenable to approve Requisition No's. 124 through 134.

On MOTION by Mr. Carnesale seconded by Mr. Bedwell with all in favor Requisitions No's. 124 through 134 were approved.
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C. Lifestyle/Marketing Report

Mr. Dale: Michelle was not able to make it today. Paul will appreciate what teachers go through in these first couple of months when they start up, but she got the update out. The highlights, I think we've touched on some of them. We had trivia last night. It was full. We have karaoke tomorrow night. We're going to be doing that on the patio for the next couple of weeks. We had our Farmer's Market.

Mr. Bedwell: Is burger night tonight?

Mr. Dale: Burger night is tonight and we had people showing up.

Mr. Guerra: Unfortunately, I've been rained out on all my clinics. Next month, we'll be ready to go. I have a lot of following.

Ms. Campos: I can attest to good burgers.

Mr. Bedwell: The latest European models show the hurricane going into the gulf and then turning, coming right over Orlando the later part of this next week. Hopefully, it's just a projection. There's going to be tons of rain.

Mr. Dale: Oh, man.

Mr. Bedwell: Did you see that? The US model keeps it going west.

Mr. Dale: The Farmer's Market is not our biggest one. It's not our smallest one. It was just a successful one, this past one. We keep getting new vendors that want to come. At the last minute, again, because of illness, we lost our produce vendor for that one, but they swear they will be at the next one.

Mr. Bedwell: It's tough. There are a lot of Farmer's Markets. If you look at the list in Brevard County, there's a bunch of them.

Mr. Dale: Well, it's actually to the point where we ran into so many conflicts on the second Saturday, that we may just decide and say, "*Screw it.*" We didn't want to go head-to-head with the West Viera stuff on Friday.

Mr. Bedwell: Yeah.

Mr. Dale: But we may wind up doing that just because we wind up with so many other conflicts.

Mr. Bedwell: There is a big one in Viera Regional Park.

Mr. Dale: Yeah, that one's on the first Friday of the month. So, we'll see.

Mr. Bedwell: Yeah.

D. Restaurant Report

Mr. Dale: I think I shared most of what was going on with the restaurant with the build-out. In three weeks, I hope to have everything except the kitchen done, the roof, the ceiling raised, all the lighting and the flooring. We did get more of that epoxy flooring down into the center area.

Mr. Guerra: The rain put a hold on that.

Mr. Dale: Yeah. Well, they would have had the front area done, but the rain was just driving and it would have not gone down as well with all of that rain.

Mr. Guerra: The railing is up.

Mr. Dale: It looks very good. There's a little more concrete laying that they have to do around the perimeter. They need that to be able to anchor whether it's plastic or mesh. I don't care, whatever is decided on, but they need something to anchor it to from the fascia that goes straight down. So, there's going to be concrete around the perimeter.

Mr. Bedwell: Can I ask Eddie a question?

Mr. Dale: Sure.

Mr. Bedwell: Where are the players checking in now?

Mr. Guerra: Right there in the front where the outside bar is.

Mr. Bedwell: Because I came today and had to walk around.

Mr. Guerra: I know. We have to pick a door. As soon as we get the counters in and the IT guy comes in and gets all of our stuff hooked up, we'll be ready to go with that.

Mr. Bedwell: Okay.

Mr. Dale: I'm very glad that we moved her grand opening to November 12th, instead of keeping it in October like we had originally thought to do, but since we're on that, we're always going to run into something, whether it's Duran.

Mr. Carnesale: I'm not saying that it was a major problem. I'm just saying that it's something we should be aware of. Okay? Duran is having an event then and it's going to be a shotgun start. They are having advertising done for that. I saw that only because I belong to the Melbourne Chamber and it was in their publication that I saw it.

Mr. Dale: It just means there's 72 golfers that will not be attending our grand opening. We will take their families and everybody else.

Mr. Carnesale: So, I'm just saying that I wouldn't know about if it wasn't for the fact that I'm getting the Chamber news.

Mr. Dale: Ed, do you want to just touch on some of the things that you're talking about program-wise for that day?

Mr. Guerra: For that day, I talked with Steve. We're going to have the Eastern Florida Golf Team coming to help us out. Steve wanted to do a long drive contest. So, they bought me a Bushnell launch monitor. We'll have that out there for people to do long drives. We will have a putting contest. Hopefully, we'll have a dunk tank with Rob in it. We're still working on that.

Mr. Carnesale: You could probably raise the most money with that.

Mr. Guerra: We'll get some Duran golfers to come over.

Mr. Dale: I don't mind. I just don't like the whole carnival aspect of it. I'm not sure.

Mr. McCarthy: Leave him alone.

Mr. Dale: Believe me, if I go into the dunk tank, then that means I get to be as obnoxious as I want to the people throwing.

Mr. Guerra: We're just going to have some activities like that. Like I said, I have Eastern Florida coming out with girls and guys. We will do a demo.

Mr. Carnesale: But if we want to do the dunk tank, we should probably have every Board Member sit in it.

Mr. Guerra: We'll have a sign-up sheet.

Mr. McCarthy: If you're going to do it, be obnoxious to the people that make you go into the water.

Mr. Guerra: Yeah.

Mr. Dale: Because we're trying to sell more.

Mr. McCarthy: Yeah, but I'll be there to support you.

Mr. Guerra: We sat down and talked. We have the timeline for when things are happening.

Mr. Dale: We've got Mr. Frank Rios who is going to be playing solo on the patio. Frank and his band played at my wedding. They're wonderful. Our karaoke folks are going to be there. They're going to be our announcer. They have a lot of speaker equipment and stuff like that, but they're not really going to be there in the capacity as karaoke hosts. They're going to just be playing music and coordinating things.

Mr. Carnesale: Right.

Mr. Dale: I know that we' talked about getting some vendors like Moon Golf and a few others. We are turning it into just a really fun day. Jeff's planning on doing all kinds of food specials. So, it should be a good time.

EIGHTH ORDER OF BUSINESS

Treasurer's Report – Consideration of Financial Statements

A. Approval of Check Register

Mr. Dale: Jason, do you want to take care of the Treasurer's Report?

Mr. Showe: Yeah. Your Check Register with your General Fund checks total \$49,616.96, Capital Reserve checks total \$68,254.75 and Golf Course checks total \$80,347.96. We can take any questions on any of those items or a motion to approve.

On MOTION by Mr. Bedwell seconded by Mr. Carnesale with all in favor the Check Register for August 20, 2022 through September 15, 2022 in the amount of \$198,219.67 was approved.

B. Balance Sheet and Income Statement

Mr. Showe: You also have the Balance Sheet and Income Statement. No action is required by the Board, but it's there for your information. If you have any questions, let us know.

Mr. Bedwell: I have a question about the personnel regarding the bonus program. Was that tied to the Recreation Fund profit or was that the General Fund plus the Recreation Fund, the total profitability? Do you remember?

Mr. Showe: I'll look back, but I'm pretty sure it was just the golf course.

Mr. Dale: I'm 90% sure.

Mr. Bedwell: We're going to lose money this month. I'm just concerned. It doesn't have to reach a certain amount, does it? If we make money, do they get some kind of bonus?

Mr. Dale: At \$250,000, they get a 3% bonus. For every \$100,000 in profitability above that, it was an additional 1%.

Mr. Bedwell: We're going to lose money this month.

Mr. Guerra: Before the month, I think we were doing pretty good.

Mr. Dale: Last month, we were at \$385,000.

Mr. Bedwell: We lost a little bit this month.

Mr. Guerra: Yeah.

Mr. Bedwell: Usually September is worse.

Mr. Carnesale: But even with that, we should probably be over \$350,000.

Mr. Bedwell: We're at \$460,000, even if we lost \$50,000.

Mr. Carnesale: I'm just saying, even if we don't make \$450,000, we should be over \$350,000, which would mean they would get 4%.

Mr. Showe: In the last financials for cashflow, we're projecting \$374,000.

Mr. Dale: \$374,000?

Mr. Showe: And that's probably conservative.

Mr. Dale: So, the \$374,000, if we were to stay at that, we're looking at a 4% bonus.

Mr. McCarthy: That's a good thing.

Mr. Guerra: We'll make it work.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Dale: Pete, do you have anything?

Mr. Carnesale: Well, I have one which probably is going to make everybody mad. With the confusion that we still have as to whether the golf course is private or public, because we still have an awful lot of people that think it's private, are we going to begin whatever processes is needed to change the wording on the two giant signs coming off of Murrell Road?

Mr. Guerra: I know that they changed the associated membership to a loyalty program.

Mr. Carnesale: I'm not talking about memberships. I'm talking about signage.

Mr. Guerra: I got you.

Mr. Carnesale: We have two giant signs coming off of Murrell Road, on either end of the golf course, which say, "*Club*." Okay? The word, "*Club*" insinuates that it's a closed membership. Alright? All I'm saying is that we should be looking at how we could change that wording. The word, "*Viera*" would just stay the way it is. The bottom piece would actually be removed and then replaced with whatever we decided that we wanted to put there instead.

Mr. Dale: Actually, you're touching on something that Tim has talked about.

Mr. Guerra: Yeah, he talked about that.

Mr. Dale: He's even talked about the logo. I don't know that we should do anything, other than planting the seed here tonight.

Mr. Carnesale: That's what I was doing.

Mr. Dale: That's what I thought you were doing. The reasoning behind that is there are also other components to this. We've talked in the past about the digital sign. We have a new County Commissioner coming on board and we're going to see what happens on that front when we have our new County Commissioner coming in.

Mr. Bedwell: I believe that the name of the community is the Viera East Golf Club. The easiest thing to do is if you get the HOA to drop the word, "*Club*" or come up with a different name, which I don't know if they're capable of doing, rather than trying to change the golf course, let's change the name of the community, so it doesn't say, "*Viera East Golf Club*." We've got a marketing program,

Mr. Dale: Right.

Mr. Carnesale: Well, the thing is, those two signs are on CDD property. It is not a problem having the HOA on board with it. We should have the HOA.

Mr. Dale: Are you 100% sure? Are you talking about the two monument signs?

Mr. Carnesale: Yes.

Mr. Bedwell: Those are the HOA signs. He's not talking about the golf course. He's talking about the community.

Mr. Dale: Understood, but are they HOA signs our signs?

Mr. Bedwell: No, community signs.

Mr. Dale: I haven't had a chance to look into any of it.

Mr. Showe: I believe that they are mostly on our property according to the Property Appraiser.

Mr. Bedwell: They may be, but I'm telling you the sign was there when I first moved here many years ago. That's the name of the community.

Mr. Dale: Right. We're not going to throw anybody under the bus or anything like that. I think there's some fact gathering. That's part of the reason why I don't want to do anything right now.

Mr. Bedwell: I just think it's easier to change the name of the community or we can change the golf course name.

Mr. McCarthy: A club connotes a country club.

Mr. Dale: Right.

Mr. Guerra: Correct.

Mr. McCarthy: It's a municipal golf course. So, the word, "*Club*" is the wrong word in my view.

Mr. Dale: Yeah.

Mr. Carnesale: That's all I was getting at. These are the large signs coming in off of Murrell Road, which is the main road that everybody sees.

Mr. Bedwell: I think that's a good thing to do, Pete.

Mr. Dale: One of the easiest ones that I've heard Tim talk about, and I'm not looking for approval or anything, but I heard him mention, "*Viera East Golf Course*" instead of "*Viera East Golf Club*."

Mr. McCarthy: It is a public golf course. When you say, "*Club*," It's a private country club.

Mr. Dale: Right. I think when the time comes, we've got to determine who owns what. We're not going to throw anybody under the bus. Obviously, this is an issue for that specific community and is going to be part of the consideration and everything.

Mr. Bedwell: Our first step is to find out what the official name of that community is.

Mr. Dale: Right.

Mr. Bedwell: I think it's, "*Viera East Golf Club.*"

Mr. Dale: Right.

Mr. McCarthy: I think it's, "*Viera East Golf Course Community.*" When I write the check, that sticks out in my mind.

Mr. Bedwell: Maybe I'm wrong. We should be able to find that out.

Mr. McCarthy: I can find out when I get home. I think it's, "*Viera East Homeowners Community,*" but I could be wrong.

Mr. Bedwell: Okay.

Mr. Dale: I think it's something that's coming up that we've got to talk about.

Mr. Bedwell: Eventually. At the annual meeting, don't you list all of the communities in Viera East? What do they call that one?

Mr. Dale: It's VEGC. The Viera East Golf Course.

Mr. Guerra: Club is what I think is the C.

Mr. Bedwell: Those big signs on Murrell Road is advertising the community, not the golf club.

Mr. Dale: It's the Viera East Golf Community.

Mr. Bedwell: Yeah.

Mr. Bedwell: So, it doesn't say, "*Club.*" It says, "*Community.*" I don't see the word, "*Community*" on the sign.

Mr. Dale: Right.

Mr. Bedwell: Anyway.

Mr. Dale: There is a little bit of fact-finding that we have to do on that, but it's on the agenda at some point here.

Mr. Showe: Based on the Property Appraiser, the sign to the South, looks like at least where the words are, are on CDD property. The sign to the North, according to the Property Appraiser is clearly on CDD property, but again, that's not a survey. That's just a photo, so it's

not official. I think engaging in conversations with that community would be likely the best way to get started.

Mr. Dale: Yeah. Maybe you have a two-tiered thing.

Mr. Showe: Just make sure they don't oppose anything that you put there.

Mr. Dale: Right.

Mr. Showe: We can flag that for future discussion.

Mr. Carnesale: That's why I said begin the process of determining whatever is needed. I didn't state to actually go do it.

Mr. Dale: Paul?

Mr. McCarthy: I actually have one thing. Ines contacted me and the checks have to be signed. I'll go in and sign them tomorrow. Steve, I think is getting back on Monday. She'll have them out right away when Steve gets done with it.

Mr. Dale: Wonderful. Thank you.

Mr. McCarthy: You're welcome.

TENTH ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Dave Bedwell

Mr. Dale: It is with not great happiness that I have to present our next item.

Mr. Bedwell: It's about me.

Mr. Showe: You don't have to accept it. I think he's leaving either way.

Mr. Dale: I think he's going to go one way or the other.

Mr. Bedwell: I've enjoyed it.

Mr. McCarthy: Do we have to accept it?

Mr. Carnesale: Unfortunately, he's actually moving out of the area. He's not leaving because he didn't like the Board. He's not leaving because he didn't like what he was doing. He's leaving because he's physically moving.

Mr. Showe: Fair enough.

Mr. Dale: I do have one request, Dave. For our final meeting that Paul is going to be at...

Mr. Bedwell: Which is in November.

Mr. Dale: In November, do we have a date for the final?

Mr. Bedwell: The Board meeting or the workshop?

Mr. Dale: The last Board meeting.

Mr. Bedwell: That's the third week in November then. It changes in November and December.

Mr. Showe: That would be November 17th.

Mr. Dale: Okay. So, the 17th. If I can have it here at that one also.

Mr. Bedwell: I'll be here.

Mr. Dale: I just didn't have enough time to get things coordinated.

Mr. Bedwell: No, no, no. I'll be here on the 17th.

Mr. Dale: Between that and everything going on with the course, it's been crazy.

Mr. Bedwell: I saw you over there today. You looked like you were busy.

Mr. Dale: It's like pulling my hair out and then poor Eddie. We weren't even open and he's got the villagers with pickaxes ready.

Mr. Guerra: That was a fun experience.

Mr. Dale: He had some guy with a rain check that didn't want to accept no for an answer.

Mr. Carnesale: When I come by, all Eddie has time to do is to say, "Hi."

Mr. Guerra: I just wave.

Mr. Dale: Thank you. You guys have been on this Board for quite a while.

Mr. McCarthy: I don't know if I'm allowed, but I may come to the Board meeting once in a while.

Mr. Dale: Just to laugh at us.

Mr. Showe: You don't have to live here to be able to come.

Mr. Carnesale: Nobody said that the audience has to live here.

Mr. Dale: It's important that all of that hard work you guys have put in gets recognized. But with that said, we have a vacancy.

Mr. Showe: Well, we would need to accept the resignation first. We would need a motion to accept that resignation.

On MOTION by Mr. Bedwell seconded by Mr. McCarthy with all in favor the resignation of Mr. Dave Bedwell was accepted.

B. Appointment of Individual to Fulfill the Board Vacancy with Term Ending November 2022

Mr. Showe: We now have a vacancy for Seat 1. Obviously, that's the seat Ms. Jennifer DeVries qualified for. So, if the remainder of the Board is amenable, you can appoint Jennifer to fill the seat, which would just be the term through the end of November 2022.

Mr. Dale: When was yours effective, Dave? Tonight, was it?

Mr. Bedwell: Yeah.

Mr. Dale: Okay.

Mr. Bedwell: It was the 29th or something. I don't know when.

Mr. Showe: Yeah. It's effective now. Essentially, you've accepted the resignation, so it was effective as of the end of this meeting.

Mr. Dale: Got it. Okay. I'm just thinking for purposes of signage, if anybody needs to sign anything or whatever. So, the thought process was, we've got Ron who's going to be coming onto the Board, but actually the person who's going to take that seat is Jennifer.

Mr. Bedwell: Yeah.

Mr. Dale: So, it seems to make more sense to have Jennifer fill that seat. That's my recommendation. We've been communicating with her and she is going to be back. She's out of town right now, but she'll be back the first week of October and we'll be able to be at the Board workshop. So, that's my recommendation. She is willing to take that seat, if somebody wants to make a motion to accept Jennifer on an appointment basis.

Mr. Showe: The official motion would be to appoint Jennifer to Seat 1.

On MOTION by Mr. Carnesale seconded by Mr. McCarthy with all in favor the appointment of Ms. Jennifer DeVries to fill Seat 1 with a term ending November 2022 was approved.

C. Administration of Oath of Office to Newly Appointed Supervisor

Ms. Jennifer DeVries was not present.

D. Consideration of Resolution 2022-04 Electing Officers

Mr. Showe: The next thing to do, so she would be able to sign documents, we prepared Resolution 2022-04. We would keep all of the seats the same, except Jennifer would fill Dave's spot as Assistant Secretary, for the purpose of signing documents. So, the motion would be to

approve Resolution 2022-04 with the current officers all remaining the same with the exception of switching Jennifer for Dave.

On MOTION by Mr. Carnesale seconded by Mr. McCarthy with all in favor electing Ms. Jennifer DeVries as Assistant Secretary as evidenced by Resolution 2022-04 was adopted.

Mr. Bedwell: Is she going to be here for the workshop?

Mr. Dale: Yes, sir.


Mr. Showe: We'll do the oath then.

Mr. Dale: At the workshop. Alright.

ELEVENTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman

