

**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, March 23, 2023** 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
Jennifer DeVries	Vice Chairman
Steve Colasinski	Treasurer
Pete Carnesale	Assistant Secretary
Ron Rysztogi	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jeremy LeBrun	GMS
Michelle Webb	Lifestyle/Marketing Director
Jim Moller	Golf Maintenance Superintendent
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 have a Request to Speak Form from Mr. Jack Karabasz. I will ask that you state your name and address for the record and keep your comments to three minutes.

Resident (Jack Karabasz, Brantford Court): You guys do a great job. Everywhere around the area has done well. You are responsible for the walkways. Is that right?

Mr. Dale: It depends.

Mr. Carnesale: Some yes, some no.

Resident (Jack Karabasz, Brantford Court): I think there's a walkway in Woodside Park that goes through the woods and out the other side.

Mr. Colasinski: Right.

Ms. DeVries: That's us. Yes.

Resident (Jack Karabasz, Brantford Court): Last summer, there were repairs along the side of the pond. It looks fine. It just never filled in along the edge. I think that could be a dangerous spot.

Mr. Dale: A drop off.

Resident (Jack Karabasz, Brantford Court): I think they should fill that back in, which brings to mind walkways in general. There's another area. I was here in the Fall or Spring and there was some discussion about extending the walkway from the back to the driveway at the south end.

Ms. DeVries: That's the Viera East Community Association (VECA).

Mr. Showe: They own that park.

Resident (Jack Karabasz, Brantford Court): There was some discussion. I thought it was here, but anyway, I thought that they were going to extend it. They said, "*Yeah, that sounds like a reasonable thing to do.*" I was just wondering if they were going to do it. That's it. The other thing with that walkway, I know that you have to do a lot of maintenance. There are places where it lifts and you see the orange paint and the grinding and all of that.

Mr. Colasinski: Right.

Resident (Jack Karabasz, Brantford Court): Have you ever considered using concrete leveling as opposed to just tearing it out, grinding it off and putting in new?

Mr. Dale: Yeah.

Ms. DeVries: I've done it in Illinois.

Resident (Jack Karabasz, Brantford Court): When they had an area that had sunk down because of machinery on it, they drill a hole in the concrete and have a machine that pumps polyurethane foam underneath. They could level that concrete and you can drive on it at the same time. Plus, you save a lot of time because you don't tear it all up and dig it all out. I think it would be worthwhile to look into that. I haven't done it here in Florida, but I looked on the internet and there are at least four or five contractors in Brevard that do that.

Mr. Dale: Jack, I don't want to be rude because I want you to have your time, but we are going to be talking about a lot of this later in the meeting.

Resident (Jack Karabasz, Brantford Court): Okay.

Mr. Dale: I guess the reason why I'm interjecting is if you had other things that you want to get across to us besides that. We'll be talking about a lot of that.

Resident (Jack Karabasz, Brantford Court): It seems like you could use the concrete leveling. Suppose that you do concrete leveling and the tree continues to push up, you can tap it again because the holes are still there. You can level a number of rocks along the way.

Mr. Dale: There are a lot of good Facebook videos on this.

Resident (Jack Karabasz, Brantford Court): Yeah. It seems like something that should be considered because its inexpensive compared to ripping it out, putting it back in and blocking it off. It was blocked off when they were doing the concrete. I think it was three or four weeks or maybe even longer. I don't remember. It was a long time since they dug it out and then nothing happened for weeks on end. This way, you get it done at the same time. There are going to be times where you can't replace the concrete.

Mr. Dale: Right.

Resident (Jack Karabasz, Brantford Court): Where it cracks in the middle, you have to replace it, but where you have to take it out, like you have done, you can do it that day. You might not be able to drive your truck on it that day, but you can certainly walk and use a stroller and bike. So, its quicker, easier and faster and it works great. The contractors can level within an area where you don't even have to grind.

Mr. Dale: Right.

Resident (Jack Karabasz, Brantford Court): But if you have to, you can still grind.

Mr. Colasinski: I live in Herons Landing and the county came through in the last year and ripped out tons of sidewalk because of tree roots. We have no intention of ripping out any trees, but the county came and took out the trees and also repaved. That's a reasonable solution because even if it comes up a bit, we might be able to put some incline.

Resident (Jack Karabasz, Brantford Court): That's what I'm saying. You can do four or five in a row.

Mr. Colasinski: Right, but they need to do a slight incline.

Resident (Jack Karabasz, Brantford Court): I don't know what the rules are in Brevard County.

Mr. Showe: I think a quarter inch is a trip hazard.

Resident (Jack Karabasz, Brantford Court): There are lots of places that are more than a quarter inch.

Mr. Colasinski: Right. If you see them, let us know.

Resident (Jack Karabasz, Brantford Court): Yeah.

Mr. Showe: Jim is serving as the General Manager now and he heard the comments. We'll definitely take a look at that as an option. I know that's something some of our Districts have started going to as opposed to grinding.

Resident (Jack Karabasz, Brantford Court): I used it on a factory floor and it works great, even with a machine sitting there.

Mr. Colasinski: Okay.

Mr. Dale: Even if you don't stick around for the entire meeting, Jack and we hope that you do, but even if you don't, please check out the minutes where we get into the discussion of some of that a little later on.

Resident (Jack Karabasz, Brantford Court): Okay. Thank you.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the February 23, 2023, Board of Supervisors Meeting

Mr. Dale: Has everyone had a chance to take a look at the minutes from last month? Is there any discussion? If not, I'll entertain a motion to approve them.

On MOTION by Mr. Carnesale seconded by Mr. Rysztocki with all in favor the Minutes of the February 23, 2023 Board of Supervisors Meeting were approved as presented.
--

FIFTH ORDER OF BUSINESS

New Business

Mr. Dale: Jason, what do you have? Do we have any new business? Hearing none,

SIXTH ORDER OF BUSINESS

Old Business

A. Action Items List

Mr. Dale: How about our Action Items List?

Mr. Showe: I can go through that quickly. They are still working through the fire breaks. As far as the Emergency Recovery Plan, I touched base with our engineer. They are still waiting for some information from the county to evaluate all of that. As far as the Employee Manual and the Parking Lot Paving Review, I didn't know if there were any additional comments from the Board on those two documents, which we provided at the workshop.

Ms. DeVries: Not yet.

Mr. Showe: I have those on my list. We are keeping an eye on that. I think they're still working on the new POS system.

Mr. Moller: We did the kickoff call on Tuesday. Josh from Blackhole Makers, Inez, myself, Eddie and Kyle participated. We have a punch list. We started offloading information with email addresses and split into groups. Things like that. They have a nice, itemized punch list that we are going to start working off of. We had our one-week checkup call to see what we were missing and what we need to work on next week. So, we are looking at May 1st to launch the new POS System. We have a two week overlay.

Mr. Dale: How does that impact you with the Facebook page? What do we need? Are we going to keep that Facebook page or are we going to go to a new one? I know that GolfNow has access and control of it.

Ms. Webb: I don't know because I wasn't able to make that meeting.

Mr. Dale: Right.

Mr. Colasinski: Do you have the email list that exists currently.

Ms. Webb: No, I don't have it.

Mr. Colasinski: It sounds like we need to get it from GolfNow.

Mr. Dale: Yeah. Those are the two big ones.

Mr. Moller: I pulled an itemized custom group. I have all CDD emails and passholder email addresses. I was able to separate it by class codes. I have Excel spreadsheets with all of those.

Ms. Webb: Okay.

Mr. Dale: Digital?

Mr. Moller: Yes. It is all Excel.

Mr. Dale: Okay. Good.

Ms. Webb: I couldn't get it on Excel.

Mr. Moller: I found it in EZLinks.

Ms. Webb: Did you really?

Mr. Moller: Yeah, about 30 to 45 minutes of looking through the program. It is in PDF and Excel.

Mr. Dale: So, do we feel pretty good about that?

Mr. Moller: Yeah, I already sent it to Club Caddie to upload it.

Mr. Dale: Beautiful.

Ms. Webb: How many did you get?

Mr. Moller: They are not numbered. Probably 600.

Ms. Webb: There were 7,000.

Mr. Moller: There was a button that I was able to edit. I didn't pull everyone. I just pulled anyone with an active email. So, anyone that didn't have an address or email, I didn't even pull their information.

Ms. Webb: There were 7,900 of them that I could scroll through, but I could not find a way to bring them down to a list.

Mr. Moller: I'll email you that spreadsheet.

Ms. Webb: I was looking at how many people it went out to and what people opted out for.

Mr. Moller: Okay.

Mr. Colasinski: Thank you for getting Josh engaged with that effort to bridge the technology. I appreciate it. Well done on that.

Mr. Moller: It was rather comical. None of our computers have microphones or cameras, so we did it by phone.

Mr. Showe: The other two items we have both fall under Jim's Report. There is turf management for Woodside Park and the driving range parking.

Mr. Moller: Regarding the driving range parking, I met with the HOA today and they are going to vote on it at their next meeting.

Mr. Dale: Which is?

Mr. Moller: I think next week sometime.

Mr. Dale: Okay. What I'm going to want to do with the Board this evening is take a vote one way or the other. My preference would be that the HOA signs on and we can put the exit or entrance to the back driving range in the best spot for all parties.

Mr. Moller: Right.

Mr. Dale: But I'm just speaking for myself, not for the Board. I believe this is where the Board is at, based on past discussions. We are going to put something in there one way or the other. What I prefer, is to put it where we don't have a 100-yard driveway with 100 yards of coquina.

Mr. Moller: That didn't seem to be that big of an issue. Their biggest issue to me was the safety of cars coming in and out with people coming around that blind turn coming down Golf Vista Drive from the north.

Mr. Dale: I am more than happy to move that and adjust as you see fit.

Mr. Moller: We are talking about moving it to directly across from Parkstone and make it a four-way stop. That slows people from flying through Golf Vista Drive.

Mr. Dale: I don't know where the Board is at, but I'm good with any of the above.

Mr. Colasinski: I trust what Jim is doing.

Mr. Dale: Yeah, I trust what you're doing. My only guidance is there needs to be access and however its designed, I don't care. But there needs to be access.

Mr. Moller: I think the only other thing was on the maintenance equipment package from Wesco and Toro, when they did the split schedule, to avoid any of the council, they just needed the Board's approval in the meeting minutes.

Mr. Showe: It was in the minutes that you approved just now. They did it at the January meeting.

Mr. Moller: I thought it was at the workshop. I'm sorry.

Mr. Showe: No, you're good. I think we discussed it at the workshop and then we brought it back at the meeting so the Board could formally approve it. We're good.

Mr. Moller: I'm learning.

Mr. Showe: Absolutely.

Mr. Dale: We just did the back range issue. I'm trying to figure out if we're going to need a motion on this or not, but essentially the guidance that I would like the Board to give is to speak with the HOA before the meeting and say, *"They are putting something in one way or the*

other.” Whether we use the existing cart path extension or do something that isn’t going to be as much of an eyesore, I prefer not to do that. But I do want that communicated to the HOA before their Board meeting that something is going in there one way or the other. Do we need to vote on that?

Mr. Showe: I think as long as there is no opposition, if the Board is directing him to do that, we don’t need a motion.

Mr. Dale: Is there any further discussion on this issue from any Board Member?

Ms. DeVries: No. I think it needs to be aesthetically pleasing.

Mr. Dale: Right. We’ll work with them, but something is going in, is the bottom line.

Mr. Showe: In the best case, if they decide, *“Yes, we’re okay with it,”* there would obviously be some type of License Agreement. Typically, our counsel would draft it up saying, *“Here is our responsibility and here is your responsibility.”* It would lay it all out.

Mr. Dale: Right.

Mr. Showe: Obviously, it’s our improvement, so the CDD would likely bare the cost for coming up with those agreements.

Mr. Dale: Absolutely.

Mr. Showe: As long as they are fine with it. Then we can go forward with getting something.

Mr. Dale: Yes.

Mr. Colasinski: We might have to do something with their sprinkler system, potentially.

Mr. Dale: If we do, that’s our cost. I get that. Are you on board, Pete? I see a lot of head nodding.

Mr. Carnesale: Oh yeah. I have no problem with that. My question is basically what Steve talked about just now. Would we be able to tie their sprinkler system into our sprinkler system? How big is the area that has to be covered?

Mr. Rysztogi: No. If some of their sprinkler system is in the way, we’ll pay for the cost of relocating it.

Mr. Dale: Okay. Then there is unanimous support of what we just talked about from the Board.

Mr. Showe: Jim, once you find out from them if they're okay with it, if you can draw up a plan or a map showing what we're looking at, I'll get that to counsel and we'll draft a License Agreement and route it through everyone.

Mr. Dale: Before their board meeting, I would prefer their input. I would like them as partners on this issue.

Ms. DeVries: Exactly and if there are any design considerations like if we need to plant bushes or whatever.

Mr. Dale: We're happy to do that. We're happy to plant bushes and make it aesthetically pleasing.

Mr. Moller: We already talked about that. We are going to hedge roll it out.

Ms. DeVries: Okay.

Mr. Moller: Then we'll basically just do an aggregate with the crushed white shell that we have everywhere on the golf course.

Mr. Dale: I'll let you determine how many spots you think we need, whether its four or five or whatever. It doesn't matter.

Mr. Colasinski: It shouldn't be too many.

Ms. DeVries: No.

Mr. Colasinski: You'll have enough space out there to be used.

Mr. Dale: Exactly. Okay. I thought as long as we were on that topic, it was a good time to discuss it.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. General Manager's Report

Mr. Moller: We have the normal day-to-day operations. We are continuing with the fire breaks. The same thing with golf maintenance. The only thing that I have is Landirr gave us the quote for the new putting green. We have to redo the greens and loop the irrigation. It costs about \$5,000 in engineering. So, we're looking at about \$120,000. I'm okay to proceed with that. I already gave them a tentative okay. We will give them a yay or nay tonight.

Mr. Dale: Then we should have further discussion.

Mr. Moller: It was \$98,500 for the putting green, \$59,000 for the irrigation loop and \$5,000 in engineering.

Ms. DeVries: What are we doing to the putting green?

Mr. Dale: Enlarging it.

Mr. Colasinski: There's going to be a new putting green.

Mr. Showe: That's under the required bid threshold.

Mr. Colasinski: We'll use the dirt from that, but that's about it.

Mr. Dale: Similar to what we did on the range.

Mr. Moller: Basically, we're taking a 5,000 square foot putting green and blowing it up to about 10,000 square feet. I also had the idea of wrapping the green just a little bit, to a small, raised section, where we have a little chipping swale right now. We'll make that a nice little approach, so we have a 5-to-10-yard chipping area so people can chip when they warm up. We don't want people to chip around the putting green for safety reasons, so, they will have a small area to the side.

Mr. Colasinski: I'm looking forward to it.

Mr. Showe: Are you intending to use bond funds?

Mr. Dale: Yes. We haven't gotten our fees back, but we know it's going to be approximately \$180,000.

Mr. Showe: You have approximately \$300,000 in bond funds, but you have your capital reserve as well.

Mr. Colasinski: For the golf course, we do.

Mr. Showe: There may be some additional funds.

Mr. Carnesale: We were talking about looking at the potential numbers we had before, anywhere from \$180,000 to \$205,000.

Mr. Dale: We didn't have an estimate for \$205,000. Did we?

Mr. Carnesale: When they estimated 1.5 inches, instead of 1 inch, it was \$205,000.

Mr. Dale: Okay.

Mr. Carnesale: The Engineer's Report is saying 1.5 inches. So that puts it in line with the \$205,000.

Mr. Dale: Got you. We will see how the RFP comes back.

Mr. Carnesale: That will teach me not to read.

Mr. Dale: Good catch.

Mr. Colasinski MOVED to approve the quote from Landirr for a new putting green in the amount of \$120,000 and Mr. Carnesale seconded the motion.

Mr. Dale: Do we have any further discussion on the putting green? Hearing none,

On VOICE VOTE with all in favor the quote from Landirr for a new putting green in the amount of \$120,000 was approved.

Mr. Moller: I already talked about the Club Caddie kickoff. For golf operations rounds and revenue, I am projecting golf revenue to be about \$251,000, if we stay on track, using our average daily rate of \$8,100. For Food & Beverage, we're sitting at \$54,641 as of the 22nd, with a daily average of \$2,400. We are projecting Food & Beverage to be just shy of \$77,000.

Ms. DeVries: That's great.

Mr. Colasinski: What about the expenses for the golf course this month? Is it in line?

Mr. Moller: They are in line. I think the skew that we saw before in the financials, was a one-time expense with the renovations, with the extra shell to dress up the Clubhouse and extra mulch.

Mr. Colasinski: Right.

Mr. Moller: The same thing with golf operations.

Mr. Colasinski: You're finishing the remodeling.

Mr. Moller: Yeah and restocking the Pro Shop with merchandise.

Mr. Colasinski: Yeah.

Mr. Moller: The same thing with the restaurant. We are getting things in the restaurant, supply-wise, to get it up and running.

Mr. Colasinski: I just want us to always keep that in mind because revenue is great, but we have to have profit.

Ms. DeVries: Right.

Mr. Dale: As long as we're on that issue, I'm looking at the restaurant. From what I'm seeing from the other numbers, we're basically neutral for revenue. We're maybe a little bit ahead. I don't know, but it's nothing to speak of. Basically, what we're bringing in is what we're spending at this point for the restaurant.

Mr. Moller: Yeah.

Mr. Dale: The obvious point that I would make is it wasn't until February until we were done with the renovations.

Mr. Moller: These financials only reflect your February financials.

Mr. Dale: Yeah. In fact, it was February 7th, when the hood was done. I agree with Steve, \$77,000 is almost double the revenues. The expenses are what I care about.

Mr. Colasinski: But the thing is that revenue is outstanding over \$77,000 per month in the restaurant.

Mr. Dale: Its double the revenues from last year.

Mr. Colasinski: Yeah. So, we have a lot to look forward to.

Mr. Moller: Last Friday, you had a \$5,500 day. That's good. It's nice to see that. Even when it falls off, you are still holding well above \$1,000 per day.

Mr. Dale: Right.

Mr. Moller: We did have four or five days of inclement weather. We didn't shut down, but it definitely hurt rounds. I think you had one day that we saw that in the restaurant as well. Other than that, revenue is definitely strong. At the Clubhouse, the enclosures around the patio are scheduled to start installation tomorrow. We will probably finish on Saturday, if they get here on time.

Mr. Colasinski: I didn't see anything in their email about the starter shack, though.

Mr. Moller: I didn't either.

Mr. Colasinski: That was included. They either got it or they don't. We'll see what happens.

Mr. Dale: They went out and did the measurements.

Mr. Colasinski: Absolutely. Our deposit was to cover that as well.

Mr. Dale: Right.

Mr. Moller: Other than that, our new Facility Technician is scheduled to start on Monday. I'll be working with them on Monday, showing them around the District. I already have a little punch list for them to get started on. I think my biggest question is where to pay him. Do we pay him from CDD funds under Admin or split his salary by four and have each department pay 25%?

Mr. Colasinski: I think he's really more of a District asset than anything else.

Mr. Dale: That's what I'm thinking.

Mr. Showe: There is a maintenance section under the General Fund. I would pay him from there.

Mr. Colasinski: That would probably be the most appropriate because its more for the entire District.

Mr. Showe: Yeah. There are General Funds for ground maintenance.

Mr. Moller: Okay.

Mr. Dale: All employees, with the exception of the restaurant, including Ed's crew, are part of the Bonus Program with the CDD.

Mr. Showe: It has to be all employees.

Mr. Dale: Okay.

Mr. Rysztogi: Otherwise, you're going to have problems with the law.

Mr. Moller: That's all I have.

Mr. Dale: I appreciate you bringing up the putting green. That was huge.

B. District Manager's Report

C. Engineer's Report

Mr. Showe: I don't have any updates and I don't think the engineer does either.

Mr. Colasinski: Thank you for the update on the financials.

Mr. Showe: Absolutely.

Mr. Colasinski: I appreciate it. It helped provide a clearer picture.

Mr. Showe: Its complicated and we are constantly refining them.

Mr. Colasinski: Okay.

Mr. Showe: Your requests are for us to work through these things. Obviously, the restaurant is new for us. There are different operations going on. We'll work through it all.

Mr. Dale: Where are we at with the Engineer's Report on the culverts?

Mr. Showe: He put in a public records request from the county and they are notoriously slow on filling those requests.

Mr. Dale: I know I'm putting you on the spot.

Mr. Showe: I haven't heard from him on a timeframe, but I'll follow up.

Mr. Dale: The reason why that is such an issue is one of the things that we're going to get into a little bit, is the grant writing. We're on a timetable for that. If we know that we have four or five culverts, that's part of our grant.

Mr. Colasinski: That's big money.

Mr. Dale: That was part of the Engineer's Report that I wanted to talk about. I'm going to move to Michelle's Report, but if you want to talk a little about grant writing, I'll fill in any of the blanks at that point.

D. Lifestyle/Marketing Report

Ms. Webb: I met with Jim and went over a lot of things. The first hour included Mr. Dave Neuman. We got a lot accomplished. There are two grants that we've definitely going to go after.

Mr. Dale: The Small Cities Grant and the Tourism Development Council (TDC) Grant.

Ms. Webb: One is the Florida Small Cities Grant and the other is the TDC Grant. That would focus on culverts, public works and bunkers.

Mr. Moller: That was more of the TDC Grant.

Ms. Webb: He was going to apply to either one to see which one we could get. We have to find out how many culverts would be included in the grant, what we have been doing with them, i.e., the replacement and repair work that we're doing, that also benefits the community such as the aeration of waterways, mosquito repellent, etc. Basically, it would help the cost of the project. The TDC Grant is up to at least \$250,000 over the life of at least 10 years. It would focus on park enhancements to drive tourism. I just re-created a new Facebook page just for the park. It would focus on who was visiting the park and show that they are actually coming out of the area. The best way to do that is to have a Facebook page where people visit the page and post about how they enjoy it. If you haven't received an invite to that page yet, you will. It would also include sidewalk and nature trails, if repair work needed to be done. It starts at \$250,000. It would also focus on handicapped accessibility, music, bass and water enhancements. We talked about all of that. We are going to work on that in connection with the zoo because the zoo gets so many people for tourism. I'm going to work with the zoo more on that aspect to get what they do and how they can promote our park. That was the discussion. We also met with Jim and Eddie. We actually created a new calendar that combines all of us. Eddie has done a good job of booking everything. He connects any booking that he does for tournaments to the restaurant. So,

they know to ask more questions. Even if they don't get to talk to them, it gets on the calendar. If Jeff needs more information, he knows that it's on the calendar and that he needs to ask for more information. They have done a good job with that. I put on there what ads I run, so that the golf course and Jeff both know what ads are being run in *The Viera Voice* as well as *Space Coast Living Magazine*. It was the best way to connect us. I also put the Board meetings on there, so everyone knows when the next Board meeting is. I also talked with Jim, Jeff and Eddie about digitalNow. I had to do some research for the digital ads. It is probably the best one for us for the money. It was \$899 per month for how many TVs we want to put it on. It is very easy to set up. I can do it from wherever I am, including my phone. If Jim needed something posted that's going to be displayed, he can access it. I have to give them a training. If he posts a promotion, he can tag it right onto his screen right away. It could run for 10 minutes every two hours on all screens and TVs. We'll put it on the big one outside, the one in the Pro Shop and the one inside of Hook & Eagle.

Mr. Colasinski: Yup.

Ms. Webb: So, Jim went ahead and secured the contract. Right now, I'm going to be setting it up, hopefully, on Friday. I'll be connecting it and starting the process.

Mr. Colasinski: As in tomorrow, Friday or a week from Friday?

Ms. Webb: Tomorrow. I have the devices. I am probably going to play with the one outside first.

Mr. Moller: You need to start with that one.

Ms. Webb: I'll get that one going first. So, we've been doing that. It's been a busy week. I don't have anything going on.

Mr. Colasinski: That one outside, you can just leave it on there all the time.

Ms. Webb: Yeah. Basically, it is an Apple Stick. When you log into digitalNow, you name the Apple Stick and then I can just run it. It could be totally different than Apple Stick 2.

Mr. Colasinski: Is there a USB connection?

Ms. Webb: It's an HDMI.

Mr. Colasinski: Do we have HDMI connections in the cabinet?

Ms. Webb: Yes. That's what I'm doing.

Mr. Dale: That's where it all gets plugged in and routed through.

Mr. Colasinski: Okay.

Ms. Webb: I could add him into one or three of them. They don't have to have access to everything. So, that's kind of nice too, because you don't want everybody messing around. Its already created. That should be up and running within the next week. Once I know that we have a good feel on it, then I will be sending out notices to everybody who has a sign at the park. Most of them are up for renewal. If they want to keep their sign up there, they can renew it.

Mr. Colasinski: Awesome.

Ms. Webb: So that now we have their ads at the golf course and they now have two forms of advertising, that should generate even more because I know that some people asked me how to get onto that list. I'm still waiting for you to give me the information for the newsletter.

Ms. DeVries: I gave you one thing.

Ms. Webb: I received it. I meant, "*Some of you guys.*"

Ms. DeVries: I'm in process with another one.

Mr. Dale: I agree with Steve. My concern with not leaving the TVs on with the advertising, is it is going to turn into the issue with the overhead lights where we are always switching them off. I know you fixed that problem.

Mr. Moller: I did.

Mr. Dale: I thought you did.

Mr. Moller: I don't know which breaker would shut it off. I'm going to save that for my facilities guy.

Mr. Dale: There you go. My thinking is with the two exterior TVs, we should just leave them on all the time. Otherwise, we're going to have all of this great stuff queued up for advertising and everything. Then we are going to turn it off and nobody is going to turn it on for three days. Then we're going to come by and say, "*Why isn't the TV on?*"

Ms. Webb: Right. I ordered the fourth one.

Mr. Dale: I agree with Steve, whatever TVs we are advertising on, we just leave on.

Mr. Colasinski: We need our facilities person to make sure that the TVs are on every day.

Mr. Dale: Yeah. They are LEDs. They don't use any power.

Ms. Webb: Especially the big one up front.

Mr. Colasinski: What's crazy is the signal carries around the facility. You can do something on one TV and then go to the one over there and ask, "*What happened?*"

Mr. Dale: Right.

Mr. Colasinski: That's why I want the facilities person to check that TV out in front to make sure that it's on every day, in case something did miscellaneously occur, which happens unfortunately.

Mr. Dale: Yeah.

Mr. Colasinski: It's another checklist thing.

Ms. Webb: There's a lot of new technology.

Mr. Colasinski: But you're capable of doing that.

Ms. Webb: Right.

Mr. Dale: We're into 2020 now.

Ms. Webb: I have to start training Eddie and them too, because they are going to have to learn how to use it.

Mr. Colasinski: Which is fine.

Ms. Webb: Yeah. I know that Dave was going to arrange a meeting with Brevard County for the Small Cities Grant. So, Jim and I are going to meet with them. Whether we can do it together or not, we'll figure out our schedules. In fact, Dave gave me some great information on the Brevard Community Foundation for smaller grant options. I requested some information from them too. He said that there are tons of hurricane grants out there right now. We talked about the littoral shelf. He asked, "*Well, when we planted them, how young were the plants when they were planted?*" They may be able to find some funds to replace them because if they are young and they didn't get rooted and they came out, we could find some money for that too. He needed to know what plants were damaged, the date they were planted and how long the root system was in place.

Mr. Dale: We had a mile of plants.

Ms. Webb: I know. We had tons of plants. I told him that I would get that information from you. We also have been re-doing the golf website. It was kind of a mess. We talked about certain areas on there, like removing membership links because we really don't have memberships any more. I am having them break down the rates for public.

Mr. Dale: Is "*Them,*" GolfNow?

Ms. Webb: Yes.

Mr. Moller: They haven't gotten it yet either?

Ms. Webb: No, they haven't. She emailed me and said, "*We got all of that done and I'm still waiting on this.*"

Mr. Moller: She's not with them anymore.

Ms. Webb: Alison?

Mr. Moller: Chelsea. She is working for Fandango.

Ms. Webb: Everyone is bailing on that ship.

Mr. Moller: I think GolfNow purchased Fandango or vice versa.

Mr. Dale: I got you.

Ms. Webb: So, we are breaking down memberships on the website. There is a rate sheet on there that says, "*Loyalty.*" If I was looking at it, I wouldn't know what a Loyalty Rate is. There is nothing on the website that talks about a Loyalty Rate. So, we are going to try to break them down to where there is a CDD Rate. It would explain what the CDD Rate is, what communities fall into the CDD Rate and how you apply for your CDD membership. We would do that for each one such as what was considered the Loyalty Rate and what you get with it.

Mr. Dale: Who controls the page after we do the transition?

Ms. Webb: I don't know. That's what I was going to ask Jason.

Mr. Showe: We have all of the information. I think it was part of Club Caddie.

Mr. Colasinski: Club Caddie can actually do something for us with a webpage.

Mr. Showe: That was my understanding. They would show the actuals on their site that would integrate with everything.

Ms. Webb: I would love to talk to him as I'm not fond of the way that the website is and the setup.

Mr. Colasinski: Club Caddie may have some better ideas.

Mr. Showe: Correct.

Ms. Webb: That's what happened on this one. Chelsea sent it to Tim and Tim could pick whichever one. I really wasn't part of that equation.

Mr. Moller: Just pick the better template, the splash pages and give them the information.

Mr. Colasinski: Be careful of the amount of work you put into that.

Ms. Webb: I'm just going to get it set up, so whoever does it, knows what the information is going to be.

Mr. Colasinski: Alright.

Ms. Webb: Because that's the biggest thing. I asked Eddie to give me the rates and I'll do the wording. Everybody has a lot of learning to do.

Mr. Colasinski: We always do.

Ms. Webb: But that's good. I gave Jeff and Jim all of the advertising through June. So, everybody will have a plan. I'm going to try to sit with Jim at least once every three months to keep everybody on their toes.

Mr. Colasinski: Quarterly.

Mr. Dale: Are you good?

Ms. Webb: I'm good.

Mr. Dale: I'm going to add to some of what you talked about with the grants, because the Board provided some guidance in applying for the grants. First, just to give you a heads up, we're going to be applying for one grant, the Small Cities Grant. They have an application period that started on the 20th of this month that goes on into May. In talking to Dave, we'll probably know what happens with the Small Cities Grant before the TDC Grant, but that application process doesn't start until June. What he estimated for the Small Cities Grant was roughly about \$5,000. I think we approved up to \$10,000 at the last meeting.

Mr. Colasinski: That's correct.

Mr. Dale: So, I wanted to give you a heads up.

Mr. Colasinski: I understand.

Mr. Dale: I think he said something about submitting an invoice.

Mr. Colasinski: Yeah, we already approved it as a Board, at the last meeting.

Mr. Dale: Right.

Mr. Colasinski: Up to \$10,000.

Mr. Dale: But we have to keep an eye on it.

Mr. Colasinski: I'll certainly ask questions.

Mr. Dale: The guidance by the Board at that time, was they wanted to focus on aerators. In talking to Dave, because there are a lot of things that go into it, he said it was probably better to apply for the aerators under the second grant, the TDC Grant. That doesn't mean that we won't try to slip aerators in on this one, but the two main things that he said for the Small Cities Grant was for infrastructure.

Mr. Colasinski: Right.

Mr. Dale: That is the primary item that we're going for under the Small Cities Grant. He said culverts are a big part of it, which is why I made the comment with Jason earlier regarding why the Engineer's Report is so important. Sidewalks were also a big part of the Small Cities Grant. Keep in mind, it's like Michelle said, these grants are usually \$250,000. The other big thing that we have going in our favor is a lot of cities, a lot of entities that get these grants, portions of the grant are front loaded. In other words, let's say there's \$100,000. You have to pay it, but you get reimbursed.

Mr. Colasinski: As long as there is a commitment on that.

Mr. Dale: It is a contractual agreement.

Mr. Colasinski: Yeah.

Mr. Dale: So, we would have money coming back.

Mr. Colasinski: We would have to pull from reserves to do it.

Mr. Dale: A lot of entities won't apply for the reimbursement portion of the grant. We have the reserves to be able to do that, as long as we know that we have six figures coming back.

Mr. Colasinski: We have a commitment.

Mr. Dale: So, that's the first thing that I wanted to get past the Board, to make sure that there was consensus.

Mr. Colasinski: If we're going to pursue that, I think we need to have our legal team take a look at that.

Mr. Dale: Of course. Any contract must go through legal, but I wanted to bring it up since this is going to be happening fast and furious with the application period.

Mr. Colasinski: Let it go.

Ms. DeVries: In principle yes, we would put out the reserves knowing that we would get it back because we have a contract.

Mr. Dale: Right. Here's my dilemma though, because the application period goes from the 20th until May 5th, we would have to have one more Board meeting. We actually have a meeting scheduled.

Mr. Colasinski: Why don't we continue this meeting until the beginning of April, in case we need to make a decision.

Mr. Dale: We could do it at the workshop. Then it's only a two-week process. Good. Again, the focus will be culverts and sidewalks. Those are just the first two big things that came

to mind. If you have other ideas, get with Jim and get it on the request list. Again, infrastructure is what the grant is for. The reason why this is relevant to what Jack was sharing, is we have \$250,000 that we're able to put into sidewalks, but cart paths are part of that.

Mr. Colasinski: They have to be shared.

Mr. Dale: Exactly. It has to be shared. Cart paths do come into play though, for the TDC Grant.

Mr. Colasinski: Right.

Mr. Dale: So, any cart path repairs that we're thinking about doing, I recommend that we hold off on, because there's a good chance that we can get a good part of those funds.

Mr. Colasinski: What about the parking lot and the street coming in? Is that something that could be considered under that?

Mr. Dale: Maybe. That's a good question and a question that we will ask.

Mr. Colasinski: It's a big chunk. The priority with that would be community infrastructure. It is community infrastructure, but I would like to see the sidewalks addressed first and then pull some of that to help offset the cost for the parking lot.

Mr. Dale: That would be huge, because you are talking about a couple hundred grand.

Mr. Colasinski: Right. So, if we can pull just a portion of that.

Mr. Dale: That frees up money for other things.

Mr. Colasinski: Jack, do you have anything that you want to give us information on the sidewalks that you would like to see approved in certain areas? We're all ears on that.

Resident (Jack Karabasz, Brantford Court): You are doing a great job.

Mr. Dale: I have seen multiple videos. In fact, I will try to find one of those here in the next day or two. What Jack is talking about is really cool. It lifts the sidewalk up.

Ms. DeVries: I've done it.

Mr. Dale: It re-aligns it.

Ms. DeVries: I did it at my own house. It works great.

Mr. Dale: Good. So, all of that is on the table. Where that will come into play though, is when we find out whether we have \$250,000 or \$100,000, we will have to talk about where and how and what we're going to do with the sidewalks.

Mr. Colasinski: The sidewalk on the south end of the entrance where all of the trees are, could use some re-alignment.

Mr. Dale: Pretty much half of that cart path could use re-alignment. I agree 100%

Mr. Colasinski: It's not a cart path. It's actually a sidewalk.

Mr. Dale: Not a cart path. It's a sidewalk path.

Mr. Colasinski: Jim, you have been driving on that enough, so you know what it's like.

Mr. Dale: Actually, it's even worth than what Jack is saying. Because when you have the drop off like that, in addition to it being a safety hazard, the sidewalk starts collapsing. What a lot of areas do, is they reinforce it. There are all sorts of solutions such as dirt or utilizing railroad ties. So, there are a lot of things on the table, but the main thing is we have to get some money first, which is where we are at.

Mr. Colasinski: If we get commitments, we'll find a use.

Mr. Dale: Yeah. It sounded like there was a good shot of getting this. The last part of this equation is Dave is going to be meeting with at the county next week. My feeling is that the Board should empower an individual to speak on behalf of the Board in an official capacity.

Mr. Colasinski: What is the purpose of meeting with the county?

Mr. Dale: To figure out whether or not to focus on culverts or sidewalks, because there are different components to the grant. One person needs to be the decision maker.

Mr. Colasinski: So, you are looking for a motion to nominate one person from the Board to handle this?

Mr. Dale: Yeah.

Ms. DeVries: Is the meeting next week?

Mr. Dale: I believe its next week, but don't quote me on that.

Mr. Colasinski: What are you doing next week?

Ms. DeVries: You know what I'm doing next week. I'm on vacation.

Mr. Colasinski: No, I'm talking about the Chair.

Mr. Dale: If the Board would like for me to, I will.

<p>On MOTION by Mr. Colasinski seconded by Mr. Rysztocki with all in favor authorization for Mr. Dale to speak on behalf of the Board with the county next week regarding the potential for grants was approved.</p>
--

Mr. Dale: Thank you. I will represent us to the best of my ability.

Mr. Moller: Even Dave made the comment, that the more faces that you can put in front of these people, the more personal touch there is and the more inclined they would be to approve it.

Mr. Dale: Taking it a step further, with the TDC Grant, we can do aerators and cart paths.

Mr. Colasinski: We can do more lighting at the park.

Mr. Dale: The best part about the TDC Grant is we are able to work in conjunction with the zoo, who has already worked with us at the park, like with the mud kitchen.

Mr. Colasinski: So, the essential thing with the lighting is we probably have to get a transformer put out there. That also enables a lot of other services to happen. So, that's why that would be a good thing.

Mr. Dale: Bingo.

Mr. Colasinski: Yup.

Ms. Webb: We could also apply for more parking. The dog park has its own Facebook site.

Mr. Dale: I think the dog park has 3,000 to 4,000 likes, which is twice as many as the golf course.

Ms. Webb: It does. Jason, weren't you going to reach out?

Mr. Showe: I did.

Mr. Colasinski: If they don't have one, we'll create a new one.

Ms. Webb: I already have the outline. I just didn't put it out there yet. I have also started a proposal for enhancements at the park such as musical playground equipment. There is another park in the county that has musical equipment, which I'm going to explore. We elected to do a Teacher Tuesday when school ended. We are opening it up to Osceola, Volusia and Indian River teachers, in order to drive more people in. The TDC Grant is where we need to show it. They don't want to know how many people in the county are visiting the park.

Mr. Colasinski: Is there any way to partner with the zoo on that because of their outreach to so many other counties.

Ms. Webb: That's what we're going to do in the park area.

Mr. Colasinski: Okay.

Ms. Webb: We were trying to do it for the golf course too so that we would get more money. He said that he could apply for the grant on both sides of the fence. We could apply for

the TDC Grant through the golf course and through the park. We would put two grants in and see which ones they approve. They might both be funded or they might pick one over the other.

Mr. Colasinski: Yup.

Mr. Dale: A lot of this we could do after the meeting with Jim, but as long as we're on the park issue, we can discuss Sal's contract.

Mr. Colasinski: He is monthly, \$1,800 per month for the grass.

Mr. Dale: Okay.

Mr. Colasinski: The area is pretty much defined by where the trail cuts off to the back. Then it goes down the street to the first residence on the left-hand side, on the south side of the road. It also includes trimming of the trees at the dog parks.

Mr. Dale: Okay. We'll get with Jim and discuss it.

Mr. Colasinski: If we have a request for Sal for things that were not in the contract that you would like for him to do, he can do those things for us.

Mr. Dale: He's on board.

Mr. Colasinski: For instance, like removing debris when he trimmed all of these trees after the hurricane. We had way too much debris that we couldn't fit in our dumpster. So, we can do that. We just have to let him know, get a cost estimate from him and then give him permission to do that.

Mr. Dale: If it's not part of the contract already, like raking of the mulch back into the pit and stuff like that.

Mr. Colasinski: I don't believe it is but tell me what you want and he can give us a price or blow it back in with a blower once a week.

Mr. Dale: Right. We saw it at the last Farmer's Market.

Mr. Colasinski: Make sure that the rocks are placed.

Mr. Dale: Right.

Mr. Colasinski: He'll do whatever you ask him to do. It may cost a little bit more than his current scope.

Mr. Dale: It's a lot less than a full-time employee with benefits.

Mr. Colasinski: I understand and I agree.

Mr. Dale: Okay. Thanks.

Mr. Colasinski: Are we done talking about sidewalks?

Mr. Dale: Yeah. That was pretty much all I had. We're going to be looking into sidewalks heavily.

Resident (Jack Karabasz, Brantford Court): Great. Thank you.

Mr. Dale: I didn't want to let you go without sharing that with you. I don't know which version of the financials I was perusing, but if I was perusing the right numbers, it did look like the Pro Shop financials were up significantly, to the tune of \$25,000 over what was budgeted. The reason I bring that up is to give kudos to golf operations.

Mr. Moller: They did actually come around yesterday with the lady's league. They went out to the rock garden bench area and brought an easel with a scoreboard. They had nothing but praise.

Mr. Dale: Nice.

Mr. Moller: They were so impressed. The guys did a great job.

Mr. Colasinski: Good. I'm glad to hear that area is being utilized for something.

E. Restaurant Report

Mr. Dale: For the restaurant, we heard the report about the doubling of revenues, but one thing that I'm going to share with the Board, which we covered at the workshop, is that cooks continue to be an issue. Jeff just hired a couple of new cooks this week. One cook that he hired a week or two ago, worked a shift-and-a-half and literally walked out in the middle of his shift.

Ms. Webb: He went on break and never came back.

Mr. Moller: The day he started was the day we had our meeting.

Mr. Dale: Yeah.

Mr. Colasinski: It's an industry issue, not a restaurant issue.

Mr. Dale: It's an industry issue and it continues to be an industry issue.

Mr. Colasinski: I met last week with a restaurant owner in the Chicago area who is having the same problems. So, it's an industry issue, not just something local here.

Mr. Dale: So, all I would say to the Board, is we have two solid cooks right now, with Kevin and Jeff. Again, I think it's about 100 hours, based on 10%, but when I did my calculation of when we're going to need people in front of a grill, it's about 100 hours a week. Obviously, with two cooks, that doesn't work out very well. So, we need more cooks. I think he hired two and they are working hard.

Mr. Colasinski: Jeff was working hard as well.

Mr. Dale: That’s what I mean. I’m including him. He’s actually the proprietor.

Mr. Colasinski: He’s the operator.

Mr. Dale: Yeah.

Mr. Colasinski: He’s working very hard.

Mr. Dale: Yeah. That’s all I have on the restaurant.

EIGHTH ORDER OF BUSINESS

Treasurer’s Report – Consideration of Financial Statements

A. Approval of Check Register

B. Balance Sheet and Income Statements

C. Ratification of Requisition No. 161

Mr. Dale: I’m going to hand it over to Steve to present the Treasurer’s Report.

Mr. Colasinski: Jason, I think we just need to approve the Check Register.

Mr. Showe: We have the Check Register and Requisition No. 161 with Macik Builders.

It’s a Change Order for some of the items that he completed.

Mr. Dale: The \$24,000?

Mr. Showe: Yeah.

On MOTION by Mr. Colasinski seconded by Mr. Carnesale with all in favor the Check Register for February 17, 2023 through March 16, 2023 in the amount of \$174,699.14 and Requisition No. 161 were approved.

NINTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Dale: Pete, do you have anything for Supervisor’s Requests?

Mr. Carnesale: I’m fine. I’ve been on vacation.

Mr. Dale: Jen?

Ms. DeVries: Nothing from me.

Mr. Dale: Steve?

Mr. Colasinski: We have some outstanding items here. We just paid Joe for getting some work done, but we have a few items like insulation in the restaurant. We have the light poles for

the exterior of the restaurant and tract lighting in the Pro Shop. Has Joe given any updates on any of those items?

Mr. Dale: He has not.

Mr. Colasinski: Alright. The poles were due in February after a six-month lead time and we are now at the end of March.

Mr. Dale: Right.

Mr. Colasinski: So, we have nothing?

Mr. Dale: Yeah. It's time for a call.

Mr. Colasinski: Alright. The other thing was, what was our conclusion with the membership, with the error in the documents? We approved rates last August.

Mr. Dale: We got that resolved.

Mr. Colasinski: Good. Thank you, sir. I appreciate you getting that done.

Mr. Dale: Ron?

Mr. Rysztogi: I have nothing.

Mr. Dale: I have nothing. Jason, do you have anything further for the Board.

Mr. Showe: No. I think we're good. Is the direction of the Board to continue this meeting to April 13th?

Mr. Colasinski: Yes.

Mr. Showe: Specifically, for dealing with the outstanding grant issues.

Mr. Colasinski: That's correct.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Colasinski seconded by Mr. Carnesale with all in favor the meeting was continued to Wednesday, April 13, 2023 at 7:00 p.m. at this location to discuss the outstanding grant issues.

Secretary/Assistant Secretary

Chairman/Vice Chairman

the exterior of the restaurant and tract lighting in the Pro Shop. Has Joe given any updates on any of those items?

Mr. Dale: He has not.

Mr. Colasinski: Alright. The poles were due in February after a six-month lead time and we are now at the end of March.

Mr. Dale: Right.

Mr. Colasinski: So, we have nothing?

Mr. Dale: Yeah. It's time for a call.

Mr. Colasinski: Alright. The other thing was, what was our conclusion with the membership, with the error in the documents? We approved rates last August.

Mr. Dale: We got that resolved.

Mr. Colasinski: Good. Thank you, sir. I appreciate you getting that done.

Mr. Dale: Ron?

Mr. Rysztocki: I have nothing.

Mr. Dale: I have nothing. Jason, do you have anything further for the Board.

Mr. Showe: No. I think we're good. Is the direction of the Board to continue this meeting to April 13th?

Mr. Colasinski: Yes.

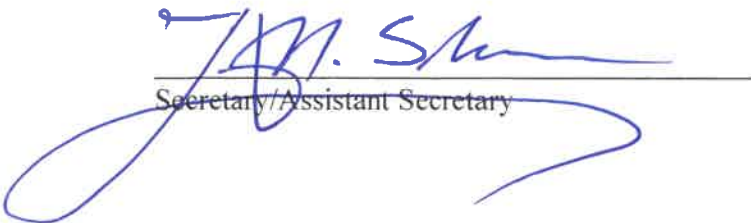
Mr. Showe: Specifically, for dealing with the outstanding grant issues.

Mr. Colasinski: That's correct.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Colasinski seconded by Mr. Carnesale with all in favor the meeting was continued to Wednesday, April 13, 2023 at 7:00 p.m. at this location to discuss the outstanding grant issues.


Secretary/Assistant Secretary


Chairman/Vice Chairman