

**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, November 17, 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
Jennifer DeVries <i>by phone</i>	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jeremy LeBrun	GMS
Ines Campos	CDD Accounting
Eddie Guerra	Interim General Manager
Michelle Webb	Lifestyle/Marketing Director
Residents	

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment Period

Mr. Showe: We will open it up for any members of the audience who would like to provide a comment. I ask that you please state your name and address and keep your comments to three minutes.

Mr. Dale: I don't think we have any.

Mr. Showe: Do you want to do your part first?

Mr. Dale: Yeah. We're going to take care of one item. I think it's going to be a fun meeting tonight. We've got some good subject matter to cover, but it's going to be fun from one perspective, in that we get to honor our outgoing Board Members who have put in eight years of selfless dedicated service to this community. It's an honor to have served with these two individuals: Mr. Dave Bedwell and Mr. Paul McCarthy. We've had two years of Board time together. I know you've had another six years beyond that, but during those two years, the amount of consensus that was developed by this Board over that timeframe amazed me. It wasn't consensus just for the sake of developing consensus. It was, *"Let's hash some stuff out and let's figure out the right way to do things."* It's absolutely stunning to me. I would say on one hand, less than one hand, the number of times that there were votes by this Board that weren't unanimous. That doesn't mean that's what the Board should be striving for, but what that means is that is a Board that works together. That is the way I like to look at it. Even on the votes that weren't unanimous, there were many good ideas that were brought into the fold. I'll be honest, not every time a certain Board Member didn't get their way; myself, maybe Dave, Steve, but the end result wound up working out pretty darn good in the end. That is demonstrated by the profit that this Board has had with the golf course and the employees. I mean, we hit \$452,000 the first year of net profit. In our second year, I announced at the last meeting that \$385,000 was our bottom line. Jason, correct me if I'm wrong, that obviously adds up to \$800,000 that we've been able to put into reserves, but wasn't there also some carry forward from a previous year?

Mr. Showe: Yeah. There was also some excess from the bonds as well.

Mr. Dale: Right.

Mr. Showe: We'll double-check what we have in there.

Mr. Dale: We're talking about an excess of \$800,000 that is now in reserve thanks to these two gentlemen and their hard work over the past couple of years. I very much appreciate that. One of the things that the community wanted to do was to get a couple of symbols of our appreciation. Nothing is enough to compensate you for all of the time that you put in, but we wanted to have something that at least was a nice thank you for everything that you guys have done. So, Dave, if you would come forward, we got you a nice plaque.

Mr. Bedwell: Thank you.

Mr. Dale: Do you want to read what it says there, Dave?

Mr. Bedwell: It says, *"IN APPRECIATION FOR YOUR DEDICATION AND SELFLESS SERVICE TO THE VIERA EAST CDD, BREVARD COUNTY, THE STATE OF FLORIDA AND OUR GREAT COUNTRY, THANK YOU FOR YOUR LEADERSHIP."*

Mr. Dale: Thank you.

Mr. Bedwell: I just wanted to say, that we accomplished a lot in eight years. Paul and I were on the Board the last two years. We didn't get everything, but we got a heck of a lot. It's very easy to be on a Board that's dysfunctional when you have people who can't stand to not get their way and that's what was important. It didn't take much to become dysfunctional.

Mr. Dale: Right.

Mr. Bedwell: Keep working together is my best advice to you. Okay?

Mr. Colasinski: You got a lot done in eight years even before Rob came along. There was a lot accomplished.

Mr. Dale: We also have another one here for Paul. Paul, if you would please come forward. Paul, obviously you're kindred spirits with Dave, but when you're the President of the Board, Paul knows that everybody wants to come talk to you and sometimes that carries a little bit of a different perspective, I guess.

Mr. McCarthy: I've been down that road.

Mr. Dale: You have been that road.

Mr. Showe: Once or twice.

Mr. McCarthy: So that's why when I say, *"Kindred spirits,"* I'm not saying you think like me. That's not what I'm saying, but I feel you.

Mr. McCarthy: You feel my pain.

Mr. Dale: I feel your pain and I very much appreciate the past eight years.

Mr. McCarthy: Actually, it was eight years and two months.

Mr. Carnesale: But he's not counting.

Mr. Dale: Paul's plaque also says, *"IN APPRECIATION FOR YOUR DEDICATION AND SELFLESS SERVICE TO THE VIERA EAST CDD, BREVARD COUNTY, THE STATE OF FLORIDA AND OUR GREAT COUNTRY, THANK YOU FOR YOUR LEADERSHIP."*

Mr. McCarthy: Thank you.

Mr. Colasinski: Thank you for everything.

Mr. Dale: You guys are certainly welcome back to any meeting, anytime.

Mr. Colasinski: Keep moving forward. We can never go backwards because we've got a growing community. It's funny how the population is actually growing in this community. It's not declining. Things are evolving in the same boundaries. There are actually more people living here.

Mr. Dale: Thank you for making the special trip.

Mr. Colasinski: All the way from the west side.

Mr. Carnesale: Because he doesn't live in the District anymore.

Mr. Dale: Let's move on to some official business.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution 2023-01 Electing an Assistant Secretary - *added*

Mr. Showe: This item was added by the Chair. What we'd like the Board to do, if you're amenable, is to add Eddie as an Assistant Secretary. That will give him the formal authority to sign documents. Obviously, the Board can approve that. What we want is something in the record so if a vendor asks, *"Hey, we're not used to dealing with you. Are you a signer for the District,"* we've got something formally in place that allows him to sign documents.

Mr. Dale: I don't know if this needs expounding or anything, but credit card access, availability, I don't know if that falls under that category.

Mr. Showe: Part of that is. It's a lot easier to get those documents because he's the signer for the District.

Mr. Dale: Right. Essentially, this is kind of like what we did with Steve back a while ago with the Acting Facilities Manager. It's basically the same thing. Steve has a full-time job now and utilizing his time and energy. As long as we're giving out some honorifics here, for almost five to six months, Steve has been putting in 40 hours a week.

Mr. Colasinski: Sometimes more.

Mr. Dale: He is not being compensated for it. He has been giving up his time. Steve, we very much appreciate that.

Mr. Colasinski: Let's take that back a step. Remember, Paul has done that role before as well. The idea behind it is just to keep things moving with the activities in the District. We have a lot going on with the remodeling and just the day-to-day operations as well. Paul also has done similar activities in his eight years on the Board.

Mr. Carnesale: Paul, thank you.

Mr. Dale: Do we need a motion?

Mr. Showe: Yes, a motion to elect him Assistant Secretary.

On MOTION by Mr. Carnesale seconded by Mr. Colasinski with all in favor electing Mr. Eddie Guerra as Assistant Secretary as evidenced by Resolution 2023-01 was adopted.

Mr. Showe: That will just make it formal. Obviously, the Board can grant him authority and he can operate however you like. That way it makes it crystal clear if anybody has questions, that he's got the authority to sign documents on behalf of the District. It's just a point of clarification. Obviously, Steve was doing that before, but he is a signatory already.

Mr. Dale: Right.

Mr. Colasinski: Rob, were you talking about facilities?

Mr. Dale: We talked about having him as Facility Manager also. Effectively this is more of an internal thing, but for the Board, he's effectively filling two other roles, beyond facilities. We had hired Eddie as a Program Manager, but we lost our head pro, Chris. So, Eddie is kind of filling dual roles there. He is heading operations for the golf course and he's filling the Program Manager role, at least for the foreseeable future. That's the way I see it continuing. He's wearing a lot of hats. He's going to be a busy guy. I know you have some things that you're going to be presenting to the Board tonight aside from some of the day-to-day activities.

Mr. Guerra: I have a lot of stuff going on. So maybe if I can push that back.

Mr. Dale: On the corporate issue.

Mr. Guerra: The corporate issue. Well, because we were dealing with some other stuff.

Mr. Dale: Poor Eddie, when he woke up at 5:00 a.m. this morning, he had a text waiting from me.

Mr. Guerra: Not even with the toilet situation. It was more than the toilet situation.

Mr. Dale: We had a very full agenda today of things that were just dropped in our lap.

Mr. Guerra: Until next time, thank you.

Mr. Dale: But if you have just some rough ideas, maybe we could just conceptually...

Mr. Guerra: I didn't bring them.

Mr. Dale: Oh, that's okay.

Mr. Carnesale: That's one way to make it happen.

Mr. Dale: No worries. We'll talk about it.

Mr. Colasinski: The next meeting is a workshop meeting?

Mr. Showe: Yes.

Mr. Colasinski: Okay.

Mr. Showe: On December 1st

Mr. Guerra: Okay.

Mr. Showe: That's also a great time just to bring any ideas you have. It is intended to be a working group of the Board.

Mr. Colasinski: It's a good time to introduce all of that too.

Mr. Guerra: Okay.

Mr. Dale: Good.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the October 27, 2022 Board of Supervisors Meeting

Mr. Showe: These were a super quick turnaround for us. We actually handed them out to you today. You can approve them subject to any changes you'd like to send later or we can hold them for a future meeting. It's really up to the Board. A lot of Boards in that case would just approve them subject to individual Board review and any additional changes.

Mr. Dale: With that caveat, I would be fine with it.

Mr. Showe: Okay. Then we need a motion to approve.

On MOTION by Mr. Colasinski seconded by Mr. Carnesale with all in favor the Minutes of the October 27, 2022 Board of Supervisors Meeting, subject to individual Board review and any additional changes were approved.

SIXTH ORDER OF BUSINESS

New Business

A. Discussion and Consideration of DMI Easement Request

Mr. Showe: The next item we have is the agreement with DSI. Is anyone from DSI on the call? We shared with them the number in case they wanted to call in tonight. I guess they didn't make it, but I will say that they did agree to all of the terms that the Board requested. The agreement now has a one-time payment of \$2,500, which was negotiated between us and the vendor. It also states that if we notice there's a problem with anything on that easement, I think

they have 90 days to correct it. If it's not corrected within 90 days, then subsequent to that, there are provisions in that easement. Essentially, it terminates the agreement, so they would no longer be allowed to use it. We sent them a notice stating that if it exceeds 90 days, we can either accrue interest or we can issue a Notice of Failure to Maintain the Easement and forfeiture of the easement. It does give some teeth for them to maintain those items as opposed to it just being in perpetuity. Again, I think it's in the form that the Board would like. Obviously, they will pay all of the costs as they indicated and recorded. So, there won't be any additional costs from the District. Our attorneys went through it the first time, so I don't think they're going to have any issues with the changes and language that we already made. Again, it's really up to the Board's approval at this point.

Ms. DeVries: Jason, I noticed an error in the contract.

Mr. Showe: Okay.

Ms. DeVries: It still says \$100 on one of the pages and \$2,500 on a later page.

Mr. Showe: \$100 is the standard fee that they put in all of these. It's never really collected. That's even where you do deeds or transfers or warranty deeds.

Ms. DeVries: Oh, okay. So, the fee is \$2,500?

Mr. Showe: Correct.

Mr. Dale: Page 1 is where that is, Jen?

Mr. Showe: That's the standard language that they put in for all real estate transactions. There's typically a \$100 notice in there. It's of some value, but that's not normally collected.

Ms. DeVries: Got it. It's like the dollar. I've already seen it with the dollar.

Mr. Showe: Yeah. The \$2,500 is what would be due. We wouldn't give them the executed agreement or the signed document from our end until we received the \$2,500.

Mr. Dale: Right. If you want to see that in writing, it's at the top of Page 2, where we have the \$2,500, Jen.

Ms. DeVries: Yeah, I saw it.

Mr. Dale: Okay.

Mr. Showe: It does give you some ability to cancel the agreement if they fail to maintain any part of that property.

Mr. Dale: At this time, we'll entertain any motions to approve.

On MOTION by Mr. Colasinski seconded by Mr. McCarthy with all in the DMI Easement Request was approved.

B. Presentation of Fiscal Year 2021 Audit Report, Grau & Associates

Mr. Showe: As I indicated at the last meeting, this is beyond what is typical standard Statute time to get it completed. Obviously, our auditor had some issues with their internal staffing. It wasn't anything that the District did or had. If you go to the last page...

Mr. Colasinski: I did see the summary.

Mr. Showe: You'll see the Report to Management. It's a clean audit. There are no issues from the District's end. You may see something next year about it being submitted late, but we've been working with the State the whole time to let them know what was going on. We had several Districts that were in the same boat. Obviously this District is incredibly complicated now that there are bonds. There are other agreements. There are a lot of other things that they didn't build into their timeline. Ultimately, it's a clean audit and that's what you want. We just want to present that to you. It's already been submitted to the State so we're in compliance.

Mr. Colasinski: I think we're looking for a motion to approve this report or is this just information?

Mr. Showe: It's just a presentation at this point. We've already submitted it to the State for compliance.

Mr. Colasinski: So, this is FYI.

Mr. Showe: It's just a presentation.

SEVENTH ORDER OF BUSINESS

Old Business

A. Action Items List

Mr. Showe: The main thing is the status of the irrigation project. Are there any updates on that?

Mr. Guerra: They just finished.

Mr. Dale: I think they were on #14.

Mr. Guerra: No, they were on the driving range. They went to #14. They should have about four holes left and two to rip out.

Mr. Colasinski: My understanding is that they've done all of the installation.

Mr. Guerra: Right. All they're doing is ripping out all of the old.

Mr. Colasinski: The old equipment.

Mr. Guerra: They are doing two holes at a time and they are letting us know when.

Mr. Colasinski: That helps to clarify things.

Mr. Guerra: Yes.

Mr. Colasinski: They are ripping out old equipment.

Mr. Guerra: They get about two holes done a day.

Mr. Dale: The last I heard, we just had one hole left.

Mr. Colasinski: All of a sudden, now there are four holes left. That's confusing.

Mr. Guerra: We are backwards on that. We finished and then we had to go and rip out everything.

Mr. Colasinski: Okay.

Mr. Dale: Okay.

Mr. Guerra: We are okay. We are doing good.

Mr. Showe: I know that we had a couple of items related to storm recovery. One of them was to develop an Emergency Recovery Plan, which I think we were waiting on the engineer to go through everything and give us an evaluation.

Mr. Dale: Yes.

Mr. Showe: I know Tim was going to work with Jennifer on that storm response letter, but we need to probably route that. There are some other channels at this point.

Mr. Dale: Up to \$20,000. We did that at the last meeting.

Ms. DeVries: I can do the letter.

Mr. Showe: We also have on there bank fees as well as the gift card investigation process.

Mr. Dale: Right.

Mr. Showe: I know that the bank fees are actually going to go down a little bit next year because we switched to that tow system, which is where some of those bank fees came from.

Mr. Dale: Okay.

Mr. Showe: I want to thank Ines and Eddie for doing some pretty extraordinary work this morning digging through old computer systems. This was what we have given the time that we had. It's important to note that when we converted from an old system to a different gift card system, there was a balance of over \$92,000 in 2016. You can see that nothing was added. It was

just the old balance from the old system and remaining right now. There's a balance of \$18,000 of that \$92,000.

Mr. Colasinski: Okay.

Mr. Showe: Since then, we've sold only about \$9,700 worth of cards and of that, there's \$38,000.

Mr. Colasinski: Since 2016?

Mr. Showe: Correct.

Mr. Guerra: Since we switched companies.

Ms. Campos: Don't go by the year. The report that we ran was from 2014 to the present date.

Mr. Guerra: When we switched companies, they match up.

Mr. Colasinski: Okay. The last time we switched companies was in 2019.

Mr. Guerra: 2016 is what we have.

Ms. Campos: The report starts in 2016.

Mr. Guerra: That's as far as we can go back.

Ms. Campos: The new one started in 2019.

Mr. Colasinski: Right.

Ms. Campos: I had emailed that report.

Mr. Colasinski: So, the \$9,700 was since 2019 or 2016?

Mr. Guerra: 2016 was when we went back to. We tried to go back to 2014, but when we switched companies, it was 2016.

Mr. Colasinski: So, we have an outstanding balance of \$21,903.

Mr. Showe: Right. Obviously, that's been whittling down. You've seen the \$92,000 has gone from \$92,000 to \$18,000.

Mr. Colasinski: My concern is the data that was being reported, show every fiscal year we were selling \$10,000 to \$11,000 worth of new cards. This is telling me the last three years, it's less than \$10,000.

Mr. Showe: That's what they pulled from the report obviously. Again, we just got that this morning. We're going to keep going through there.

Mr. Colasinski: I want your team to go back and see where they were getting their numbers for that because that was misleading.

Mr. Showe: Yeah. I understand.

Mr. Colasinski: Just so we all understand what you are saying.

Mr. Showe: I think there were maybe other things that were categorized as gift cards that might be in that account line. That's where we're going to go next to find out.

Mr. Colasinski: We just want to clarify the data on that.

Mr. Showe: Absolutely.

Ms. Campos: Also, on the reports that we were able to find, it showed how much they bought the card for and what the remaining balance was.

Mr. Colasinski: Okay.

Ms. Campos: But in between, they could have added to the card and also delete. We don't know. It doesn't show those individual transactions on it.

Mr. Colasinski: That's with the old system or the new system?

Ms. Campos: With all of them. I'm not exactly sure.

Mr. Guerra: I would love to show you what we have to go through. It's a whole new system.

Mr. Colasinski: But it's a matter of understanding when the card is redeemed.

Mr. Guerra: I think that's where the problem is now.

Ms. Campos: It doesn't show the transactions.

Mr. Guerra: Because we have to go to a whole new website.

Ms. Campos: It doesn't show a breakdown of how they've been using it.

Mr. Colasinski: It just shows that there was a debit to it.

Mr. Guerra: That was it.

Mr. Colasinski: Okay. That's fine.

Ms. Campos: We can go in, but it would be quite the project because you'd have to..

Mr. Colasinski: No. I don't think that's the level of detail.

Mr. Dale: But that shows the dollar amount though.

Mr. Colasinski: I think what we're getting at is a rational understanding of what's been going on. I think this is a good indicator of that. I think Jason, we just have to go back to your data and say, *"Okay, where are we drawing the information from?"*

Mr. Showe: Yeah. Absolutely.

Mr. Dale: I have a couple of questions, because it sounds like the vast bulk of this is from six to seven years ago. I've seen that happen with other corporations and stuff.

Mr. Dale: I think corporations can do it. We are a governmental entity, so I think the laws apply a little different to us. I know we've looked into that multiple times and the attorneys every time said that we've collected money for a certain purpose and we can't just write it off the books.

Mr. Colasinski: What's good about these balances, what's encouraging is that the industry figures that say the percentage of cards that are unused, this aligns to that.

Mr. Dale: Right.

Ms. Campos: I'm not exactly sure, but the cards that we had before, did they use them at the Pro Shop or at the restaurant?

Mr. Colasinski: Right.

Ms. Campos: We didn't have that report.

Mr. Dale: Ines brings up a good point. We can't say that they can't redeem them, but since we have a new facility in the restaurant, we can say that they are only redeemable at the Pro Shop.

Mr. Guerra: Which we have already done with most people, like the men's league.

Mr. Dale: Right.

Mr. Guerra: They can only be redeemed in the Pro Shop.

Mr. Colasinski: It's simpler that way.

Mr. Guerra: I agree.

Mr. Dale: Well then going forward, we are going into the holiday season here.

Mr. Colasinski: I think we're good. The data here seems aligned with other industry patterns. It sounds like what's here, makes a lot more sense.

Mr. Dale: Yeah.

Mr. Showe: This is straight from the system. So now what we're going to do is exactly what you said. We're going to take some of this and go back through the accounting. What I'm thinking is maybe some of those cards that you give out for the men's league and stuff get rung in as gift card sales. There may be some other things that you can use it for.

Mr. Colasinski: Just so that we understand, this data makes sense as far as the number of cards that we sold versus redemption.

Mr. Dale: Because what I would like to do, assuming the Board is okay, I'd like to set her loose on advertising gift card sales.

Ms. Campos: I just missed the deadline.

Mr. Dale: For the paper, but you still have plenty of time to get it online.

Mr. Showe: I think we're certainly comfortable with what we've seen so that when gift cards are issued and then redeemed, the balance goes down. There's not an issue where somebody's redeeming gift cards and the card is not credited.

Mr. Dale: Okay.

Mr. Colasinski: There's no fraud here.

Mr. Dale: Then my other big question is from the website to here, how well coordinated are the two? My follow-up to that is because this Board has talked in the past...

Mr. Colasinski: Was that in the agenda?

Mr. Showe: It's in the action items.

Mr. Dale: Let me finish. You have all new gift cards.

Mr. Guerra: All new gift cards have four digits. We know exactly what goes on.

Mr. Colasinski: I've seen a report on that, Rob.

Mr. Guerra: From now on we're good.

Mr. Dale: When you get it from the website, it does. What happens if for some reason a year from now we're no longer with GolfNow?

Mr. Guerra: No, with the new gift cards we have, they are with our system.

Mr. Dale: Okay, but I'm talking about the ones that are purchased through the website because we have ones for sale on the website. How is that integrated?

Mr. Guerra: I think they have to go through a whole another system. I just showed her and she's like, "*Wow, I never knew that.*"

Mr. Showe: But I think it would be similar to what happened when we got the system in 2016. There's a conversion process. We would have got to go to GolfNow and say, "*What's outstanding on your end? Give us those amounts.*"

Mr. Guerra: People are going to bring in the white gift cards and we're going to go, "*We have to go through this process.*" Otherwise, there's the tan gift card and we can just scan it and it's good to go. There are two different systems going on.

Mr. Colasinski: Right. The gift card versus GolfNow.

Mr. Guerra: Ines didn't know that. I showed her.

Mr. Colasinski: Well, now we all have a better understanding.

Mr. Guerra: Right.

Mr. Dale: By getting those monies deposited from the website, that's going to happen. We're all lined up right for that.

Mr. Guerra: Yeah.

Mr. Dale: Then we will be able to track that separately if ever for summer. I'm not saying we're not going to be with them.

Mr. Guerra: Remember when we talked to that guy? We have all of that access now. We can get all of the reports.

Ms. Campos: When I do the reports that I send to Hannah, I enter gift card sales. But in my report, it doesn't separate if someone used that card in the store. So now that we know where to look for it...

Mr. Guerra: She didn't know that there were two different ways to do two different cards.

Mr. Colasinski: Right. Okay.

Mr. Guerra: So, when I showed her that she said, "*Oh, I didn't know you guys had to go through a whole another way to get a different gift card.*" So now we're on the same page.

Ms. Campos: Can we make this part of your inventory?

Mr. Guerra: Chris just showed me how to do it. Maybe we can...

Ms. Campos: That's regardless of Chris' report. I'm saying from now so there's more clarity going to the website and printing the report.

Mr. Colasinski: Right.

Mr. Dale: That's what it is. That's basically where I'm going with this, Ines.

Mr. Guerra: Because now we have the access.

Ms. Campos: But that's why I'm saying we have to start implementing that because Jason would have to tell Hannah so we can implement it when we do inventory.

Mr. Showe: Yeah, as part of the inventory, this is how much of an outstanding balance there is.

Mr. Dale: Right, the accountability going forward for both systems is what I'm looking at.

Ms. Campos: GolfNow changed their site. The one that they used to do it for us, they've changed to a new vendor. So now you are going to have their old site for the gift cards.

Mr. Dale: But I don't think anybody purchased anything through there.

Ms. Campos: I think they did.

Mr. Colasinski: How much?

Ms. Campos: I don't know.

Mr. Colasinski: Well, then you don't know that they did or not.

Ms. Campos: I do know because I tried it out.

Mr. Dale: Okay. But as I understand it, there is no one on the Board that has an issue with gift card sale purchases going forward. Therefore, we are empowering our marketer to start marketing.

Mr. Showe: Yes.

Mr. Guerra: Do it.

Mr. Dale: Alright. I just want to make sure we're good on that front. What else do we have on the action items, Jason?

Mr. Showe: That's all we have. I know that the bank fees are out there and we were trying to hit the gift cards a little harder given the timeframe.

Mr. Dale: Right.

Mr. Showe: We'll do the bank fees again. I know that they indicated there should be some reduction this year, now that we switched to the tow system as opposed to what the restaurant was using prior. So, we'll keep an eye on those.

Mr. Colasinski: Right.

Mr. Dale: Okay.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. General Manager's Report

Mr. Showe: With that, we can go to Staff Reports and start with General Manager's Report. Are there any other items?

Mr. Guerra: No, other than everything's going good with the golf course.

Mr. Dale: Well, do me a favor. Obviously, we were swamped and you've had 500 things thrown at you this week. Next month, any future report should have the number of rounds played for the month, income for the month, that kind of stuff.

Mr. Guerra: We have old reports.

Mr. Showe: What I'll do is I'll look at our file. What Tim would typically produce is the rounds in revenue for the prior month.

Mr. Colasinski: There's a report that you can model from.

Mr. Guerra: I can do it. No problem.

Mr. Colasinski: Good, that would be helpful.

Mr. Dale: Awesome.

Mr. Colasinski: Also, underneath the General Manager's Report, we're still going through the remodeling efforts right now. We're not done with that yet. The builder this morning said that he's going to try to have the bathrooms completed by the end of next week so they should be operational. The plumbers are supposed to show up next week. I'm hoping that will happen. I would like for that to happen because I'd like to return the trailer. The trailer has little things happen occasionally. We have an arm on the ladies room that unfortunately has come away from the trailer. Jim said he's going to try and fix that tomorrow so we can reopen that back up, because right now it's loose and the women can't hang onto that railing to walk up the steps to go in, so they have to use the handicap one. We had another little problem with an issue last night that magically by unplugging the tray overnight corrected itself, which is a good thing. We also have the starter shack. We need to get the stucco done on there. I think you'll see that there's been some good progress on that. I've heard some comments already about people worried about homeless people living in there. Jason, you may or may not have seen the emails today.

Mr. Showe: I saw them.

Mr. Colasinski: The Weather Shield people are going to come out to do the measurements the week after Thanksgiving.. They're going to do both the Clubhouse and the Starter Shack as well. They should be here that week. We still have other outstanding items with the hood in the restaurant. Thanks to Jason, we've got an understanding of that happening. The manufacturing of the sheet metal is on December 5th and then with a hopeful installation, the second or third week of December. We'll see what happens with that. They've not been very predictable at all. We also have some other electrical work that needs to occur with that as well. I've talked with Mr. Joe Macik about that, about getting his electricians in there. We still have some outstanding electrical work on the south end of the building regarding some poles that we wanted to erect to provide security lighting going from the restaurant out to the parking lot.

Looking around, we're getting pretty close in mostly everything. We still have the ceiling tiles in the restaurant and in the Pro Shop to replace. So those are on order.

Ms. Campos: Lights?

Mr. Colasinski: The new track lighting and the black track lighting.

Mr. Guerra: Joe said he got those. We just got the two TVs.

Mr. Colasinski: For the Pro Shop. That's it for TVs for the Pro Shop for a while.

Mr. Guerra: He said four. I told him two.

Mr. Colasinski: We've done some things also for having Wi-Fi out at the Starter Shack as well. There are some things that you'll see invoices for. Once we get the restrooms functional, we will make them functional. The sidewalk was being done. The new flooring was being done yesterday in the restaurant where the booths were located. They were working on the restroom area today as far as putting the new floors in. Then they still have to do the perimeter of the new sidewalks that we put in on the west side of the Clubhouse and on the north end of the Clubhouse. They're going to put that on there as well. So, that's what's happening with that. Also, the steps that go down to the cart path on the west side of the building, will also be the same material.

Mr. McCarthy: Steve, the other thing that's happening out there, they should be done with about ten of the cart paths.

Mr. Colasinski: The extensions?

Mr. McCarthy: Yeah.

Mr. Colasinski: That was something that Jim has been working with Mr. Dave Bell's people on.

Mr. McCarthy: They're functional and they did a good job.

Mr. Colasinski: Well, that's encouraging because I know there was some hesitation on Tim and Jim's part about having those guys do it, but I'm glad. I haven't been around the course.

Mr. Dale: That's good to hear. Isn't it?

Mr. Colasinski: Oh, no. That's very good. I think there's still little touch-up work on Hole #7 on both sides there.

Mr. Guerra: They were talking about it today.

Mr. Colasinski: Yeah. There's sod that still needs replaced down there. The dog park, Sal wants to do the installation of the rebuilt bridge in the dog park and put new sod out. He's trying

to do that this week, but he has to get to sod first. He was going to let me know when he gets the sod for that. But I haven't heard anything this week, so doesn't sound too promising at this point in time.

Mr. Dale: I just want to add two things onto your report. Just a reminder, we are closed on Thanksgiving Day. Then the second part of it, we've been everywhere, with trivia last night. We'll announce it at karaoke, but on Wednesday night before Thanksgiving, the busiest bar day of the year, because you've got all these families coming in and everything, the Hook & Eagle is open that evening. So, as families come in, that is a nice place to be able to go and catch up on what everybody has been doing over the past year. The Hook & Eagle will be open on Wednesday evening prior to Thanksgiving, but closed on Thanksgiving.

Mr. Colasinski: There was one other item I was going to put it in there with regard to Woodside Park. We had a lot of debris that fell down during the last storm. We've asked the people who do the maintenance work for us down there to remove the debris. Unfortunately, we are limited as to how much we can haul out at any given time due to the size of their trailer, which is a typical landscaper trailer, so it's not huge. He was there last Friday and then he was there on Sunday as well. He came back on Sunday to do even more. There will be at least a couple of more trips out of there. Surprisingly, those trees shed a lot of branches. It wasn't that we didn't pick it up, but there was just too much to pick up and haul it away. I'm done.

B. District Manager's Report

Mr. Showe: The only thing that I want to update the Board on is, I know that we discussed at a prior meeting the drainage easement that The Viera Company asked us to look at. That's up here where the new property is going to be developed right off at I-95. We've had a meeting with the engineer, the attorneys and The Viera Company. We received their revised drainage easement but given the time and everything else we had going on there, they are okay with us holding that until the December meeting. We anticipate bringing back that to you at the workshop. We've got maps of what the project is supposed to look like. I think given the current condition; it's actually going to be better for the District. There is going to be less of that canal that we have to maintain. It's a net positive for everyone. We're just trying to make sure that the agreement reflects that.

Mr. Dale: This is over near where they're putting in the new Miller's Ale House and the new shopping area.

Mr. Showe: Yeah, it's right where Viera Boulevard runs into I-95 on the southeast side. We're already maintaining that canal anyway, so it actually cut some of the maintenance of us out of it.

Mr. Dale: Okay.

Mr. Showe: So, I think it's a net positive. We'll show you all of that at the next meeting. We just didn't want to show it to you tonight, but we're reviewing it all right now.

Mr. Carnesale: Unrelated to that question, is there a way that we could wind up talking to The Viera Company because The Viera Company are the owners of all the property, to get some kind of a crossover for golf carts over I-95 or under I-95?

Mr. Showe: That would be either the Florida Department of Transportation (FDOT) or Brevard County, depending on how it would be, but no, that's not them. They don't own that road.

Mr. Colasinski: That's already been hashed around many times.

Mr. Dale: It comes up on Facebook every three months and Eva Ray gives the same answer that it's not going to happen for many years. They don't know exactly how that flyover is going to look, whether it's going to be vehicular or whether they're going to be able to do something with the carts or not. I wouldn't hold my breath on that one for the next 10-plus years.

Mr. Carnesale: Basically, the original design of the zigzag crossover never accounted for golf carts.

Mr. Dale: Right.

Mr. Carnesale: Because it was a copy of a design that was used in the north.

Mr. Showe: Well, they're actually using them quite a lot through Florida now. Divergent Diamond is the technical name.

Mr. Colasinski: I've seen them in other States.

Mr. Showe: They're starting to pop up all over and at least in Central Florida.

Mr. Dale: Yeah. I think ours was the second one.

Mr. Showe: Champions Gate and I-94 has the same thing now.

Mr. Dale: I like it.

Mr. Colasinski: It's weird, but it works.

Mr. Carnesale: The system in itself works, but I'm just thinking in terms of that problem should be addressed in future ones.

C. Engineer's Report

There being none, the next item followed.

D. Lifestyle/Marketing Report

Ms. Webb: One of my questions was about the gift card, so thank you for that one. Did you guys see the picture up on the window? I sent you pictures.

Mr. Colasinski: It looks very good. Thank you. It looks awesome. Thank you.

Ms. Webb: There was a photo contest. I haven't seen her yet, but she was very happy with that as well. I was trying to set a re-grand opening date.

Mr. Guerra: I've gotten a couple of calls, so let me now.

Ms. Webb: I thought I would ask. I was thinking of January. I can't do it on the 14th because that's the Farmer's Market, but we could do that on the 21st or the 28th on a Saturday. I have Jeff saying that he wasn't sure about the hood yet, so I don't know if I should stay in January, do it in February and just hope and pray that the hood gets in.

Mr. Colasinski: No one knows about the hood ever getting done at this point in time.

Mr. Showe: I did go ahead and just reach out to them again now, because I think the email that he sent said that they were expecting it the first or second week to be able to be installed in December.

Mr. Colasinski: Actually, the last email we got, they said that they we're going to go to manufacturing on the 5th and then they were hoping for installation on the second or third week of December.

Mr. Showe: Yeah. I just sent them another email saying, *"Hey, I'm just making sure that we're still on track, what's the latest update?"* I'm just going to stay on it.

Mr. Carnesale: The word coming from them is they constantly say *"Hoping."*

Mr. Dale: What weekend is Martin Luther King Day?

Ms. Webb: That's on the 16th, but that would be the weekend of the Farmer's Market.

Mr. Dale: Okay.

Ms. Webb: Unless we do it on a Sunday, which we could, but we probably won't get as good as response on Sunday.

Mr. Colasinski: Why don't we just mark it tentatively for the 21st? Let's just start with something. Put it this way, we don't know when the hood is going to get done and I don't want the entire event to be focused on the hood being done.

Ms. Webb: Right.

Mr. Colasinski: That's why we have to get a date out there.

Mr. Guerra: We have help coming.

Ms. Webb: I have to send stuff out.

Mr. Colasinski: Just get a date out there. If something forces a change, then we'll have that discussion with everyone.

Mr. Showe: I think we can certainly make internal plans around that date and not advertise it yet. We can start setting things.

Mr. Colasinski: We've got time. We should know more by the end of December and that still gives us three weeks.

Ms. Webb: Right. I had to reschedule the MC people that would be there to announce certain things that are going on.

Mr. Colasinski: As I'm saying, just go with the date.

Mr. Dale: Let's go with the 21st.

Ms. Webb: Alright. I sat with Jeff on Sunday talking about some things to do for the next couple of months. I agree with Eddie on some of the stuff that he talked about to combine the two. He'd like to do a Hook and Eagle...

Mr. Guerra: Rodeo.

Ms. Webb: No.

Mr. Colasinski: What type of event is it?

Ms. Webb: Like a Saturday shotgun start type thing that's once a month.

Mr. Colasinski: Are you talking about a Hook and Eagle event on the golf course?

Ms. Webb: Yes.

Mr. Colasinski: Where you tie in the food and the golf.

Ms. Webb: Yes.

Mr. Colasinski: Okay.

Mr. Guerra: We can do something like that.

Mr. Colasinski: Absolutely. We used to have a nine-and-dine type thing. Alright. So, what else do you have?

Ms. Webb: Well, between these two, that's where we are. We did the Farmer's Market. We actually had one of the better ones this last time.

Mr. Dale: Really?

Mr. Colasinski: I'm glad to hear that.

Ms. Webb: Yeah.

Mr. Colasinski: There's a lot of competition out there, so that's great.

Ms. Webb: There is. Actually, they now have 12 new ones in our area. We've been keeping track of them.

Mr. Dale: Trendsetters.

Ms. Webb: We have a big Farmer's Market now. Our produce lady is trying to recover from the first hurricane. She has her own place in Orlando that she has to run and she's not going to be doing Farmer's Markets any more. So, we're back to looking for another produce person. We do have a meat vendor. We have a bread lady coming. I'm trying to get all of the produce, the meat and all that, because then we could qualify for programs like Titusville has a big program where they get coins for people who maybe qualify for food stamps or those types of things. You have certain vendors for a District event. They will give the Farmer's Market coins to give out to consumers because you're offering those products. So, I'm working towards that because that will actually pull in a lot more people. The vendors like those coins and more of the bigger markets are trying to move towards that. So, I'm talking to a lady in Titusville and actually my friend is saying, "*Let me know*".

Mr. Guerra: Can I ask you a question? Is there any way that we can market that Farmer's Market? We can market it a little more. Because a lot of people I know in Suntree don't know that you guys have that.

Ms. Webb: Well, and I don't put a lot of our money into the Farmer's Market concept, but I do once in a while take away from the golf course.

Mr. Guerra: If we could market it, that would be great.

Mr. Dale: Actually, just put up a little poster or something in the Pro Shop.

Mr. Guerra: Just a little something like, "*Hey, every second Saturday we have a Farmer's Market.*"

Mr. Carnesale: We also have the advantage to have the Farmer's Market going on at the same time. There's a place to put their kids because there's a playground. There is a place to put their dogs because there are dog parks. There's usually a Red Nose Reader Program going on, so if they have smaller kids, they can have them sit and listen to people read, so they wind up with babysitters.

Ms. Webb: Yes.

Mr. Carnesale: Okay. Now, if you could look at all of that as a package, that's a lot easier to sell than just the Farmer's Market.

Ms. Webb: Yes. We've wanted to try to put our banner posters out, but most of the places that let you put up community posters, are Publix and Winn Dixie. They both told me no because we're in competition with them. So, unless I know people who put things in their shops, it's harder. Winn Dixie wouldn't let me. I already asked them. I know the Publix manager, the one over on the other side, and he said, "*I love you, but you're in competition with us for produce.*" So, unless I put more money in the budget for the Farmer's Market... We've got a big word of mouth right now out of the vendors.

Mr. Guerra: Wintertime is coming and it's going to get a little bigger.

Ms. Webb: The December 10th one, I'm really angry with because everything I've set up for this Farmer's Market was in competition with Wickham Park. Wickham Park now changed. They're big. We've been advertising now for three months., but the entry fee for people to have booths are \$125. Probably not a lot of people will go unless they think they have one. Some of our big guys may go and do it. I know Vero Beach has taken on a couple of them. The *'I love peanut lady'*, finally got into that. We've talked about, when you're there, it's great when you're first there and they come in, they get you, but unless you eat a lot of peanut butter all the time, because it's every Saturday, the same thing will happen to any of them. It starts going down and you get a set amount of people coming back. Hopefully, we'll get them to come back. I've talked of a couple of them about it, even if we need a table, a small table and you just bring products.

Mr. Guerra: But do we market it at all?

Ms. Webb: I do.

Mr. Guerra: We can market it a little bit more. In the wintertime, it's a little bit bigger.

Ms. Webb: Right.

Mr. Guerra: We've got a lot more vendors.

Ms. Webb: I don't put the money into the ads for the Farmer's Market. I use it for the golf course.

Mr. Guerra: Okay.

Ms. Webb: We'll get it out there.

Mr. Colasinski: I have a question related to lifestyle stuff, but it's actually a question for Paul and Jen. Does the Viera East Golf Club HOA have a golf cart event in December?

Mr. McCarthy: They have a Christmas event.

Ms. DeVries: They do a golf cart parade through all of the neighborhoods.

Mr. Colasinski: Okay, so it's not on the golf course then.

Mr. McCarthy: Not at all.

Mr. Colasinski: Okay.

Ms. DeVries: It's not on the golf course.

Mr. Colasinski: I'm just trying to synchronize that in case you didn't get Eddie involved with that.

Ms. Webb: We talked about it. I think there's also one that starts at the Clubhouse.

Mr. Colasinski: There no budget.

Ms. Webb: We've talked about things.

Mr. Colasinski: Alright.

Ms. Webb: We talked about doing a Food Truck Saturday or Sunday event down at the park itself, but we have to wait until it gets cleaned up a little more.

Mr. Colasinski: Alright.

Ms. Webb: I love our vendors because they love our park, so they would come to clean up their little areas. They are all helpful on that. It got busy. They actually didn't break down till 2:45 p.m. on Saturday. Definitely more people are coming out.

Mr. Dale: Thank you, Michelle.

Ms. Webb: You're welcome.

E. Restaurant Report

Mr. Dale: I don't think there's really anything to add to the Restaurant Report. I think you've pretty much nailed it.

Mr. Colasinski: Well, I'm just curious what the financials are for the restaurant.

Mr. Showe: The turnaround was really tight this month so we just didn't have them. We'll get them out as soon as they're done.

Mr. Colasinski: Alright because we've had some disruption in regards to having to cook outside and things like that. We're remodeling. I want to see if we're trending back up again.

Mr. Dale: Where did we finish the year at with them? I meant to look that up to get the exact number.

Mr. Showe: I think it was equivalent to that first month or two where we put a lot of costs into it.

Mr. Dale: Right. So, basically the inventory that we have offsets it and the intangible that we've talked about. I really believe that what the Board has said 50 times is the restaurant is a reflection on the golf course. The golf course is truly the goose that's laying the golden egg so with the restaurant, I don't want this, but in actuality, I'd be happy if the restaurant really didn't make a whole lot, because it is very positively reflecting on the golf course right now. The comments and the Google comments and everything that we get on that, are pretty striking.

Mr. Guerra: I love the concept of having the restaurant there and everything, but it seems like Jeff is trending towards a nighttime crowd when we bring him 200 people a day to the golf course. I was just saying maybe we could trend towards those 200 people that we bring to the golf course.

Mr. Dale: Have you talked to him about this?

Mr. Guerra: No, I haven't talked to him about it, but just little things like sandwiches.

Mr. Dale: Tell him what you have to offer.

Mr. Guerra: I think we could be a lot better.

Mr. Colasinski: We could. Right now, the numbers for revenue are the greatest revenues after 3:00 p.m., but we can certainly talk to him.

Mr. Dale: It's not even close.

Mr. Guerra: It could be even better if he catered to the 200 people that we've brought to him every day.

Mr. Colasinski: Well, then you can have a discussion with him. We're not going to stop you.

Mr. Guerra: I'm just saying that we can offer hot dogs and sandwiches.

Mr. Colasinski: Well, that's a different discussion.

Ms. Webb: Me, Tim and Jeff would sit down and talk about those type of things.

Mr. Colasinski: The important thing there, Eddie, when you have a discussion with Jeff, is to talk about profit and not volume.

Mr. Carnesale: Don't talk volume. Talk profit.

Mr. Colasinski: Yeah. Hot dogs aren't a big profit.

Mr. Carnesale: Okay.

Mr. Guerra: I know.

Mr. Colasinski: I'll let you have the discussion with him. We won't stop you.

Mr. Carnesale: Right, because even if you have a lot of numbers, if the numbers are buying things that he doesn't make a profit on or he makes a very small profit on, then the numbers don't mean anything to him.

Mr. Guerra: I'm just saying we bring him 250 people a day.

Mr. Dale: I got it. Let's move on.

Mr. Showe: Just to clarify, the restaurant showed a loss of \$36,000 on the year, but obviously, your first month was negative \$15,000, your second month was negative \$20,000 and your third month was negative almost \$11,000. So, he dug out of those first couple of months.

Mr. Dale: Right, but what is our cost of goods? What does our inventory show?

Mr. Showe: I don't believe that I have that.

Mr. Dale: That offsets the \$36,000.

Mr. Showe: It certainly could. I don't have those numbers specifically.

Mr. Colasinski: Ines, you wanted to say something?

Ms. Campos: Eddie and I talked about this and people have mentioned this to us at the golf shop. The lunchtime crowd doesn't always have time to just wait for a hamburger or a hot meal. They ask, "*Why don't they have something that we could pick up that's easy?*"

Mr. Dale: Yeah. I don't want to spend a lot of Board time on this issue. It's a discussion for Jeff.

Mr. Colasinski: Right.

Mr. Dale: Mainly because I don't want this Board to be in the position of micro-managing the restaurant, telling them every little aspect of it. But I will tell you a lot of the things that sound like they make sense on the surface. Like I remember when he first opened up, he offered breakfast sandwiches. He purchased a whole slew of breakfast sandwich inventory and

everything and wound up throwing it all out. The other issue, and I am not picking at any group or anything like that, because along with profit goes amenity and service delivery. So, I understand that. It's not always about profit. But when we have some of the leagues come in, yes, we do a lot of volume, but when you're making effectively \$1 on a pitcher of beer and 15 pitchers of beer are purchased over the course of two hours, you made \$15. Yeah, you had some volume and there were a lot of sales, but there wasn't a lot of profit involved in it. So, that is the balancing act that Jeff is having to maintain right now and that's why I don't want to at a Board meeting say, "*Yeah, there were 250 people.*" Well, that doesn't always mean 250 profitable units, because when you compare that to somebody coming in, in the evening and buying two shots of bourbon, which cost us \$2, but we're selling it at \$8, there's a big disparity on some of that stuff.

Ms. Campos: Eddie, I did talk with Jeff on Sunday and there are some things he does want to start doing. I did tell him on Sunday, me, you and he have to sit down.

Mr. Guerra: That's all I'm saying.

Mr. Colasinski: Eddie, we're not stopping you from having the conversation. Go ahead and have the conversation.

Mr. Dale: Again, I don't want to beat that horse.

NINTH ORDER OF BUSINESS

Treasurer's Report – Consideration of Financial Statements

A. Approval of Check Register

Mr. Dale: Let's move on with the Treasurer's Report.

Mr. Showe: I'll go through this quickly. In your General fund, you have Check #4551 through #4575 in the amount of \$53,518. In your Capital Reserve, you have Check #162 through #167 in the amount of \$266,317.50. I will note those capital reserves, essentially, we're paying those out when the need comes and then we will get reimbursed from the bonds on all of those right now. Then the golf course has Check #30106 through #30194 in the amount of \$303,390.08. About \$100,000 of that is strictly the debt service. We collect the debt service through assessments and it gets paid out of that fund. So, it's essentially writing a check to yourself. Obviously, the summary of those invoices is there and we can take any questions or comments or a motion to approve.

On MOTION by Mr. Colasinski seconded by Mr. McCarthy with all in favor the Check Register for October 20 2022 through November 9, 2022 in the amount of \$623,154.58 was approved.

i. Consideration of Requisition No. 141-147 - added

Mr. Showe: We have Requisition No's 141 through 147. The first three were included as part of your agenda and we handed out the other four. Again, these are all projects that you've already approved. These are reimbursements to the General Fund. The big one is #147 for Macik Builders. It was the next draw for the roofing and framing inspection. We just received that earlier in the week and we want to get you guys to approve it now so we don't have any delays on getting them paid in accordance with their contract. Obviously, it is same as always with these requisitions. The engineer has to review all of these before they're paid out, but this is the first step in that process. We can take any questions on those or a motion to approve Requisition No's 141 through 147.

On MOTION by Mr. Carnesale seconded by Mr. McCarthy with all in favor Requisitions No's. 141 through 147 were approved.

Mr. Colasinski: I need to get synchronized with all of the contracts that we have with Macik and what we've sent out, Jason. If I could get a report just to say what has been dispersed and also the contracts to make sure that we're aligned because there have been a number of change orders. I think two have occurred and I want to make sure that we're staying on track with that.

Mr. Showe: Got you.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Dale: Jen, is there anything that you want to bring up?

Ms. DeVries: Nothing from me today. Thank you.

Mr. Dale: Thank you. Thank you for joining us this evening.

Ms. DeVries: Sure.

Mr. Dale: Pete?

Mr. Carnesale: I'm fine. My only question was in terms of what the status of Hole #14 was, since that was the one being worked on and we switched from that over to the other seven.

Mr. Guerra: What we're doing is we're ripping out all of the old heads.

Mr. Carnesale: Out of the four, I was questioning what's happening with Hole #14 itself.

Mr. Guerra: I would have to get back to you on that.

Mr. Colasinski: Hole #14 was done. They already had the new heads installed.

Mr. Dale: So, all the new irrigation is in there.

Mr. Colasinski: All the irrigation is in. We had to hold stuff in because they had to use it until the new stuff arrived.

Mr. Carnesale: Okay. So, Hole #14 is in the same position as the others at this point.

Mr. Colasinski: As everything else.

Mr. Carnesale: That answers the question.

Mr. Colasinski: That's what's going on.

Mr. Dale: Paul?

Mr. McCarthy: I'd like to thank Jason for the things that you did for me in the reports that I run.

Mr. Showe: You're very welcome.

Mr. McCarthy: I really do appreciate it. I used to kid Mr. Darrin Mossing and say, "*Your job is to keep me out of trouble.*"

Mr. Showe: That is the job.

Mr. McCarthy: I received a phone call yesterday from Mr. Tim Melloh. He is hoping to get out on Friday. He's not sure about that. He's anxious to get back to work. I want to give a little bit of background about Tim and how we got here and so forth. If you go back about 10 years, the golf course was failing in a number of different ways. There was an emerald green put in that was done by Mr. Arnold Palmer in Bayhill. I think that's the reason that the Board went with that particular strand of grass. It failed very quickly. The greenskeeper was spraying the green to try to make them look halfway decent and so forth. The maintenance crew was down to seven or eight people. I don't know this as a fact, but I was told that the management company at that time bounced a check to the employees. I tried to talk two people into running for the Board. The second person said to me, "*If it's that important to you, why don't you run for the Board.*" I got a kick in the head and decided to run for the Board. I was trying to get him to solve my problem. That doesn't work. When the General Manager resigned, we opened up applications for a General Manager. There were 125 applicants, which was reduced down to five, that all had

interviews with the five Board Members. There was this effervescent man, tall, good-looking, quick talker, and so forth, high-energy, which was Mr. Tim Melloh. To me, he was the number one pick. I said to myself, *"I hope my other four Board Members feel the same way."* All five of them were in favor of hiring him as a General Manager. It was unison. Tim started working at Turtle Creek as a young man, 19 years of age. He then moved down to the General Manager and Director of Golf at Spring Lake Golf and Tennis Resort in Sebring, Florida. That's the place where they had the hotels and people who went down for four or five days rather than one day in and out. He managed that for about nine years. He had longevity in most of his career with different jobs. He was the General Manager and Director of Golf at Woodlake Country Club in San Antonio, Texas. He spent two years there. Then he moved up to the General Manager and Director of Golf at Seminole Golf Course, which is an 18-hole operation. It is probably one of the top golf schools in the country.

Mr. Guerra: He talks about it all the time too. He is very proud of it.

Mr. McCarthy: He gave us a tour. After 16 years, they were changing things around and he was looking for a job. That was in February of 2015. We met with him and were very happy. All of the things that happened, I think Mr. Tim Mellow had a tremendous amount to do with. I have nothing but admiration for Tim. I value honesty and integrity. He was that type of a man. So, God willing, he'll overcome this sickness and get better. Thank you very much.

Mr. Guerra: Yes, sir. God willing.

Mr. Dale: Thank you, Paul. I appreciate it. I hope as time goes by, with that institutional knowledge that you have, if ever, we need to come to you as a resource here...

Mr. Showe: We have your email and phone number.

Mr. McCarthy: I'll do whatever I can to help. The three of you are now the old Board.

Mr. Dale: Thank you, Paul. I don't have anything to add. I just have a comment. At the next meeting, like Paul just mentioned, we have new people on the Board. We have Ms. Jen DeVries who's with us by phone, who has already been sworn in. We appreciate Jen's service.

Mr. Showe: Just as a point of clarification, we will be doing new Oaths for both of them because the term that she came in on...

Mr. Dale: Was an appointed term.

Mr. Carnesale: It was the remaining term. Then one of the other people that they got the kick in the head, as Paul put it, was a gentleman that has been at the several of the meetings here,

Mr. Ron Rastogi. Ron, we very much appreciate you over the past several months. We appreciate you taking the kick in the head.

Mr. Showe: Many more to come.

Mr. Dale: We look forward to the injection of new ideas.

Mr. Colasinski: Not to worry, Jason will keep you out of trouble.

Mr. Showe: I'll try.

Mr. McCarthy: One more thing. I appreciate the good work that Michelle has done.

Mr. Showe: Absolutely.

Mr. McCarthy: Ines, thank you very much, both of you.

Ms. Campos: Thank you.

Mr. Dale: Thank you. With that being said, we need a motion to adjourn.

ELEVENTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman