

**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, April 27, 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 ( <i>via phone</i> )	Vice Chairman
Steve Colasinski	Treasurer
Pete Carnesale	Assistant Secretary
Ron Rysztoji	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jeremy LeBrun	GMS
Jim Moller	General Manager
Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Showe called the meeting to order at 7:00 p.m. All Supervisors were present with the exception of Ms. DeVries and the Pledge of Allegiance was recited.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Public Comment Period**

Mr. Showe: I do not have any Request to Speak Forms, but if anyone would like to speak, please state your name and address for the record and keep your comments to three minutes.

Resident (Sam Concemi, Worthington Circle): Gentleman thank you. I have been before you many times. I have some good news that I think Mr. Carnesale may have shared. Mr. Rob Feltner has agreed to meet with the Viera East Sound Reduction Focus Group on May 3<sup>rd</sup> at 11:30 a.m. I expect that a member of the Homeowner's Association (HOA) for the Viera East golf community will attend. We had a meeting with them two days ago and they expressed a lot

of interest. They were supporting us because you guys have been behind the scenes as much as possible. A member of the Board, such as Mr. Carnesale, acting as a private citizen, was not representing the Board. I don't think its proper for the Board to actually get involved at this level; however, at some point in time, we are going to need an affirmative vote supporting this. Right now, if we can get the elected officials to come on board, I think that's a big plus for us. He is the first elected official to say, "Yes, I will come and step up," but I don't know what he's going to say or do. I understand that he's a friend of this Board and that's good news. Where we are going from there, we sent a letter to Senator Mayfield and to Representative Altman. Unbeknownst to me, at their Legislative Session, they are involved in community efforts. So, we will give them a pass at this time and see where we are going with that. Other than that, I understand that the issue was brought up at the workshop. I was not there and I would like to have some idea of what's going on. That's it. That's my presentation.

Mr. Dale: We are going to come back to it, but we are going to let everybody speak.

Resident (Sam Concemi, Worthington Circle): Okay.

Mr. Dale: Because that is our policy, but I am responding to you. As part of the meeting, we can incorporate things, but every time someone has a comment, we can't respond or we won't get out of here until Midnight.

Resident (Sam Concemi, Worthington Circle): You know we all play by the rules.

Mr. Dale: We will be talking about it.

Mr. Showe: Are there any other audience comments? Not hearing any, we can close audience comments, take a motion on the minutes and go right into that discussion.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the March 23, 2023, Board of Supervisors Meeting**

Mr. Showe: The next item is approval of the March 23, 2023 Board meeting minutes.

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

**FIFTH ORDER OF BUSINESS**

**New Business**

**A. Discussion of Support Letter for Sound Reduction Group**

Mr. Dale: As Jason just mentioned, under new business is the issue of the letter. Sam, let me just recap. During the workshop, we discussed this because I did have a conversation with

Commissioner Rob Feltner. We talked a lot about not just alternatives, but the only viable alternatives. Based on my conversation with him, he actually thought out of the box. This is something that I said two years ago. We can beat our heads against DOT, but that wall probably isn't going to budge much. However, his thinking out of the box was to approach legislators as part of the appropriations process, which was a very good idea. For those of you who don't know, Mr. Feltner used to be a legislative aide and he knows the system very well on how to approach it. Having him on our side is huge and it is somebody that we want on our side. So, I discussed that with him. Those are the cards that are on the table. The other component goes back to something that I said two years ago and I really wish we pursued, which is the bamboo idea. I don't want to get into it and we'll talk about it after the meeting as to how viable it is and everything. But I do think either through grants, through county money or through other funding sources, I think that would be a viable option. The big challenge that I see, is getting permission to plant along that right-of-way (ROW) that the State DOT owns. We discussed that for a while. I think that would be a much easier sell because that is something DOT just did along this boulevard. The bamboo is quick growing. His main concern was, "*Well what about the maintenance on it.*" I said, "*This is where I volunteer Jim.*" I didn't really volunteer him, but I said, "*It's something that we would have to research,*" but I did mention that the CDD already has heavy equipment. That is something that might be on the table that we would be able to handle maintenance of for a lot of this. I honestly don't think there's going to be a lot of maintenance. I don't know if you've seen bamboo grow, but it grows large and then it becomes unruly. So that's kind of where we are at. I know that would take a little bit of time. You think you're talking about a big, long stretch and everything, but when you weigh that against the millions that it would cost for a wall, it might be an easier sell. I guess that is where we're at.

Resident (Ed Fabbri, Addington Circle): I've been working with Sam. I work with Department of Transportations (DOTs) throughout the southeast. I had them come out and do some sound monitoring in the Addington Circle area. I agree with the bamboo idea, after doing some research and getting information from the State of Florida DOT. I am also reaching out to the Netherlands where they have done studies.

Mr. Dale: That's interesting.

Resident (Ed Fabbri, Addington Circle): It's a highly involved study and they won't pay for it, so that's why it never gets used.

Mr. Dale: Right.

Resident (Ed Fabbri, Addington Circle): I went out of the country to the Netherlands and did all of this research and basically, it was not effective. So, I dropped the idea.

Mr. Dale: Right.

Resident (Ed Fabbri, Addington Circle): Then I went into other states, looking at what they are doing and in Ohio, instead of concrete masonry walls that are expensive, the DOT was using composite type of fencing, which was half of the cost. They found that it was 80% as effective as a masonry wall. I don't want to put money into something and not have it work. There are other states out there that are finally taking the initiative to do some research on their own, but I spent a year researching bamboo, took pictures of the boulevard area as well as measurements. It has grown, but all of the sound measurements that I have taken, show that it was not effective. So, we really need something solid.

Mr. Dale: Right.

Resident (Ed Fabbri, Addington Circle): I don't worry about sound and measurements of sound.

Mr. Colasinski: What is the most effective spot to put some barriers based on sound wave propagation out there? I don't know.

Resident (Ed Fabbri, Addington Circle): In my opinion, it would not be out near the road. If the State is going to own it, there would be an easement along the golf course with a channel. You want it as high as possible and close as possible to the homes. Because if it is down low where the channel is, the sound could go right over the top. So, you want to have it high. You would have access to it from the golf course side. Again, the higher the better. Sam lives on the 8<sup>th</sup> hole where there is a big culvert that goes under I-95. You can't bridge that because it a large area.

Mr. Dale: Is it on the east side?

Resident (Ed Fabbri, Addington Circle): Yeah, on the east side of the channel. It would be continuous.

Mr. Dale: The obvious issue would be along the east side of the channel where a lot of golf balls go. That's going to affect golfer play.

Resident (Ed Fabbri, Addington Circle): Probably.

Mr. Dale: They are bouncing off of the wall.

Mr. Carnesale: They are coming back into play?

Resident (Ed Fabbri, Addington Circle): There's nothing wrong with that. We could have a border on the wall just to have a more aesthetic feeling.

Mr. Dale: I'm not as worried about that because that will be a side effect. When I golf, I wind up in that darn channel all the time.

Mr. Carnesale: If you had a wall there, you wouldn't be in the channel.

Mr. Dale: Right.

Mr. Carnesale: You would be back on the golf course.

Resident (Sam Concemi, Worthington Circle): Ed sent me an email and suggested using Federal funding that may be available.

Resident (Ed Fabbri, Addington Circle): Yesterday, I sent an email saying that the best way to attack this would be through the Legislature. Right now, they are back doing earmarks, which they stopped doing for a few years. Then two years ago, they started doing earmark projects. Senators and Congressmen are actually up there basically trying to get votes and are giving money to communities. They range from \$1 million to \$10 million. It's just a matter of getting your congressional people on board and making appropriations. Yesterday in my email to Sam, there was a whole list of what different states are doing. That's a perfect way to do it.

Mr. Colasinski: Jim, do you happen to know whether or not we have any sprinkler system pipes or heads on the east side of that channel on #8?

Mr. Moller: Yeah.

Mr. Colasinski: Do you know far they are from the edge?

Mr. Moller: They are probably from the top of the canal bank, maybe 6 feet. But each one of those is at the very end of the lateral. It's not really that labor intensive. The heads are very easy to move.

Mr. Colasinski: Okay. I'm just trying to understand the impact.

Mr. Moller: Our main line is probably 20 feet off of the channel.

Mr. Colasinski: Yeah. So, we might have to move something back, but it's not impossible.

Resident (Sam Concemi, Worthington Circle): What's the width you're talking about? If you were to plant something, how wide would it have to be?

Mr. Dale: You're referring to the width.

Resident (Sam Concemi, Worthington Circle): I'm just trying to visualize how much work area you have.

Resident (Ed Fabbri, Addington Circle): To do the installation, you need probably about 10 feet. When you're done, you're using about 18 inches.

Mr. Dale: Because it scopes up.

Resident (Ed Fabbri, Addington Circle): Yeah, if you use thick walls.

Mr. Dale: Okay.

Resident (Ed Fabbri, Addington Circle): If we explore the whole highway strategy, it's even less.

Mr. Dale: I have two other follow-up questions for you, because I'm sure that you guys have done all of the legwork. We're in a different environment with costs and everything right now. So, if you had to guess, lengthwise from start to finish, what are we talking about, a couple of million dollars?

Resident (Sam Concemi, Worthington Circle): No. We're talking at least 7,000 feet with just the fairways and 9,000 to 10,000 feet on the walking paths. I would say that the cost is going to be anywhere from \$5 million to \$10 million if you put in concrete.

Mr. Dale: I was going to say about \$1,000 a foot.

Resident (Sam Concemi, Worthington Circle): Yeah. It is \$1,000 a foot, when you consider what has to be done. The concrete is the least expensive thing. I would say at \$1,000 a foot, \$8 to \$10 million to me, is a reasonable number.

Mr. Moller: Are we talking about the entire stretch of property?

Mr. Dale: Of the golf course. Correct.

Resident (Sam Concemi, Worthington Circle): That would take us almost to Viera Boulevard. To do it right, you should go from Viera Boulevard to Fiske, but then you're looking at a cost like \$15 million.

Mr. Dale: As you know, because they did this study 20 years ago, this is one of the benefits of having been in Viera for a long time. I remember when they did that. What we're going to be up against was the density.

Resident (Sam Concemi, Worthington Circle): You know my position. They came up with 750 hours of personal use per day on the golf course, completely eliminating the fact that

200 feet away were 300 homes that were occupied by 600 to 700 people who live there 24 hours a day. I said that our number is 14,000 to 15,000 hours of use per day.

Mr. Colasinski: From a value perspective in our community, we always value the homes first because that is a personal investment. We have a lot more invested in homes than in recreational facilities, but if there's a judgement call, you lean towards the homes.

Resident (Sam Concemi, Worthington Circle): The bottom line is, in my cynical opinion, if you don't mind...

Mr. Dale: That's why we love you, Sam. I'm the same way.

Resident (Sam Concemi, Worthington Circle): When they had the opportunity to put up a wall in 2014, they went out of their way to not grant that wall and that stretch. But they completely overlooked the fact that there were so many residents impacted by it.

Mr. Dale: Right.

Resident (Sam Concemi, Worthington Circle): If you're a golfer, perhaps you really should take up swimming or something else. Let's face it. By the way, it's not a pool. There are no cameras on the wall.

Resident (Ed Fabbri, Addington Circle): When I got involved with the interchange, the interchange opened up a whole new ballgame because it was a new project and it had an impact. It didn't have an impact all the way down to the 5<sup>th</sup> hole, but it certainly had an impact on the area just north of Viera Boulevard.

Mr. Dale: How do you measure that Ed? By a decibel rating?

Mr. Colasinski: No, you put a road in there now.

Mr. Dale: I guess I'm talking about on I-95.

Mr. Dale: Not on heavily impacted Viera Boulevard.

Mr. Colasinski: You are now going from what was nothing to putting an entrance ramp on it.

Mr. Dale: I get it.

Mr. Colasinski: Then why are you asking?

Mr. Dale: Because that doesn't affect traffic on I-95. That's why I'm asking.

Resident (Ed Fabbri, Addington Circle): There's a higher decibel reading because you have tractor trailers using brakes.

Mr. Dale: Okay.

Resident (Ed Fabbri, Addington Circle): When they downshift.

Mr. Dale: You're right.

Resident (Ed Fabbri, Addington Circle): There is more truck traffic.

Mr. Dale: That makes sense.

Mr. Carnesale: They are also physically higher in terms of geographically.

Mr. Moller: On a daily basis, that's what I noticed the most, the engine breaking of a tractor trailer, but when they are slowing down to make the ramp, that to me is when its most noticeable.

Resident (Ed Fabbri, Addington Circle): That's correct.

Resident (Sam Concemi, Worthington Circle): I have done an informal count on the number of tractor trailer trucks going by my house each day. If I told you it was between 22,000 and 25,000 trucks per day, trust me, you would get a more accurate number of the trucks going by.

Mr. Dale: Right.

Mr. Colasinski: Alright, so where are we going with this? What is the outcome that we're looking for?

Mr. Dale: I guess my last follow up question is going back to the bamboo issue. Since you extensively looked into this Ed, which I appreciate, in looking at it, was one more effective than the other or did it say that the bamboo has no impact?

Resident (Ed Fabbri, Addington Circle): Basically, it needs to be in a 200-foot vegetative area where you have no noise coming through.

Mr. Colasinski: How far away from the noise source does it have to be planted?

Resident (Ed Fabbri, Addington Circle): You want a barrier. I'm not sure of the exact location.

Mr. Colasinski: So, here's the thing. That's why I was asking you before about where it needs to be effective, the distance from the highway. If we have a barrier that we expect to be effective, it has to be a certain distance away from the highway. What is that distance?

Resident (Ed Fabbri, Addington Circle): It depends on the highway's elevation and distance from homes.

Mr. Colasinski: Okay.

Resident (Ed Fabbri, Addington Circle): You only have "x" amount of feet there.



Mr. Colasinski: When they did that study on the bamboo, was there an understanding of exactly where it was planted.

Resident (Ed Fabbri, Addington Circle): For instance, in the Netherlands, they were using 25 foot/meters.

Mr. Dale: I was told that there would be no math tonight.

Resident (Ed Fabbri, Addington Circle): They sent me pictures of it and in my opinion, it looked better than what they have on this boulevard.

Mr. Dale: Right.

Resident (Ed Fabbri, Addington Circle): Because I actually looked at it. So, that didn't work. You are looking at a lot wider section than 20 to 25 feet.

Mr. Dale: Okay. Where I'm going with this is, I'm also thinking about Plan B. I'm sure that there would be no shock to anybody, but it's going to be a tough sell unless its Federal, to come up with \$7 million to \$9 million. I'm not saying that we don't try for it.

Resident (Ed Fabbri, Addington Circle): If you want a wall, it doubles the cost.

Mr. Dale: Regardless, however you do it, you're talking multi millions of dollars and we may or may not get it. But if we don't get it, I guess where I'm going with this is does the bamboo at least provide something?

Resident (Ed Fabbri, Addington Circle): It's going to provide a visual impact only. I was dealing with people that worked at DOT.

Mr. Dale: I'm just wondering if we can't get the big dollars for a wall, do we then want to go to Plan B, which is the bamboo.

Resident (Sam Concemi, Worthington Circle): Let me say this much. I also did some research on it. The density of the bamboo is very important. Bamboo is grass. It is basically 4 inches wide. In the report, they went with the widest, thickest, toughest bamboo that was approximately 3 inches apart. They reported that it was almost as effective as a concrete wall and because it went so high, it was very effective to cutting off the sound that came over the top. My understanding is they went out there and rolled and tilled the whole thing, sprayed it and in a relatively short of time, they had little trees growing.

Mr. Colasinski: Alright, so we have two options. We have the wall as one and bamboo as a Plan B.

Mr. Carnesale: With a wall, we had two options on what it was made out of.

Mr. Colasinski: The realistic aspect is the cost differential between the two and the reality of getting one versus the other.

Resident (Ed Fabbri, Addington Circle): There's a 50% difference in the cost. I went to Rockledge Gardens and talked with people about bamboo when I was doing that research to try to find out the availability and cost.

Mr. Dale: You are talking about a much bigger scale so you get economies of scale.

Resident (Ed Fabbri, Addington Circle): Getting the material is another story.

Mr. Colasinski: It can be done.

Resident (Ed Fabbri, Addington Circle): You are not going to get materials.

Resident (Sam Concemi, Worthington Circle): I have one last question. If you trying to get funding, should we speak with our congressman now?

Mr. Colasinski: Why not?

Resident (Sam Concemi, Worthington Circle): What do you think? I can send a letter if you guys approve.

Mr. Dale: We will come back to the letter, but I think you should be talking to both entities, State and Federal. When I started doing the math, I thought, *"It's going to be hard to get approval for \$8 million."*

Resident (Sam Concemi, Worthington Circle): All they could say was no.

Mr. Dale: You are right. There is a huge Federal Bill out right now for infrastructure improvement.

Mr. Colasinski: If they put up a wall, they could put one there too.

Resident (Ed Fabbri, Addington Circle): They are spending a lot of money for these communities; \$8 million, \$10, million, \$20 million.

Mr. Dale: This is where having your County Commissioner helping is useful. Everything helps.

Resident (Sam Concemi, Worthington Circle): I want to say that I'm grateful for your help. A lot of people in the golf course community are going to know that you helped us out.

Mr. Dale: We have to get something first. I'm not trying to be negative. I'm trying to be a realist. Sometimes you don't get the whole loaf and sometimes you get half of the loaf. That's kind of the way I'm thinking. If we get half of a loaf, which is the bamboo, are we okay with that?

Resident (Sam Concemi, Worthington Circle): Let's think of where we were two-and-a-half years ago.

Mr. Dale: Right.

Resident (Sam Concemi, Worthington Circle): We made big steps. We're here. If someone out there is willing to drive the bus for us, we have nothing to lose.

Mr. Dale: Right.

Resident (Sam Concemi, Worthington Circle): What happens now?

Mr. Dale: Just the letter.

Mr. Showe: The decision point is for the Board right now.

Mr. Dale: It sounded like during your three minutes, you were saying that things have changed and this isn't as relevant. Perhaps what I was taking from it, is you want to hold off on it for a little bit.

Resident (Sam Concemi, Worthington Circle): I don't want to hold off on anything. I want to meet with Commissioner Rob Feltner to see what he has to say.

Mr. Dale: Right.

Resident (Sam Concemi, Worthington Circle): We're hoping that Senator Mayfield provides funding. We don't know if she has it yet. The Legislature was very busy.

Mr. Dale: Right.

Resident (Sam Concemi, Worthington Circle): I'll see what she says down the road.

Mr. Dale: I'm going to be blunt. I read the letter. I was good with the first paragraph, but going into the second and third paragraph, as you know, it gets a little confrontational. Being a negotiator, that is my concern with it. Sometimes, yes, you have to be very blunt with people, but I think we are still at the stage where we are seeking assistance. We haven't had people tell us no, other than the DOT. So that is my concern with it at this stage.

Resident (Sam Concemi, Worthington Circle): It is subject to all kinds of amendments.

Mr. Dale: Right.

Mr. Showe: That's kind of where I am.

Resident (Sam Concemi, Worthington Circle): It was intended to be my message to you to see what you think.

Mr. Dale: I know it says, "*Draft*" on it.

Resident (Sam Concemi, Worthington Circle): I'm not offended.

Mr. Colasinski: I would like to hear from Jason.

Mr. Showe: The point is this letter really is a letter from the CDD Board.

Mr. Dale: Yes.

Mr. Showe: Even though it has the Chairman's signature on it, he is representing that this letter is from the CDD Board. In order to send a letter like that, it must have the approval of the CDD Board because it is a letter representing the Board as a whole.

Mr. Dale: And our position.

Mr. Showe: This was the draft that we received. You are certainly able to make any amendments, changes, anything that the Board itself as a body would feel comfortable with sending.

Mr. Dale: Right. I'm not sure that us going through and revamping the letter during a Board meeting is the most efficient use of our time.

Resident (Sam Concemi, Worthington Circle): I agree with you completely.

Mr. Dale: I actually would want everyone to have a chance to redline it. In fact, it might be beneficial with you and I to sit down and finesse some of it.

Resident (Sam Concemi, Worthington Circle): I'm at your disposal.

Mr. Dale: Okay. When are you guys meeting?

Resident (Sam Concemi, Worthington Circle): May 3<sup>rd</sup>.

Mr. Colasinski: Next week.

Resident (Sam Concemi, Worthington Circle): If we hold off on it until after we meet, it might be to our advantage.

Mr. Dale: I think that would be wise.

Resident (Sam Concemi, Worthington Circle): I sent the letter to the HOA and they are kicking it around. I told them to do whatever they wanted to with it. I also told them that they might want to wait until after we had the meeting with the County Commissioner before we start sending letters out. He may want to drive the bus and if that's the case, by all means.

Mr. Dale: Right. We don't want to alienate some of these folks that are going to be our helpers.

Resident (Sam Concemi, Worthington Circle): I agree with you. That meeting is next Wednesday.

Mr. Dale: Okay.

Resident (Sam Concemi, Worthington Circle): Peter is going to be there.

Mr. Dale: Okay.

Resident (Sam Concemi, Worthington Circle): He can give a report.

Mr. Showe: The best way to handle that is if Pete wants to just write up a summary and send it to me as information, regarding what happened at the meeting and the next steps, I can distribute that.

Mr. Colasinski: Alright.

Mr. Dale: Then we will table the letter idea for now.

Resident (Sam Concemi, Worthington Circle): Absolutely. I just wanted to get something in front of you.

Mr. Dale: I understand.

Resident (Sam Concemi, Worthington Circle): I also wanted to bring you up to speed as to where we were. It is moving slowly.

Mr. Dale: Moving at the speed of Government is what I call it.

Resident (Sam Concemi, Worthington Circle): If you recall my position statement, I researched it.

Mr. Dale: Right.

Resident (Sam Concemi, Worthington Circle): People don't realize there is a Constitution in writing to not have this ability. I was astonished. I have never seen any State Constitution that said, "*You have that right,*" and yet it exists in Florida. It has to be there for a reason.

Mr. Dale: Right.

Resident (Sam Concemi, Worthington Circle): Also, they keep granting variances. It's no different than asking for a zoning permit. We're all familiar with that.

Mr. Dale: Yeah.

Mr. Colasinski: Okay, so have we agreed on a plan of action right now?

Mr. Showe: Yeah, I think we're okay to move forward on that.

Mr. Dale: We will let you guys have your meeting.

Resident (Sam Concemi, Worthington Circle): After the meeting, you can contact me to see where we are at. I would be happy to meet with you at Hook & Eagle and have some wings. They have the best wings that I ever had.

Mr. Dale: Yeah. They are really good.

Resident (Sam Concemi, Worthington Circle): Thank you so much. I can't tell you how much Ed and I appreciate it.

Mr. Dale: Ed, I appreciate all of your research and everything that you did. I looked at it a long time ago and I haven't done extensive research on walls and the decibel ratings. I didn't know where we were at.

Mr. Carnesale: It sounds to me like the width that the wall would have to be if it was bamboo, because of the amount of space we have, is high enough.

Mr. Dale: On this side of the canal.

Mr. Colasinski: I would like to focus on the action plan, since we are 45 minutes into this.

Resident (Ed Fabbri, Addington Circle): I suggest that we go to our senators and congressmen and ask them to earmark funds for the project. Then you get what you actually need.

Mr. Dale: My recommendation is heavily leaned on the recommendations of your County Commissioner at that meeting.

Resident (Ed Fabbri, Addington Circle): Absolutely.

Mr. Dale: He is an expert.

Mr. Colasinski: Are we tabling it?

Mr. Showe: For now.

## **B. Approval of Issuance of RFP for Parking Lot Sealing**

Mr. Showe: The Board asked us to bring back a draft Project Manual for the parking lot and roadway sealing project. I think it's in largely good form. I'm still waiting for some feedback from District Counsel who needs to go over the contract to make sure that they are comfortable with the contract document. All of the other documents, the scope is all provided by the District Engineer. If the Board is amenable, obviously there are a lot of pages. You have previously seen the scope and I think you were happy with it. That's really the most important piece of this.

Mr. Colasinski: Correct.

Mr. Showe: The rest of this is formula. There are a lot of blanks in there because we need to get approval from District Counsel first. Once we have that, we will fill in the blanks based on the time that we need to advertise it and the dates. If the Board is amenable, you can make a motion now to authorize staff to issue the Request for Proposal (RFP).

On MOTION by Mr. Colasinski seconded by Mr. Carnesale with all in favor authorization for staff to prepare the Request for Proposal for the parking lot sealing was approved in substantial form.

Mr. Showe: As soon as its available, we will fill those blanks in and get it advertised and circulated.

Mr. Dale: Wonderful. Thank you. I appreciate all of the legwork that Jim did.

**SIXTH ORDER OF BUSINESS**

**Old Business**

**A. Action Items List**

Mr. Dale: Jason, can you go through our Action Items List?

Mr. Showe: Sure. I can go through that quickly. The fire breaks are still ongoing.

Mr. Moller: The fire breaks are complete.

Mr. Showe: I will update that.

Mr. Colasinski: Excellent.

Mr. Dale: Regarding the fire breaks, I remember you saying with Osprey that they were too wet.

Mr. Moller: I asked Ed and he said that all of the fire breaks were done.

Mr. Dale: Alright.

Mr. Showe: We will mark that complete. The District Engineer let me know that the county informed him that there was a delay on receiving the Emergency Recovery Plan. As far as the Employee Policy Manual, are there any other comments from the Board or are we going to try to get that finalized?

Mr. Dale: There's just one comment that I have on this, which is as a result of today's meeting. We had discussion in the past. I completely understand that employees have free speech rights and everything like that, but in the old version, we did have an area that I would like for Jim to review and whatever he decides along with Jason and District Counsel, I'm okay with. But we can't tell people that they are not able to comment online. However, if what they are saying is going to negatively impact...in other words, if you're a Disney employee and you go around saying that Disney is the pits and it's a horrible company, you're biting the hand that feeds you.

Mr. Moller: I see what you're saying, but I did not get that.

Mr. Colasinski: I didn't either.

Mr. Dale: I'm not using one particular example. I'm using an overall example.

Mr. Miller: It's like when our employees play golf, whether at our place or somewhere else and they have a Viera East shirt on and representing Viera East, you are held to a different standard.

Mr. Dale: Right. I guess what I'm saying is if you would, prior to completion, re-look at one specific section, because I didn't have time to look it up, we also want to make sure that our Online Communications Policy, is in line with the first amendment and appropriate for the District.

Mr. Showe: Yes, there is a Social Media Policy at Viera East, recognizing and having the right to speak up and participate in interactive discussions; however, the use of social media also presents certain risks and responsibilities. This applies to all employees who work for the District. For purposes of this policy, social media includes all means of communicating or posting on the internet, including your own or someone else's blog. The District Guidelines, principles or policies apply to online activity, just as they apply to all other areas of work. Ultimately, you are solely responsible for what you communicate and may be personally responsible for any litigation that may arise, as you make unlawful, defamatory, slanderous or libel statements against any customer, manager, owner or employee in the District. Then there's a whole thing about being respectful and how to use social media, media contacts, etc. So, they did address that.

Mr. Dale: Right.

Mr. Showe: Jim, I'll get back to you if you want to go through it and make sure there's nothing else for you to add to that.

Mr. Dale: Okay. Thank you. That is much different than we remember it.

Mr. Showe: I didn't even know that it existed. It's definitely a different world.

Mr. Dale: Its come up a couple of times over the course of the past couple of years.

Mr. Showe: Is the new POS system still ongoing?

Mr. Moller: Yes. We had a good meeting. We have a different liaison as Nathan is overwhelmed with all of the new clients that have come onboard. The name escapes me right now, but he was shadowing Nathan. Nathan had eight one-hour phone conferences in an eight-



hour day and Kyle was off yesterday, but me and Eddie sat through it. He went through some of the POS system. We are having another one tomorrow.

Mr. Dale: Good.

Mr. Showe: We just approved the parking lot sealing item. Turf management at Woodside Park is still ongoing. Are there any updates on the driving range parking?

Mr. Moller: No. I have not heard anything from the HOA.

Mr. Showe: Alright.

Mr. Colasinski: One other thing. Do we consider the putting green as an action item or are we good to go with that? I haven't seen any contracts.

Mr. Moller: I talked to Landirr last week and I need the contract.

Mr. Colasinski: Okay.

Mr. Moller: They asked me when they could get started and I said, "*As soon as my college tournament is over, I'm ready. Give me a contract.*"

Mr. Colasinski: Okay.

Mr. Dale: Does that mean we have to wait another month until the next Board meeting.

Mr. Showe: You guys already approved it.

Mr. Dale: That's what I thought.

Mr. Colasinski: I didn't know if there was a legal requirement.

Mr. Dale: Right.

Mr. Colasinski: That's it.

Mr. Dale: Okay. Good.

Mr. Colasinski: That was the only comment.

Mr. Carnesale: Is everything on there complete?

Mr. Moller: No, they are in process.

Mr. Carnesale: Okay.

Mr. Moller: I walked with him on Friday.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. General Manager's Report**

Mr. Moller: Some of the items we already went over. Ed's guys got the fire lines done. One thing was the shoreline restoration project. I asked Ed to give me some measurements. American Shoreline increased their cost per linear foot. It's up to \$40 per linear foot now.

Mr. Dale: Wow. What was it before?

Mr. Moller: \$35 per linear foot.

Mr. Dale: Wow.

Mr. Moller: He basically gave me the top six areas that need it. Before I go into that, one thing, by looking at some aerial maps, from what we can tell, most of the erosion is still on CDD property. It hasn't encroached onto homeowners' property lines.

Mr. Dale: Oh yeah.

Mr. Moller: So, I don't think that we really need to make any knee jerks to try to save residential properties. Basically, he started with Lake 24, then Lake 31 in Heron's Landing, Lake 23 in Collingtree, Lake 61 in Heritage, Lake 27 in Hammock Lakes and finally Lake 43 in Bayhill. In total, you're looking at \$290,000 to do all of those at the new linear foot cost. Those would be completed over a five-to-six-year plan.

Mr. Dale: Or if we happen to get grant money.

Mr. Moller: Yes.

Mr. Colasinski: That would be appreciated.

Mr. Dale: Those six lakes are getting done.

Mr. Colasinski: That is about \$60,000 per year in our budget.

Mr. Moller: Correct.

Mr. Dale: As I recall from the last meeting, we would do two years back-to-back.

Mr. Moller: Well, when I first received information about Collingtree, in looking at the photos and the homeowner's property line, to me just doing that one lake was a little too much to do in one budget year.

Mr. Dale: Right.

Mr. Moller: So, we would have to roll funds forward. To me, there's no sense logistically bringing in a company over two different years. It would be the same rate.

Mr. Colasinski: There was a disruption to the homeowners.

Mr. Showe: There's a short window of when he's available. So, we'll have to see when he's available.

Mr. Dale: Are you still saying that we should try to roll two of them together back-to-back or do you have a recommendation?

Mr. Colasinski: They are top priority.

Mr. Moller: For what we have here, I think we can still stay within budget. Maybe you just bump it to \$75,000 a year instead of \$60,000.

Mr. Colasinski: Oh yeah.

Mr. Moller: This way, we can roll it that way.

Mr. Dale: Do it at the end of the fiscal year and roll it into there.

Mr. Moller: If we need to, double it up that way.

Mr. Dale: It may actually cost us less money because they are already here with the equipment.

Mr. Moller: I think this year we only had \$30,000 budgeted because we used some funds from last year.

Mr. Dale: Yeah.

Mr. Colasinski: If you're going to do it, do the complete job.

Mr. Showe: We have those capital funds available to subsidize any additional work.

Mr. Colasinski: A lot of that cost is coming out for all of their equipment and taking it back again.

Mr. Dale: You are talking about capital reserves.

Mr. Showe: Its available.

Mr. Colasinski: If its homeowner's property, what's stopping us from doing it this year if we have the money?

Mr. Moller: Nothing.

Mr. Colasinski: Alright. I understand, but as I said earlier, I value people's homes than their property. So, if have one that is top priority and we can get the funding to do it this year, I would suggest moving forward.

Mr. Dale: I agree with you, but what I would like to see is how things go, because that actually gives us ammo for some of these grants and the grant writing.

Mr. Colasinski: Okay. So, explain that.

Mr. Dale: It gives us something to ask for.

Mr. Colasinski: From a sequence perspective, are you saying that we should pursue the grant first?

Mr. Dale: Yeah.

Mr. Colasinski: I'm good with that. We'll have to see how long the grant process takes.

Mr. Dale: I believe that the first ones we're going for is in June.

Mr. Colasinski: What is the lead time to get these guys engaged and have them come out? Do you know?

Mr. Moller: I don't know.

Mr. Colasinski: That's okay, but I would like to find out, because the sequence if we were to pursue grants and go through that cycle, but if that fails and we have to use our own funding, I just want to understand what the lead time is so we can actually get them engaged this year.

Mr. Moller: Okay.

Mr. Colasinski: I just wanted to know how long it would take.

Mr. Moller: I think it's probably going to be seasonal.

Mr. Colasinski: It will probably be Fall.

Mr. Moller: Probably Fall would be best.

Mr. Colasinski: That probably makes sense.

Mr. Dale: That buys us time.

Mr. Moller: I think we should take some time off in the Winter to recoup and get ready for next year.

Mr. Colasinski: If you have less rain, it provides better stability. Okay. No, that's good.

Mr. Moller: On the golf course, we talked about the putting green. We're waiting on Landirr. We received good reviews from the collegiate tournament that we just had.

Mr. Dale: I don't mean to interrupt, but you didn't have good reviews. You had great reviews.

Mr. Moller: Good. Overall, golf rounds and revenue are down.

Mr. Colasinski: Did you want to talk about the financials?

Mr. Moller: I'm doing that right now. Overall, April was down in rounds and revenue, for the most part, but we had a lot of weather in April. Right now, we're sitting at \$143,000 for the month and the budget is \$190,000. We are on par for \$165,000. That is not including what we made off of this golf tournament. I had Eddie put together a little sheet for me. We have 15 teams that brought in \$6,500 per team for golf, minus the \$1,000 that Jeff spent for the box lunches. Pro Shop sales for the three days was a little over \$10,000 between towels, hats, glasses and shirts. The same thing with Hook & Eagle. All total, we are just under \$23,000 in sales.

Mr. Colasinski: For three days.

Mr. Moller: For three days, between food and beverage. I had a visit from Mr. Terry Parks, a Tourism Sports Coordinator with Visit Space Coast. They work with things like this because of the tourism it brings in. They can give us grants to offset any loses that we might have had.

Mr. Colasinski: For the event?

Mr. Moller: Yeah. That's a good contact for next year, if they decide to come back. They rotate the District with the national junior colleges. So, hopefully we can get on the list.

Mr. Dale: I think we need to look at the calendar because this isn't the only event that the Tourism Council has.

Mr. Moller: No. He's done a lot of work with grants. So, if we had any kind of event like the Southeastern Junior Tour, it is going to bring tourism to our area.

Mr. Dale: Or other things that we may already have scheduled.

Mr. Moller: Yeah.

Mr. Dale: Would it fall under there?

Mr. Moller: Outside of Space Coast.

Mr. Colasinski: I talked with Mr. Jamie Hall from NJCAA, about potentially having an invitational because, as another Board Member mentioned, a lot of people are looking to play golf in February. So, with that being a National Association, there are a lot of teams from the north. As a matter of fact, Suntree holds two tournaments. They held two tournaments the previous year and this year they held one for College Division 1 players over at Suntree where they have an invitational and bring people in. if you wanted to do something like that, we could have a conversation about that as well. But it goes right in line with all of the tourism and everything else. Because if you look at the numbers, there's at least five people on every tee and a coach or two.

Mr. Colasinski: As well as parents and spectators. They stay in hotels and eat in restaurants and help our taxpayers that provide restaurant services, to get some of their tax dollars.

Mr. Moller: Most of the golf carts are rented out at \$25 each, just so the parents can watch their kids.

Mr. Colasinski: Right. The previous Board said that they used to lose money when they held tournaments, but I don't see it that way.

Mr. Moller: It depends on the time of the year. Obviously, you don't want to be holding a tournament in the middle of January.

Mr. Colasinski: Right.

Mr. Dale: And the time of the week.

Mr. Moller: You can have a tournament in January, but you're not going to make any money off of a terrible fundraiser.

Mr. Colasinski: Right, but this sort of thing we did fairly well.

Mr. Moller: Yes.

Mr. Colasinski: With people traveling here, it's not just us doing well. It's the community doing well too, financially. Just look at the softball people. I was stunned at how well they are doing. COVID really put them on the map. It is something that we can consider with Jamie, if you ever speak with him about that again.

Mr. Moller: Yeah, definitely. Along the lines of that, food and beverage right now are sitting at \$65,000 for the month and is projected to be around \$71,800. It was another good month for the restaurant.

Mr. Dale: Basically, it doubled in revenues over the past year.

Mr. Moller: Yeah. If you look at March's numbers, we are \$335,000 in the plus and \$30,000 off of last year for this time last year.

Mr. Colasinski: One of the interesting financial categories is trail fees. We are down quite a bit on those from the previous calendar year and I'd like to understand why. How do we evaluate and check when people go out on the golf course, that they pay their trail fee with their cart? I would just like to understand that because our fees are down. People just decide that they are not going to pay them and they take their own cart anyway. I don't know how we check that. They may be a paid member, but have they paid the trail fee? It's always just kind of assumed. Did we check that? Yes or no?

Mr. Moller: Around the Clubhouse, I got the Thermacell® system in for mosquitoes and no-see-ums around the outside area. He's going to start installing that. We would have one smart hub that we could have a Thermacell® at. We would have it on a timer that could go off at dusk, but if by some chance, we need it a little bit later on in the evening, somebody can just press the

button and it could give another little blast. So, we have three nodes. Each node has a 20-foot radius. That should be enough to go from the bar, all the way around to the seating area.

Mr. Colasinski: That's nice.

Mr. Moller: By purchasing it online, we wound up getting 12 refillables for free.

Mr. Colasinski: Wow.

Mr. Moller: Each pod does 40 hours.

Mr. Colasinski: Nice.

Mr. Moller: We have plenty of hours to see how well this is going to work.

Mr. Dale: Right.

Mr. Moller: So, we should be good with that. I did tour some of the parks, looking at some of the signage, such as the park closed sign that was written in Sharpie. I got that information to Inez, so she could get our sign people to get a nice permanent one. I'm looking at some of the mulch areas to see if we could refresh some of that before we have to purchase more.

Mr. Colasinski: That's your call.

Mr. Moller: He's going to give me some measurements for the large dog park. The grass mound is dead on the artificial turf. I will get some prices on that as well.

Mr. Colasinski: Great.

Mr. Moller: The kids playground is eroding around some of the houses. We will get those areas cleaned up as well. Other than that, that's all I have for now.

Mr. Colasinski: It was a good month.

Mr. Dale: Good deal.

**B. District Manager's Report**

**i. Presentation of Number of Registered Voters – 7,764**

Mr. Showe: Every year, we are required to announce the number of registered voters in the District. It doesn't affect the District in any way because you already transitioned. There are currently, 7,764 registered voters as of April 15<sup>th</sup> within the Viera East CDD (VECDD).

Mr. Colasinski: Do you have any idea whether that is up or down from last year?

Mr. Showe: I will find out. The only other thing that I wanted to inform the Board, is we received a letter from Mr. Terry Mott right before the meeting. You have a copy in front of you. If the Board is amenable, we can just add that to the workshop agenda as a discussion item so you have time to read it.

Mr. Colasinski: That would be fine.

Mr. Showe: That's all I have.

Mr. Dale: The only thing that I want to add to the voter registration, is a lot of times, you will hear me say that we represent roughly 12,000 people in Viera East. Where those numbers come from, obviously the 7,764 are voters, but there are people that are not voters in the District. There are people that have children. So, the 12,000 number comes from the Board of Realtors. You can Google it and check it out at any time. The rough estimate for the Viera East population is 12,000.

Mr. Showe: It's an increase of about 500 voters from last year. Last year it was 7,264.

Mr. Colasinski: Its interesting with an area that is not adding additional residential property.

Mr. Dale: We're getting more families.

Mr. Colasinski: Oh yeah.

### **C. Engineer's Report**

Mr. Dale: The engineer is handling the culverts.

Mr. Showe: Yeah. He's still waiting for that information from the county, at this point.

Mr. Colasinski: He already mentioned that.

Mr. Showe: He thought he was going to have it, but they said that they needed some additional time to pull all of that.

Mr. Colasinski: I'm glad you didn't forget that. That's good.

Mr. Dale: I'm going to add an addendum, just as an FYI as part of the golf course issue. This one came to me directly. I haven't even shared this one with you. Apparently, we had a gator over towards the Ashton subdivision that I saw a video of. What really disturbed me is the gator came when the person splashed the water. In other words, knowing a little about gators, I'm no expert, but when they do that, that means somebody has probably been feeding them. This was a big boy, probably an 8 foot. We had two instances of the gator starting to approach them when they were in the backyard. Normally, they are really shy and go away when the person approaches, but this one wasn't budging. They called the Florida Fish & Wildlife Conservation Commission (FWC). I guess they needed a person on the Board to verify.

Mr. Showe: I can go through this with you. It's a simple process. We like the residents to call those gators in.



Mr. Dale: Which they did.

Mr. Showe: Perfect. What they do, is they get a case number. They can provide that case number to either Jim or myself. You call them and say, "*Hey, we have this case number. I'm the property owner and I authorize it.*" They will put it right through.

Mr. Dale: Because it was over the weekend, they asked me to verify it.

Mr. Showe: That's fine if you want to call them.

Mr. Dale: I called them.

Mr. Showe: That's the typical process. Just for the Board's information, I tried to call it in myself because the homeowner refused to do it, but we prefer that residents call, because they are going to ask a series of questions about the size of the gator, where the gator is and if it is aggressive. So that's why like residents to call.

Mr. Dale: Which is what they did.

Mr. Showe: Perfect.

Mr. Dale: I just called with the case number and gave them approval.

Mr. Showe: That's just the process. So, if you hear any more, let me know.

Mr. Dale: This is kind of a back briefing.

Mr. Showe: Perfect. That is the appropriate process. For some reason, this year we are getting a ton of calls for all of our Districts. I don't know if something is in the water. They are showing up a whole lot more aggressively this year.

Mr. Dale: The next issue is we discussed at the last meeting or at one of our previous meetings. I was empowered or whatever you want to call it, to meet with the sign person, which Jim and I did today. We had three different things that we discussed. We discussed putting a sign on Murrell Road in front of the golf course. We discussed putting a small sign on the island as you get onto golf course property. Then we discussed potentially having a sign at Woodside Park. We are going to get quotes. They are putting that together, but based on the way that the meeting went today, I will share the cost to put something on Murrell Road in front of the golf course, as well as the location limitations that we have. Based on what they shared, I think the electric is going to cost as much as the sign itself because we have to take it all the way back almost to the Clubhouse.

Mr. Colasinski: What are you talking about?

Mr. Dale: He doesn't have the exact numbers.

Mr. Moller: It will be tens of thousands of dollars because the only two viable power options would involve trenching from golf maintenance all the way up 14.

Mr. Colasinski: I just want a range of costs.

Mr. Dale: You are probably talking between \$20,000 and \$30,000 for the electric and between \$20,000 and \$30,000 for the sign.

Mr. Colasinski: Okay.

Mr. Dale: Those are the numbers. The other limitation for Murrell Road is the fact that HOA property extends so far on the south side of Clubhouse Drive. In order to do something that would be visible, we would have to go probably 6 to 10 feet above or on steel poles, which would be high up in the air. Aesthetically I'm not sure that it would be as pleasing.

Mr. Colasinski: It might be a traffic hazard.

Mr. Dale: Yeah. I think we might have a challenge, is the way that I'm going to put it politely for Murrell Road. However, putting a smaller one in front...

Mr. Colasinski: Wait a minute...

Mr. Dale: At that location. I'm not talking about the park.

Mr. Colasinski: I understand, but could you have a sign closer to the maintenance facility, which would not run as much electricity?

Mr. Dale: Possibly, but the benefit of having it at Clubhouse Drive, is you have the traffic lights.

Mr. Colasinski: I understand the benefit, but I'm also looking at the cost.

Mr. Dale: It's not just the cost issue, it's the visibility issue, especially when you are going around the turn. Its right where the turn is.

Mr. Colasinski: Alright. So, if you're not going to do it, let's move on.

Mr. Dale: I'm not saying, "No." I'm saying that its more of a challenge.

Mr. Colasinski: I think we understand the cost.

Mr. Dale: The other location at the entrance to the golf course, the intersection of Clubhouse Drive and Golf Vista Boulevard, we have electric that does not appear to be very far. So, the electric is not going to be near as much of a cost factor. This is just speculation on my part as I have to get the raw numbers from them, but I'm guessing somewhere in the \$20,000 to \$25,000 range, to put something up there. You're talking about a 5x5 or 5x4 sign or something like that, that would be fully digital. You could put picture quality type stuff up there.

Mr. Colasinski: Are you looking at elevating that a bit?

Mr. Dale: Yes, because of the sprinklers.

Mr. Colasinski: Not the sprinklers, but we would probably want something like we did when we put those pipes around the shutoff valve, which knocked out water to the building. We might want to have some protection.

Mr. Dale: He's talking about the concrete clubhouse.

Mr. Colasinski: Yeah, something around that. They would have the sign above those poles.

Mr. Dale: Right. If you elevate it, these signs are rated up to 190 miles-per-hour (MPH) or something like that.

Mr. Colasinski: I like the idea.

Mr. Dale: I don't think we would run into any challenge from county permitting because all of the road bisecting issues and everything that we talked about in the past, don't become an issue. So, I think that would be a very easy approval process. The obvious issue is the cost. Since he's been to that location before, he went down and took some pictures. We didn't go with him on this part, but we described what we were looking for, which would be a full-size sign at Woodside Park, that we would be able to utilize for messaging. He did mention that it was roughly \$5,000 to run electric, but we talked about improving the electric there anyways.

Mr. Colasinski: We have money for that.

Mr. Dale: If possible. However, the Board desires to proceed, the electric is not much of a challenge. He texted me the length, whatever it was, but the estimate was about \$5,000 just to run the electric.

Mr. Colasinski: That's not bad. Do we need additional service?

Mr. Dale: Yeah. I think he said that he needed 220 AMPs. I don't think the panel at the building allows for that.

Mr. Colasinski: Right. It's just a matter of what's coming into that panel as well, the service that's coming in.

Mr. Dale: Right.

Mr. Colasinski: How much we get from that.

Mr. Dale: Correct.

Mr. Colasinski: These sound like doable things.

Mr. Dale: Yeah. So, that's something we'll come back and revisit once we get some quotes. We will get the quotes together, but if we were to approve the electric at that park, obviously that enables us to put some electric out in the middle of the field. Let me give you an example. Pete worked on the handrails on the bridge between the two and had to run 160 feet of electric cord just to be able to work out there. Whereas if we had electric access there, we would be able to have movies at the park.

Mr. Colasinski: So, it sounds like we're probably going to have to increase the capacity coming into the box.

Mr. Dale: Yes.

Mr. Colasinski: Which I'm fine with. That facility needs an upgrade in that regard. It also brings up the opportunity for additional recreational activities as well.

Mr. Dale: Exactly.

Mr. Colasinski: I think it's a great idea.

Mr. Dale: That's kind of where we are at with it.

Mr. Colasinski: I would rather spend the money there versus having two signs in two locations.

Mr. Dale: Right.

Mr. Colasinski: I'm in favor of the sign at Golf Vista Boulevard and Clubhouse Drive.

Mr. Dale: Right.

Mr. Colasinski: And putting another one at Murrell Road.

Mr. Dale: Right.

Mr. Colasinski: I would rather put one at Woodside Park.

Mr. Dale: I agree. I would say that's the priority.

Mr. Colasinski: Having additional electrical service is a real asset for the park.

Mr. Dale: It's an asset for the park. The thing that's nice about the one that we would do at Golf Vista Boulevard and Clubhouse Drive, it would help people know where the restaurant is and show that the golf course is open to the public.

Mr. Colasinski: Yeah.

Mr. Dale: If ever we do any kind of logo changes or color changes, it's all digital and we don't have to worry about having that re-changed on a wooden board. That's all I have on that issue.

**D. Lifestyle/Marketing Report**

Mr. Dale: Michelle is sick or just not feeling well tonight, so that's why she's not at the meeting. I will share that the Earth Day celebration was a huge success. It was much more of a success than I thought it was going to be. We probably had service delivery to roughly about 70 children on that day. She bought 50 rocks for painting, but ran out, so she had to quickly get some more rocks and they wound up doing about 20 more. If you want to go onto the Facebook site, there is video and pictures of everything that happened. We had a foam machine. The kids absolutely loved it. It was phenomenal. The most touching part of it all was there a woman who approached me at the end of it that wanted me to communicate to the Board how much she appreciated it. The reasoning for it was her son was autistic and she normally can't take him to events. She had him running around in the foam and he absolutely loved it and just had a ball with it. She just couldn't believe that an event like this happened and it was very touching.

Mr. Colasinski: Well, that's what recreational activities will do. The idea is to draw more of the community in, reach out to them and let them get something for the money they paid.

Mr. Showe: Yeah.

Mr. Colasinski: I think that's wonderful. That is really wonderful.

Mr. Dale: That's pretty much all I'm going to touch on for the Lifestyle Report.

**E. Restaurant Report**

Mr. Dale: Do you want to discuss the restaurant, Jim? I think you pretty much hit it with the \$65,000.

Mr. Moller: Yeah.

Mr. Dale: Actually, Jeff was telling me that he might even hit \$75,000 for this month.

Mr. Moller: Yeah. You have four days left in the month.

Mr. Dale: It includes a Friday.

Mr. Colasinski: I have some questions on expenses for March. We had \$81,000 in revenue, which is great, but we had \$84,000 in expenses for the restaurant. We had \$16,000 in expenses for beer for the month, which is 10 times the amount of beer expenses in the prior month.

Mr. Moller: The cost of goods for this month was skewed. I don't know how.

Mr. Colasinski: I'm just trying to understand.

Mr. Moller: You need to look at the progression of month to month.

Mr. Colasinski: Right.

Mr. Moller: We have a very low cost of goods.

Mr. Colasinski: Is it a supplier billing issue? It has been before.

Mr. Moller: It should be beginning inventory plus purchases minus ending inventory. It shouldn't matter.

Mr. Colasinski: We had some supply issues before where they don't bill us for two or three months.

Mr. Moller: Right.

Mr. Colasinski: Then all of a sudden it comes in and you receive a huge bill. For instance, in February, our expenses for beer were \$1,600. In March, it was \$16,000. That's a huge discrepancy. So, what happened? Did we get delayed billing? Did we just get that much more beer? I'm just trying to understand. Because when it comes to expenses and revenue, what is the flow that we're having here? Are we staying even or are we just getting these big spurts? I'm just trying to understand.

Mr. Moller: If you look at the fiscal year to date...

Mr. Colasinski: Right.

Mr. Moller: His cost of doing business is right.

Mr. Colasinski: Correct.

Mr. Moller: It's just that it ebbs and flows from month to month.

Mr. Colasinski: The thing is, I want to know when it's time to take action because something is out of line versus something that we understand and its okay. Even though it is high this month, we understand the why behind it and there's no reason to take action, versus there is something wrong here and we need to take action. That's all I want to understand.

Mr. Moller: To me, that would be a Hannah question, if she's getting the inventories at the correct time.

Mr. Colasinski: Yeah.

Mr. Showe: I asked that same question because I did notice that the cost of goods this month was high, but I will verify that with her again.

Mr. Colasinski: That's all I want to understand. Do we need to take corrective action? Yes or no? If it's understood what the flow is of that and we understand the data, then we don't need to take action.

Mr. Dale: It sounds more like a cost of goods (COGs) issue than a cost of beer (COB) sold issue.

Mr. Colasinski: I think in your case its consumed. So, you will research it?

Mr. Showe: Yeah.

Mr. Dale: I suspect that you're onto something.

Mr. Colasinski: I just want to understand it.

Mr. Dale: I agree. What I suspect, is that we were lagging a little bit in some of the numbers. What some of that includes is the grand opening celebration in February, which would then be reflected in the March numbers.

Mr. Colasinski: I don't want to speculate. I want to understand it.

Mr. Dale: No. I agree. But that would put things into perspective if we find that out.

Mr. Colasinski: I'm okay with that. I just want to understand it. The key is when you need to take action versus when you don't need to take action.

Mr. Dale: Right.

Mr. Colasinski: If we understand it, we don't need to take action.

Mr. Dale: No.

Mr. Colasinski: But if we don't understand it, then that's a different story.

Mr. Dale: Right.

**EIGHTH ORDER OF BUSINESS**

**Treasurer's Report – Consideration of Financial Statements**

**A. Approval of Check Register**

Mr. Colasinski: I would like to circulate the Check Register for approval.

Mr. Showe: We also have Requisition Nos. 162 and 163. You have been typically approving them as a package. We have those as well, if the Board wants to approve both of those at the same time.

Mr. Colasinski MOVED to approve the Check Register for March 17, 2023 through April 20, 2023 in the amount of \$697,080.71 and Requisition Nos. 162 and 163 and Mr. Carnesale seconded the motion.

Mr. Carnesale: Since you know exactly what is in the books, since you sign all of the checks, I have no problem seconding your motion.

Mr. Colasinski: I sign most of the checks, but there are some that I don't sign.

Mr. Carnesale: Even the ones that you don't sign, you're looking at them.

On VOICE VOTE with all in favor the Check Register for March 17, 2023 through April 20, 2023 in the amount of \$697,080.71 and Requisition Nos. 162 and 163 were approved.

**B. Balance Sheet and Income Statements**

Mr. Showe: The only other item that I just want to point out, your assessments are almost at 95% collected through March 9<sup>th</sup>. So, we're in great share on those assessments.

Mr. Colasinski: Good.

Mr. Showe: Obviously if you have any questions on those financials, let us know and we'll get you some information on that.

Mr. Dale: Wonderful.

Mr. Showe: That's all we have.

Mr. Colasinski: What should assessments be at this time?

Mr. Showe: Right about the same. You guys are pretty even on your assessments because almost all of the property is development and people pay their tax bills.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

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

Mr. Carnesale: No, because mine was related most to the golf course and I think we've gone over it pretty well. The other one basically is we now have the planting done in the middle of Clubhouse Park. If you took Clubhouse Drive and went straight across, you would wind up in the park. That seems to be a good location. Number one, it got done at no cost to plant them. So that was a good piece in and of itself. The second piece basically, is that it is now in an HOA within our guidelines and also within the Viera East Community Association (VECA) guidelines. As a result, all three have an interest in the location. So, if we are trying to do this Viera East consolidation of effort, it's a perfect location. It did not increase any costs.

Mr. Dale: Good. Ron?

Mr. Rysztogi: I have nothing.

Mr. Dale: Steve?



Mr. Colasinski: I want to think Jim for taking on the role of General Manager for the District and appreciate how quickly you have been able to assume the role and get things done. We appreciate as a Board, your capabilities and the ability to manage things, people and activities. So, thank you.

Mr. Showe: Based on the Board comments that we received; we have the final agreement for Jim to sign.

Mr. Dale: The only issue that I have is the concrete pad at the park needs a bench. I asked Jim to step up between Board Members and employees and anybody else that wishes to contribute. We talked about putting funds together for a memorial bench for Tim, the former General Manager. I will share that Tim did like that park. He and I met there frequently. I remember having numerous talks with him there and we talked about that being one of his legacies. I don't want to steal any other things that Jim is working on, but I did want to talk about the bench. As you are putting that together, I believe that \$1,200 is still the cost to be able to put that together. So, anyone that would like to contribute, we just write a check to the CDD and then he keeps a ledger of it. Then that goes towards the bench. I would encourage any Board Member that has some extra cash to contribute. I think that would be very nice. That is the only item that I have at this point.

Mr. Showe: Ms. DeVries joined the meeting.

Mr. Colasinski: Do you have anything, Jennifer under Supervisor requests?

Ms. DeVries: I know that I was quiet. I was trying to listen the best I could. I was reading the minutes from the VEGC and I noticed that they touched on the subject of the parking lot. Jim, have they gotten back to you at all about that?

Mr. Moller: No, they have not.

Ms. DeVries: Okay. I have the minutes right here.

Mr. Dale: Are you talking about the back end of the driving range?

Ms. DeVries: I am.

Mr. Dale: Okay.

Ms. DeVries: It says that they had a discussion regarding the meeting with CDD representatives, Board Members and the CAM about proposed locations for the parking lot. That's all that's in the minutes. It seems like we might need some follow up.

Mr. Moller: Yes.



Ms. DeVries: That's my one request.

Mr. Colasinski: Okay.

Mr. Dale: Thank you, Jen.

Ms. DeVries: Sure.

Mr. Dale: We hope everything gets resolved quickly and effectively for your flooding issue.

Ms. DeVries: I hope so too.

Mr. Dale: With that, I'll entertain a motion to adjourn.

Mr. Carnesale: One more comment. In addition to the bench being placed there, there was an event that occurred there with all of the companies and people that were interested in the agricultural surrounding area. I had set up a CDD tent and was distributing our things as well. Since that point in time, I received a bunch of emails from other people that had specific areas there, because while I was there, I visited their tents. Okay? Those emails were very complimentary towards the VECDD as management taking **an interest** of the local economy. So, it's not much that I was there, as the VECDD was there. Okay? The only reason that I received the emails is because when I went by, I gave them business cards. So, they had my email without having to look it up. We received a lot of good representation coming from the community just for having a tent for a few hours.

Mr. Dale: Good. Wonderful. Alright, if nobody else has anything, we need a motion to adjourn the meeting.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Colasinski seconded by Mr. Rysztocki with all in favor the meeting was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman

