

**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, June 22 2023** at 7:00 p.m. at Faith Lutheran Church, Building C, 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	Golf Maintenance Superintendent
Michelle Webb	Lifestyle/Marketing Director
Terry Mott	Resident

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Showe called the meeting to order at 7:00 p.m. A quorum was present.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

*Ms. DeVries joined the meeting via phone.*

**THIRD ORDER OF BUSINESS**

**Public Comment Period**

Mr. Showe: I will note for purposes of the recording that only members of staff and the Board are present.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the May 25, 2023  
Board of Supervisors Meeting**

Mr. Showe: We will proceed to the approval of the minutes of the May 25, 2023 meeting. Those minutes are included as part of your agenda package. We can take any corrections or changes at this time or a motion to approve.

Ms. DeVries: I have one correction. On Page 28, I tried to vote in favor of the golf course name change, but the Board couldn't hear me, so my vote wasn't recorded. It says that I left the meeting, but it never says that I came back. Could you note on Page 29 that I came back and I was in favor of the name change?

Mr. Showe: Yes.

Mr. Dale: Okay. Thank you.

Ms. DeVries: Thank you.

Mr. Colasinski MOVED to approve the Minutes of the May 25, 2023 Board of Supervisors Meeting as amended and Mr. Rysztocki seconded the motion.

Mr. Dale: Is there any discussion? Hearing none,

On VOICE VOTE with all in favor the Minutes of the May 25, 2023 Board of Supervisors Meeting as amended were approved.

**FIFTH ORDER OF BUSINESS**

**New Business**

**A. Discussion of Fiscal Year 2024 Golf Course Budget**

Mr. Showe: We will have Jim go through most of that. I will note, although it says there was a 3% increase in all of the salaries, they were adjusted to 7% per Board discussion. So, we will have the narrative revised with a 7% salary increase. We made all of the other changes that we discussed in the General Fund on the capital projects side. If you turn to Page 19, which we provided hard copies of, you will see the Golf Course Budget. I will let Jim go through that.

Mr. Moller: I just had a couple of changes. Under *General Expenditures*, I wanted to add \$2,000 to *Training, Education & Employee Relations*, to make it a total of \$5,000.

Mr. Showe: I got you.

Mr. Moller: The same thing for *Golf Operations*. Add \$3,000 to make it a total of \$5,000.

Mr. Colasinski: I think you're selling yourself short.

Mr. Moller: I was just figuring \$15,000 between the three line items.

Mr. Colasinski: Give yourself \$25,000. If we don't spend it, we don't spend it.

Mr. Moller: Okay.

Mr. Colasinski: That's fine, but I don't want you later on to say, "*I would like to get more.*" If there are opportunities along the way, I want to make sure that we have money allocated for those.

Mr. Moller: Okay.

Mr. Carnesale: So, make the totals on each of those three items, \$8,000 instead of \$5,000.

Mr. Colasinski: I just want to increase it.

Mr. Carnesale: That would make it a total of \$24,000.

Mr. Moller: Yeah. So, each one would be \$8,000.

Mr. Colasinski: I would just make it \$9,000.

Mr. Carnesale: That would make it a total of \$27,000. That's fine.

Mr. Colasinski: That's fine. I just to make sure if we have opportunities, we have the funds available to take advantage of it.

Mr. Moller: Okay. For *Seed/Sod*, since we are no longer overseeding tees and green slopes, I want to decrease the \$16,500 and make it an even \$10,000 and still want to keep some money for sod.

Mr. Dale: Okay.

Mr. Colasinski: Where do you grow your sod?

Mr. Moller: We don't. We purchase it.

Mr. Colasinski: Very good.

Mr. Moller: I would like to increase *Operating Supplies* by \$5,000, with the price of everything going up to bring it to \$20,000.

Mr. Colasinski: Operating Supplies?

Mr. Moller: For cups, flags, flag sticks, etc.

Mr. Colasinski: Okay. I'm used to seeing Office Supplies. Very good.

Mr. Moller: That's it.

Mr. Colasinski: Alright.

Mr. Moller: With all of those changes, I think it increases the overall Maintenance Budget by \$1,500. It's actually more now.

Mr. Colasinski: I think we need to revisit the trail fees also. I don't have a number to suggest at this point in time, but if we look at the actuals versus what we projected in last year's budget, there's a significant discrepancy. I want to get an understanding of why we have that differential. Then when we have that understanding, I would like to propose a new number than what we currently have listed in there. But I do want to get an understanding of why we are significantly lower. When we get that, we can provide a new number.

Mr. Moller: At face value, if I'm reading you correctly, "*Season Advance/Trail Fees*" is the gold and platinum membership fees. Is that the case?

Mr. Showe: Yes.

Mr. Moller: I don't see another line item for memberships.

Mr. Colasinski: Alright. Okay. All I want to do is have a realistic number in the budget and nothing more than that, but let's get a number. Then we can do the correlation between the reduction from last year's budget.

Ms. DeVries: I have an item that I wanted to discuss.

Mr. Dale: Please.

Ms. DeVries: I am looking at this at eye level. What I'm seeing is that all of our expenses are going up. We are adding a lot of expenses to this, but our revenues are not going up. It seems to be resulting in a profit margin. There is a very small amount of profit like \$6,500. I'm looking primarily at the golf course. Do we need to raise revenues? Do we need to raise fees to offset the increases in costs?

Mr. Showe: Just as a note, we typically will discuss that at the next workshop. We will cover the rules and rates, which will have a dramatic impact on those revenues in whichever way the Board wants to go. Right now, we have drafted the budget at similar rates to what you have now. Obviously, to the extent you make changes to those rates, it would impact those revenues.

Ms. DeVries: Okay. Thanks for clarifying that.

Mr. Dale: It's an excellent question. It's part of a broader context just like Jason said. In July, we'll have the discussion. August is when we vote on what we are going to be doing for rates and everything, but there are all sorts of things on the table right now. I know we've been getting emails from people. I'm sure that all five of us are going to take that into consideration. I

know we made a lot of changes last year. What we have to do is forensically look at it now and see what worked and what didn't. We'll have to incorporate that also.

Ms. DeVries: Right. Okay. That sounds good. I also think we may need to look at if we can't get the revenues up, we may need to re-look at costs, the top side.

Mr. Colasinski: Yeah. That's standard for any budget. Sure.

Ms. DeVries: Right. Okay.

Mr. Dale: Yes. I do anticipate some things are going up.

Mr. Colasinski: The process that we're trying to pursue here, Jen, is that we are trying to first establish a budget. This is the first phase of that rationalization. Jim proposed a budget that we will take a look at and give feedback at the workshop and the next meeting as well. The rate changes will help us get additional revenue if we feel that we need that.

Mr. Dale: Yes.

Mr. Colasinski: But that's in August.

Mr. Moller: My question is do we want to budget for profit. Should we have our budget basically at zero?

Mr. Showe: Because we are a Government, we try to budget at zero profit just to start with. Then the profits that you make are what you make.

Mr. Dale: Are there any specific rules on that?

Mr. Showe: Not really. That's traditionally how we have done the budget, but that doesn't mean you have to continue that way.

Mr. Dale: We are producing profit every year.

Mr. Showe: The profit is really offset in your transfer to capital reserves. Really, this budget has \$189,000 worth of profit. That's what you're showing as transferring to capital reserves.

Mr. Colasinski: Right.

Mr. Dale: Right.

Mr. Carnesale: It's also a matter of trying to get the reserves in place for each of the parts. If you budget zero across the board, you'll never build any kind of a reserve.

Mr. Dale: What we're doing is kind of like we talked about last year. We're backwards planning. It's when we had the big discussion about what a round of golf should cost. On average, over the course of a year, what we're doing is fine tuning that number.

Ms. DeVries: Okay. I'm new to this process so thanks for explaining that we will address the revenue side later.

Mr. Colasinski: It's good to ask questions. I'm glad you're asking questions.

Mr. Rysztogi: On Page 30, it says \$187,550 for *Equipment Lease*. Is that for the credit cards.

Mr. Showe: No. Its for all of the equipment that we're leasing now. All of the ones for Huntington National are the leases. I think Wells Fargo is also a lease. Dex Imaging is for copies.

Mr. Carnesale: Lease of what?

Mr. Moller: Equipment. Mowers and golf carts.

Mr. Rysztogi: Golf cart fees are separate.

Mr. Moller: Its for all of the pieces of equipment that mow the golf course, the EZGo carts that move the guys around, fairway units, rough units, greens mowers. Everything is on a four year lease.

Mr. Dale: The ball picker.

Mr. Moller: The cart itself. That's going to be in the golf house.

Mr. Colasinski: Ron, with the cycle that we have for all of this equipment, its much more cost effective to do leases versus purchasing.

Mr. Rysztogi: Right. It just said, "*Lease*" for \$187,000 and I didn't know what it was for.

Mr. Showe: When you look at those items on Page 30, each one of those ties to a contract that we have for specific equipment.

Mr. Dale: I'm just going to touch on this issue quickly because its fresh in my mind. We just had dinner up at the golf course. For *IT Services*, I know that we have certain things that are cheaper on a monthly basis. We also have to factor in all new cabling. I'm sure that costs several thousands to do that. We just want to make sure that we're doing a cost comparisson if it's a three or four year payback.

Mr. Colasinski: My understanding today, from what Jim explained to me, we are putting in a new phone system and the phone system is supposed to cost a couple of hundred dollars less per month.

Mr. Moller: Its supposed to cost \$200 less per month.

Mr. Colasinski: Right.

Mr. Dale: Right.

Mr. Colasinski: However, I believe its an internet phone service.

Mr. Moller: Yes.

Mr. Colasinski: So with internet, since we're using 1 Gygabyte, we need to put in a different cable because the speed is much higher than what was used before. With the electrical characteristics of 1 Gygahertz frequency, you have alot of mismatches with the old cable which causes alot of disruption.

Mr. Dale: Right. Which would not allow it.

Mr. Colasinski: Well its not as fast because you get alot of reflections on the signal.

Mr. Dale: I understand.

Mr. Colasinski: As a result, that's part of the cable. I think I'm just trying to understand, first of all, what the cost and benefit is, anything that we have in the technology domain, because we tend to take Black Rock's word all the time. I just really want to see a proposal. If its simple maintenance work, that's okay, but if we are going to do new stuff like that, we should see a proposal on what they want to do, the value, the benefits and the cost. Nothing more than that. Because there are times when we had things thrown at us from them and we really don't need it. But we have always given them a clean slate. Anything like that should be in a proposal showing the value, the benefits and the corresponding cost. Its really just a matter of understanding it.

Mr. Dale: Where that comes from, is the previous year, we had server expenses thrown at us. This was after the year prior where the Board was pretty emphatic about having everything cloud based. All of a sudden we were spending \$5,000 or \$6,000 on new servers and other things.

Mr. Colasinski: That's just the hardware and the labor to put it in.

Mr. Dale: Yeah. Just so you know the background and where we're coming from. Alright. Do we have any other amendments, adjustments, things that people would like to add from an expense perspective?

Mr. Moller: The only other thing is where it says, "*Total Reserves, \$189,600.*" Is that what we anticipate putting into reserves? Do we want to increase that to \$250,000?

Mr. Showe: You can't really do that without increasing revenues. The budget is balanced to that line.

Mr. Colasinski: Okay.

Mr. Moller: Once we figure out our rules and rates, then we can increase the revenue.

Mr. Showe: Correct.

Mr. Colasinski: As part of our budget.

Mr. Dale: We'll have to manually incorporate that.

Mr. Showe: Yeah.

Mr. Dale: Okay. Gentleman, do you have anything additional?

Mr. Rysztogi: No.

Mr. Dale: Alright. At this point, do we need a motion?

Mr. Showe: No. Its just the preliminary discussion. Jim will take a preliminary look at the rules and rates. Then we can make the changes to revenues. We'll present this again to you at your workshop on July 13<sup>th</sup>, which is three weeks from tonight because June has an extra Thursday in it.

Mr. Dale: Okay.

**B. Discussion of Agreement for Putting Green and Related Irrigation Renovations with Landirr, Inc.**

Mr. Dale: Let's hear where we are at with the putting green.

Mr. Showe: The Board approved this project at the March meeting. We went ahead and executed a contract. I think Jim lined them up to get started.

Mr. Moller: They are ready to start on Monday.

Mr. Dale: Good deal.

Mr. Moller: It should take about two weeks to finish completion.

Mr. Dale: Ballpark, what is their availability? Are we increasing the size of the green by a third or half?

Mr. Moller: Right now, it is 5,000 square feet and we are expanding it by 7,500 square feet.

Mr. Colasinski: That is 100%.

Mr. Moller: We are doubling the size of the green.

Mr. Dale: You have to forgive me. We were driving in at 1:00 a.m. last night.

Mr. Rysztogi: I noticed on Wednesday, there was no activity at all on the driving range. Is there a reason why they had no participants?

Mr. Moller: The driving range floor was soaking wet on Wednesday and today as well.

Mr. Rysztogi: You need that dry for a driving range?



Mr. Moller: To be able to pick the balls up you do. If there are a bunch of balls, we send the ball picker out. The dampness will imbed the balls into the soft ground.

Mr. Colasinski: When the balls are hit, they imbed into the ground so the picker can't pick them up.

Mr. Rysztozi: Okay.

Mr. Colasinski: When you run the picker over them, it pushes them down even further.

Mr. Rysztozi: Okay. I thought it was closed.

Mr. Moller: Today, we had the front nine of the golf course closed because of the excess rain. We had the back nine open only. So they did the back nine twice. The amount of damage the carts will do on the front nine with the wetness, is not worth to keeping it open.

Mr. Rysztozi: I noticed on the entry, the big screen was not on.

Mr. Moller: Today?

Mr. Rysztozi: On Wednesday. Yesterday.

Mr. Moller: It stays off for 24 hours. Then when it times out, we have to push the button and turn it back on.

Mr. Rysztozi: It normally is on?

Mr. Moller: Yes.

Mr. Rysztozi: Okay.

Mr. Moller: Today, I couldn't get it back on because the Wi-Fi was down, but after about an hour, it came back up.

Mr. Colasinski: The question I had was the cart path extensions that we installed last year were intended to provide improved access during rain to where we could use the front nine. That's why we expanded the cart paths. Is that not the case?

Mr. Moller: It all depends on the fairways. You can expand the cart paths as much as you want, but the fairways themselves were too wet today. Yesterday they were fine.

Mr. Colasinski: Alright.

Mr. Moller: It was just on the front nine.

Mr. Colasinski: Okay. I'm a little disappointed because I was led to believe if we did those cart path extensions, that would get us through the rougher areas of wetness so you could still play. Obviously that is not the case.

Mr. Moller: It exceeded that aspect of it.

Mr. Colasinski: Alright.

Mr. Moller: With four days in a row of half inch rains, it was too much. We got lucky today that everything stayed north of us.

Mr. Colasinski: Alright.

Mr. Showe: We need a motion to ratify the agreement for the putting green, so its clear in the record.

Ms. DeVries: I signed it so I agree.

On MOTION by Mr. Colasinski seconded by Mr. Carnesale with all in favor the Agreement for the Putting Green and Related Irrigation Renovations with Landirr, Inc was ratified.

**SIXTH ORDER OF BUSINESS**

**Old Business**

**A. Action Items List**

Mr. Showe: The development of the Emergency Recovery Plan, I talked to the engineer and he has the information from the county. He is slowly putting a map together.

Mr. Dale: Will it take a month or two months?

Mr. Colasinski: It depends on his availability. That is not the only job he has.

Mr. Dale: He does have all of the information that he needs?

Mr. Showe: Yes, from the county.

Mr. Colasinski: Now we just have to let him do his job.

Mr. Showe: That rolls into the letter about the storm response. As far as the Employee Manual, Jim and I have been working on that. I think we have it finalized. They are about to roll that out.

Mr. Dale: Okay. Good.

Mr. Showe: The POS system is live and in effect. As far as the parking lot paving review, the Request for Proposal (RFP) was issued. Those are due on July 10<sup>th</sup>. Hopefully, by your workshop, we will have the bids that were received. You can start preliminarily looking at those bids.

Mr. Dale: I would prefer if we could get that done before the season.

Mr. Colasinski: Get the bids and see who is available when.

Mr. Dale: As best we can.

Mr. Showe: Lastly, we have the turf management at Woodside, which is ongoing and the driving range parking. I don't know if there are any updates on that.

Mr. Dale: Turf management at Woodside, define the issue, please.

Mr. Moller: Just putting together an ongoing program.

Mr. Dale: Okay.

Mr. Moller: We fertilized it last month.

Mr. Dale: I just want to make sure that we're talking about the same thing.

Mr. Showe: If that was complete, we will remove it from the Action Item List.

Mr. Dale: Alright.

Mr. Showe: Are there any driving range parking updates?

Mr. Moller: No. I did not reach out again. I spoke at the last meeting that she had not had any word yet.

Mr. Showe: Okay.

Mr. Colasinski: If we don't hear a word in another month, we start looking at implementing alternatives.

Mr. Dale: We are talking about the back nine.

Mr. Colasinski: Yes. Its taking forever. Draw a conclusion. Whatever it will be, but we need to start bringing it to a close.

Mr. Showe: That's all we have on our Action Items List.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. General Manager's Report**

Mr. Showe: We have the General Manager's Report.

Mr. Moller: Alright. We have the agreement for American Shoreline. Bill Anderson can get us on the schedule for the next fiscal year. We talked about the putting green. We are good to go next week. I will be in Orlando next week, but my daughter's match isn't until 3:00 p.m. I'll shoot over in the morning and make sure that we get everything staked and mapped out. If I need to come back on Tuesday, I will do that. I pulled the financials as of the 20<sup>th</sup>. Golf is sitting at \$76,200 and \$114,000 is projected. Last year, we were at \$105,000 and the budget is \$121,000. We had some rain events. We actually had one event today, which was completely washed out. Food and beverage are sitting at \$40,935. We projected \$61,400. Last year, they were at \$42,000.

Mr. Colasinski: That is almost 100% more.

Mr. Dale: It is projected this month at \$61,400.

Mr. Moller: For the Clubhouse, we got with Jani-King to do the restaurant floors.

Mr. Dale: There is a noticeable difference.

Mr. Moller: They haven't started yet. We just got the agreement back today. It turns out to be \$50 per day. That's not bad.

Mr. Dale: Nice.

Mr. Moller: Other than that, that's all I had. I received a phone call from a friend of mine who is taking over the head coaching duties for Titusville High School's golf team for the next season. I know we had policies before about foursomes and certificates. Where do we still stand on that?

Mr. Colasinski: What do you want?

Mr. Moller: If we can donate a foursome for their fundraiser.

Mr. Dale: The problem we get is if we open that up.

Mr. Colasinski: Then a line starts and never ends. We had that issue before.

Mr. Dale: I probably get 10 plus requests per year from different agencies.

Mr. Colasinski: Right. We went through this before and the line just gets longer. People are in the pro shop every week asking about that.

Mr. Moller: I told them our policy is no.

Mr. Dale: Just for clarification, there are three groups that we did authorize for, in particular, the 18 hole league that always does a tournament. They have all of the charities that they support and donate to. So we did make an exception for VEMA and VELGA.

Mr. Colasinski: If there's any Go Fund Me effort, I would be willing to cover the cost of one person as a donation. Maybe we can get some donations together to help cover that, but unfortunately as a Board, we've been through this before. The line gets long very quickly.

Mr. Dale: Yeah. There are a lot of good causes out there.

Mr. Moller: I understand.

Mr. Carnesale: The last time we had a request, the bulk of the Board fell in line going with it, but didn't want it to come from the Board. So, we did a collection.

Mr. Dale: Right.

Mr. Moller: 10-4.

Mr. Dale: I do have a question. In looking at the year-to-date numbers, when I was scanning through the budget for the pro shop, I did see that we are in the black, but we are not in the black as much as I thought we were. We are producing good numbers. My point of bringing that up is in looking at that, it seems that our revenues are way up. I just want to make sure that our cost controls are in line.

Mr. Colasinski: I think the merchandise is what is costing us. Also, we had very little inventory last year.

Mr. Dale: Right.

Mr. Colasinski: We've been replacing inventory this year.

Mr. Dale: Right.

Mr. Colasinski: That's why costs are up.

Mr. Dale: Right.

Mr. Colasinski: The costs are the costs. You can't dance around that too much. We have a larger variety of brands now than we ever did.

Mr. Dale: I do know that we had a few discussions about discounts and who gets what.

Mr. Colasinski: Revenue does not effect the cost.

Mr. Dale: Yes it is driven by revenue, if we are giving too much of a discount.

Mr. Colasinski: That's what I'm trying to understand.

Mr. Dale: Let me finish. It was during Father's Day in particular, when there were questions about what we can give as a general discount. I know 25% numbers were thrown out there. All this is, is basically just a request from me to please coordinate with staff on whether its 10% to 15% or whatever number you guys come up with. It seemed to me like a 25% discount was a tad excessive. I just want to make sure that everybody on staff is coordinating and in line with where we are at.

Mr. Moller: Okay.

Mr. Dale: What it came down to is when I was adding up some of the numbers, I saw that we were going to lose money on some of this.

Mr. Colasinski: I don't recall seeing a 25% discount on merchandise for Father's Day.

Mr. Dale: It didn't happen but the request was made.

Mr. Colasinski: I didn't hear that request.

Mr. Dale: It didn't go through you.

Mr. Colasinski: Oh, its not a Board decision.

Mr. Dale: It was not a Board decision. I just want to make sure that the Golf Course Manager has a good grasp.

Mr. Moller: I've been looking at the cost of goods and stuff like that. I think its what we've been trying to deal with the restaurant as well. Everything just seems not symbiotic. Yes, we restocked the entire pro shop after the construction.

Mr. Dale: Right.

Mr. Moller: But on a month-to-month basis it seems like there's too much fluctuation.

Mr. Dale: Right. I'm fine with whatever standard you set and whatever standard the Board sets. I just want to make sure its consistent and applied. The back driving range, you talked about. Merchandise and discounts you discussed. Soundproofing for the restaurant, we've been talking about for a number of months.

Mr. Rysztogi: I agree that there is an issue.

Mr. Dale: It is still echoing in there. I know Jeff talked about ordering additional roof panels. I think we also need side panels.

Mr. Moller: Okay.

Mr. Dale: Whatever we need to do to bring the echo down in that place, I don't think we're talking about alot of money. I don't want to keep talking about it.

Mr. Colasinski: We are over 30 minutes.

Mr. Dale: Is that all you have, Jim?

Mr. Moller: Yes.

**B. District Manager's Report**

**i. Reminder of Form 1 Filling Requirement Deadline – July 1, 2023**

Mr. Showe: The only item that I have under my report is a reminder that everyone needs to get their Form 1 filled in and returned to the Supervisor of Elections by July 1<sup>st</sup>. That is the deadline.

**C. Lifestyle/Marketing Report**

Mr. Dale: Michelle?

Ms. Webb: I just got back from vacation. If you will notice, everything still got posted and it was set up in the queue to go out. Sassy Saturdays is this Saturday. It's our first one since

the International Ladies Golf Day. I received a lot of emails from the ladies asking when the next event is. Hopefully, we'll have that happen again and hopefully it won't rain out because it starts at 4:30 p.m. If it does rain, we'll just postpone it to another day. Everything is going well. Its summer. We are going to start a blog on the golf course page. We already have two blogs. The recent one needs to be moved over, but now that we have the new page up and running, I'll move the other blog. We're going to start doing more blogging. We have a woman gofer that we're going to start using. She's not a professional, but she is a single mother of three that likes to play golf. We're going to try her out to see how she likes it. If she enjoys it, I think it will be good to have blogging by a woman who can really talk about the game. We really want to push women's golf. It's becoming very popular right now. Of course, you guys have been the driver of that because now we're in competition with other golf courses that are trying to add more to their International Golf Day. No other type of program has been held before. This is our third year doing it. We moved it to Sunday because it was held for a week. Duran and three other golf courses in this area decided to hold it on Tuesday, which is normally when we do it. So, we got ahead of that one as well. We are starting to become the leader of it.

Mr. Colasinski: Absolutely.

Ms. Webb: So, we're going to start the blogging. She's going to come out on Sassy Saturday and see how she likes it because she's never blogged before. I'm going to be working with her as an apprentice. We would like to do it concurrently with our web page. She will come in and write about women's golf and we're going to actually set a calendar of how this will look and what kind of things she's going to be doing. So, she will be coming out to the golf course and doing things, hopefully with Eddie. Maybe Eddie will do a golf clinic with her and she will blog about her experience. Hopefully that will add to the summer to try to get more women onto the golf course. So, that's what my direction is right now. I'm trying to get readjusted to the time as its Midnight in Rome.

Mr. Colasinski: You're still functional.

Ms. Webb: I know that we haven't done an annual newsletter yet. I don't know if it's still something that we're going to do.

Mr. Colasinski: We can do that anytime you want.

Ms. Webb: I know, but do we want to do it?

Mr. Colasinski: Yes.

Ms. Webb: I was talking to Jen and we have a plan of some things to go in it. Can I go ahead and start working on that now?

Mr. Dale: Yes.

Ms. Webb: Right now, we're going to look at doing the water management as part of a table for the Viera East organizations. Of course, the monthly market and the grand opening will be added to it as well as all of the websites that we have and the fire line schedule for next year. Is there anything else?

Mr. Colasinski: I think we were going to talk about the money we spent in the last year, between the driving range, irrigation system, Clubhouse, all of those things.

Ms. Webb: Who is writing that?

Mr. Colasinski: I said that I would write an article regarding the capital improvements.

Ms. Webb: Okay. I know that Jen has written some articles. Right?

Ms. DeVries: I wrote a water management article. I drafted one. I have a table of the Viera East organization.

Ms. Webb: Okay.

Ms. DeVries: Comparing what the Viera East CDD does and the HOA.

Mr. Colasinski: Set a calendar date. Otherwise, we'll just be going forever.

Ms. Webb: I know.

Mr. Colasinski: What do you think?

Ms. Webb: Do you think by the first of August we could have this done?

Mr. Dale: We will need to because August is going to be a busy month.

Ms. Webb: Yes.

Mr. Dale: We are going to be heavy into the budget rates and things like that.

Ms. Webb: Okay. How about if we set a deadline of August 1<sup>st</sup>? Would that be good?

Ms. DeVries: Yes.

Mr. Dale: Sounds good.

Ms. Webb: By August 1<sup>st</sup>, provide me with your articles.

Mr. Colasinski: Yes.

Ms. DeVries: Add that to the To-Do-List.

Mr. Showe: I put it on the Action Items List.

Mr. Colasinski: Very good.



Ms. DeVries: Michelle might remind us every meeting.

Ms. Webb: I will remind everybody.

Mr. Colasinski: We haven't seen you in a while.

Ms. Webb: I know. If you guys have anything else to add, let me know.

Mr. Dale: What's going on with the Farmers Market?

Ms. Webb: Its slow. I thought it was going to be slower in June, but we still had 30 vendors. We have seven new vendors that came out. We talked about doing a craft show in July, but we actually have more vendors for the Farmers Market that want to come out. So, I'm not going to change it to a craft show. I'm going to just keep it as it is. If some of our craft people leave because it's not going to be where they want it to be or they are on vacation, we will just add some of the new ones in and give everybody an opportunity.

Mr. Dale: Tell us about the egg people.

Ms. Webb: They came to this last one. Unfortunately, I wasn't managing it. We had a vendor that sold eggs, fresh peanut butter and some produce at this last one. Hopefully, she's going to come back.

Mr. Carnesale: If we are going to have the produce vendor, then we have no problems calling it a Farmers Market.

Ms. Webb: Right.

Mr. Carnesale: Alright? If we find that becomes a problem, which it has in the past, then we just have to change the title to, "*Outdoor market*," without the word, "*Farmers*."

Ms. Webb: Right.

Mr. Carnesale: What's happening is people are saying, "*I'm going to the Farmers Market and I can't find any Farmers*."

Ms. Webb: That's true. We spent a lot of money on the sign. We got them to come out. The vendors that we talk about, we can do it on a Sunday and there would be a lot more interest, but it's not what we want to do on a Sunday. It's not a reputable time for most. We are trying to get some new vendors to come out and try it out. June, July and August are hard for any produce people because the food rots. That has always been the case. Most Farmers Markets don't function in June, July, August and September because it's too hot. A lot of them don't have produce because of that purpose. There are people that do have produce. I try to get them to come down here, but they are already committed on Saturdays to a local market. It's not an easy

thing. Even Louise tried to get some and it's not easy to get, unfortunately. The one that we got to come out before, got flooded for the hurricane. I reached back out to her again and she's still not there. She had not recovered from it. We can change the name. I don't have a problem with it, but our signage is still going to show, "*Farmers Market*." We can change it for advertising purposes.

Mr. Dale: Okay. Is there anything else?

Ms. Webb: No. That's about it.

Mr. Dale: Are there any questions? If not, lets proceed.

#### **D. Restaurant Report**

Mr. Colasinski: Is there a Restaurant Report?

Mr. Dale: I saw that we were in the black for \$9,000 last month.

Mr. Showe: Yes.

Mr. Dale: That puts us in the positive for the year.

Mr. Showe: Yes.

Mr. Dale: Without adding in any additional bond money.

Mr. Moller: Yeah. As long as we can control our expenses in June, July, August and September, we'll be alright. Revenue was \$80,000 and we made \$9,000. We are anticipating making \$60,000.

Mr. Dale: That's better than 10%. That's huge for the restaurant industry.

Mr. Colasinski: The previous year we had a substantial increase in revenue.

Mr. Moller: Yeah.

Mr. Dale: Okay. I think we summarized what happened last month, unless there's anything huge.

Mr. Moller: Not as far as revenue. We talked about the floor.

Mr. Colasinski: The panels.

Mr. Moller: We are working on the panels. The only thing that stood out in the budget was the labor cost that we had budgeted. I know that labor is high, but I was doing some research; 35% is labor costs in fine dining establishments and we are at 44%.

Mr. Colasinski: Does that include the contract for Jeff?

Mr. Moller: Its part of it.

Mr. Colasinski: His contract is not unreasonable.

Mr. Dale: That's everything lumped together.

Mr. Colasinski: Okay.

Mr. Moller: That's the only thing that stood out.

Mr. Dale: I did notice that golf course labor costs have gone down this past month. I know it fluctuates. That was one of the two or three things that popped out at me.

Mr. Rysztoji: You have no hours at all on Monday in the restaurant?

Mr. Moller: The girl who normally manages the beverage cart is in the outside bar. The interior of the restaurant is closed to the public, but we have the outside bar with light foods and beverages.

Mr. Rysztoji: You have beer.

Mr. Moller: Yeah.

Mr. Dale: We were actually losing money on Mondays because there wasn't enough traffic, when you are paying for a cook and server.

Mr. Carnesale: Now its reduced down to a minimum in terms of what we are offering, but we still have people on the golf course needing some place to go.

Mr. Dale: Right, to get their beer.

**EIGHTH ORDER OF BUSINESS**

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

**A. Approval of Check Register**

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

Mr. Colasinski: Jason, which checks are these?

Mr. Showe: In your General Fund, we have Checks #4710 through #4728, Check #186 for the Capital Reserve Fund and Checks #30741 through #30816 for the Golf Course Fund for a total of \$155,115.34.

Mr. Colasinski MOVED to approve the Check Register for May 31, 2023 in the amount of \$155,115.34 and Mr. Carnesale seconded the motion.

Mr. Dale: Is there any discussion? Hearing none,

On VOICE VOTE with all in favor the Check Register for May 31, 2023 in the amount of \$155,115.34 was approved.

**B. Balance Sheet and Income Statements**

Mr. Showe: On the Balance Sheet and Income Statement, we are at 98% collected on assessments and are in great shape.

Mr. Carnesale: How does that percentage compare to last year?

Mr. Showe: Its right on par. There are a few people who don't end up paying until the April deadline. We'll get those in and there will probably be one or two tax certificates sold.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Dale: We'll start with Ron.

Mr. Rysztogi: I got all of my questions answered during the meeting.

Mr. Showe: Great.

Mr. Dale: Pete?

Mr. Carnesale: Same thing.

Mr. Dale: Steve?

Mr. Colasinski: I'm done.

Mr. Dale: I have nothing. Jen?

Ms. DeVries: I have one. I'm looking at the website.

Mr. Colasinski: Which website?

Ms. DeVries: [www.Vieragolf.com](http://www.Vieragolf.com). Is that our website?

Mr. Showe: Yes.

Mr. Colasinski: We have a CDD website as well. That's why I'm asking. What about it?

Ms. DeVries: Is that our current live website?

Mr. Moller: Yes.

Ms. DeVries: I'm seeing things on it that shouldn't be there. I guess I could send you a link, Jim. For example, the golf membership. I thought we were getting rid of it. Are you managing it?

Mr. Moller: Michelle is.

Mr. Dale: What she is referring to is a page that says, "Memberships." It's kind of dead as we don't have memberships any longer. We have season passes.

Ms. Webb: Yes, we are still doing some modifications on it.

Mr. Dale: There are still modifications going on right now, Jen, but we will look at that issue specifically.

Ms. DeVries: Okay.

Mr. Colasinski: I agree.

Mr. Dale: There were a few things in the conversion from Golf New that we are still dealing with.

Ms. DeVries: Okay. That makes sense. Thanks for clarifying that. If you want me to send you a link of what I see, I will.

Mr. Colasinski: That would be fine.

Mr. Moller: Email it to me.

Mr. Dale: That would be great. Thank you.

Ms. DeVries: Will do. Where are we at with the conversion? We're done with the new system. Right?

Mr. Moller: Yes. It's been well over a month since we were running live. Tee sheets were a struggle to get Golf Now out of the picture. Now that we have our tee sheet on the new website, last Monday was one of the busiest Mondays that I've seen in a while and Golf Now was off.

Ms. DeVries: Great.

Mr. Moller: At one point they were double booking our tee times. So, we had to turn Golf Now off. I think we still did 130 rounds in one day.

Mr. Colasinski: Wow.

Mr. Dale: They were all ours?

Mr. Moller: Yes, they were all ours.

Mr. Colasinski: Wonderful.

Ms. DeVries: Do you have any reaction from golfers? Is there any feedback?

Mr. Moller: I haven't heard anything negative.

Ms. DeVries: Okay. Great. Are there any positives? We love hearing those too.

Mr. Moller: I haven't heard much yet. Some people were having a hard time registering on the website. There is also an App for your phone. Once you establish an account, you can book a tee time from the App. It actually has a range finder that you can take onto the golf

course. It will provide yardages. There is also a message board. This morning, we had the rain. We couldn't send a blast out, so we posted a notification on the message board that the nine-hole course was closed.

Mr. Dale: Jen, I will give you a positive that I noticed in the finances. Last month, the paid rounds paid were up significantly.

Ms. DeVries: Awesome. That is a big change. I just wanted to hear how it was going.

Mr. Moller: The back side of the reporting is still a struggle because there are 8,000 different reports to choose from. We're still trying to figure out the ones that work for us.

Mr. Dale: Right.

Mr. Moller: We're still used to the old EZLinks reporting.

Mr. Dale: I think it will take a few months to sort through some of the data, but based on what I saw, it's a very positive first step.

Ms. DeVries: Okay. Good to hear. Thank you. I'll send Jim a list of some things that I've seen.

**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