

*Viera East*  
*Community Development District*

*Workshop Agenda*

*May 11, 2023*



## Viera East CDD Workshop Meeting

Thursday  
May 11, 2023  
7:00 p.m.

Faith Lutheran Church: Building C  
5550 Faith Drive  
Viera, Florida

### Workshop Meeting

1. Roll Call
2. Discussion of Storm Water Management Education Project
3. Review of Budget Calendar
4. General Manager's Report
5. Restaurant Report
6. Lifestyle/ Marketing Report
7. Supervisor's Requests
8. Adjournment

# SECTION II

T. Alexandra Mott  
4899 Wexford Dr.  
Viera, FL 32955-6705  
[terrymott@gmail.com](mailto:terrymott@gmail.com)  
Cell: 689-224-0187

April 27, 2023

<p>Via Hand-Delivery and Certified Mail Return Receipt</p> <p>Thru ✓ Jason Showe General Manager Governmental Management Services, LLC 219 E. Livingston St. Orlando, FL 32801</p> <p>To: Board of Supervisors Viera East Community Development District Chairman Robert Dale Vice Chairman Jennifer De Vries Assistant Secretary Peter Carnesale Assistant Secretary Ronald M. Rysztocki Treasurer Steve Colasinski</p>	<p>Via Certified Mail Return Receipt</p> <p>Thru: Eric Byrd Community Association Manager Fairway Management 1331 Bedford Drive, Suite 103 Melbourne, FL 32940</p> <p>To: Board of Directors Viera East Community Association President: James McSeveney Vice President: Bill Macheras Secretary: Mike Scarborough Treasurer: Justin Murrell Director at Large: Diane Briggs</p>
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Re: VECDD Stormwater Management Education Project

First, I'd like to thank all of the leadership within both the VECDD and VECA. As an owner of two single-family homes in Viera East, I appreciate the fact that we are considered one of the most desirable master-planned communities in the country.

I'm writing today because as you all know, while Viera East is an awesome community, we do have some challenges. One of those challenges is that several of our 84 detention ponds are having major erosion problems, which are causing loss of land along our littoral shelves and creating safety concerns for the community.

I've attached a copy of the original letter I delivered to the VECDD on March 14, 2018 that addressed some of my original concerns, especially since my properties are both abut detention ponds. I also appreciate that the current VECDD Board of Supervisors has taken steps to alleviate the problems that are addressed in that letter and has allowed me—working as a volunteer—to assist in the proposed VECDD Stormwater Management Education Project.

While I was conducting research recently, I stumbled upon a community study that was conducted by the UF/IFAS from another county. As it turns out, they were attempting to conduct a similar education program. One of the reasons I'm writing today is that the leaders

of this case study noted that there was a serious disconnect within the community which negatively impacted the education program they were trying to conduct.

Based on the results of their case study, I believe for our project to be successful, we're going to need both the VECDD and the VECA to be working together and to be equally committed in helping to reach the individual boards under the VECA, which in turn can reach the individual homeowners.

**Ask No. 1:** I'm writing to ask that the VECDD and the VECA form a Taskforce to work together on this project.

The next issue I'd like to address is that while I'm thrilled that the VECDD has decided to allow individual homeowners to mitigate the buffer zones and littoral shelves behind their homes—as long as homeowners receive permission from the VECDD and pay for the project themselves, I'm concerned that, again, the VECDD and the VECA should work together on this aspect of the project. I've discussed this matter with the Brevard County Natural Resources Management Department, and that organization is available to assist us in this regard.

**Ask No. 2:** That the VECDD and the VECA, after forming a Taskforce, work together to create a formal application process by which individual homeowners would be required to go through prior to making any changes associated with the VECDD buffer zones and the detention pond littoral shelves, in the same type process currently performed by the ARCs.

I will of course help as a volunteer with this program. I am also in the process of creating a Florida educational nonprofit, which I plan to offer to further assist both the VECDD and the VECA in this long-term project of creating a stormwater education program for the community and curing the erosion problems in our 84 detention ponds.

Thank you for consideration of these requests.

Sincerely,



T. Alexandra Mott

T. Alexandra Mott  
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Viera, FL 32955-6705  
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March 14, 2018

***Via Hand-Delivery***

Viera East Community Development District  
Board of Supervisors

***Via Certified Mail Return Receipt***

George S. Flint, District Manager  
Governmental Management Services  
(for Viera East Community Development District)  
Central Florida, LLC  
135 W. Central Blvd., Suite 320  
Orlando, FL 32801

Re: Urgent erosion problem at the 4.5-acre retention pond in the center of the Wexford Dr.,  
Viera, within the Villages of Viera East Community

I'm an original owner of one of the homes bordering the 4.5-acre retention pond located within the Wexford Dr., Viera, circle in the Villages of Viera East HOA community. Since the Viera East Community Development District (VECDD) is responsible for maintaining the shorelines of the 85 retention ponds/lakes in Viera East, I'm writing to you today to report the critical status of the shoreline along this 4.5 acre pond and the potential devastating impact this situation is for homeowners whose properties border this pond.

**Issue:** Due to the lack of vegetation along the shoreline of this pond, the yards bordering the pond are suffering major erosion problems that are increasingly so severe that the erosion is causing the following problems:

- ▶ Loss of footage in homeowners' property bordering the pond;
- ▶ Increase risk of flooding of properties due to loss of backyard footage;
- ▶ Increase threat to family's health and welfare (the erosion is so severe that the property borders now have a drop-off that is a risk to children literally falling into the pond);
- ▶ Potential increase in insurance premiums due to continually increasing risk of flooding due to erosion problem;
- ▶ Continued increase in pollution entering our waterways due to lack of vegetation filtering pollutants prior to entering the pond (as our retention ponds flow into larger bodies of water);
- ▶ Continued risk in the increase of County taxes due to pollutants entering our waterways via retention ponds; and
- ▶ Loss of wildlife. There has been a severe decrease in wildlife (birds) roaming the shorelines of Viera retention ponds. While many may not appreciate this as a problem or see what direct impact it may have on our community, the facts state otherwise.

If you review any version of the Viera Realty, Inc.'s magazine *Viera Vision*, which is used to attract homebuyers to this area, you will see how valuable wildlife in Florida is to Viera's real estate market.

Viera East Community Development District  
Board of Supervisors

George S. Flint, District Manager  
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Also a review of the impacts our waterways have on our economy (jobs) and tourism can easily be confirmed via statistics provided by Brevard County officials.

***Background:*** As the original owner of a property bordering the retention pond described above, I can attest that for about the first 13+ years this pond had vegetation growing around the entire shoreline. And throughout that time, homeowners never experienced an erosion problem because the vegetation held the shoreline intact.

Then there was a sudden change in how the pond was managed by the VECDD, and all the vegetation was killed off. At that time, when I asked why there was a change in policy--and warned the management (not the current pond Manager) about the possible problems that this type of maintenance could produce-- I was told that there was no change in policy. However, that was not the case as the pond maintenance personnel have continued to kill off any vegetation as soon as it begins to grow.

***This VECDD maintenance policy and procedure has actually created the erosion problem, which is now at a critical level.***

***Action requested:*** I'm requesting that the VECDD ***take immediate action*** to investigate the problem, consult with University of Florida experts who have researched the latest methods recommended for creating healthy shoreline restoration using vegetation, and take immediate corrective action to stop the erosion of the homeowners' properties bordering this 4.5-acre pond.

I've asked the University of Florida experts in freshwater shoreline restoration to study and recommend the best freshwater shoreline restoration methods available and create an education program to display their findings. The educational program is being created and is expected to launch later this year. However, the restoration of this 4.5-acre pond needs immediate attention to stop the loss of property values and prevent the other problems listed above.

Thank you for your timely assistance regarding this matter.

Sincerely,



T. Alexandra Mott  
Homeowner  
Villages of Viera East HOA

# SECTION III



## Viera East CDD Fiscal Year 2024 Budget and Rule Meeting Schedule

<b>Fiscal Year 2024</b>
<b>Proposed Budget Workshop Schedule</b>
Thursday, May 25, 2023 - Regular Meeting - Approve Proposed Budgets
Thursday, June 8, 2023 - Workshop Meeting - GF/Capital Reserve/DS Funds
Thursday, June 22, 2023 - Regular Meeting - Golf Course
Thursday, July 13, 2023 - Workshop - Continued Golf Course (if necessary)
<b>Proposed Rules &amp; Rates Workshop</b>
Thursday, July 13, 2023 - Workshop - Set Public Hearing
<b>Proposed Public Hearings</b>
Thursday, August 24, 2023 - Rules & Rates Hearing*
Thursday, August 24, 2023 - Final Budget Hearing - All Budgets*

Budget Hearing Notice - Run on August 1 & August 8, 2023

Assessment Hearing Notice (if applicable) - Run on August 1 & August 8, 2023

Rule Hearing Notice - Run on July 24 & July 25, 2023