

**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, September 28, 2023** at 7:00 p.m. at Faith Lutheran Church, 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
Ron Rysztocki	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jeremy LeBrun	GMS
Jim Moller	Golf Maintenance Superintendent
Michelle Webb	Lifestyle/Marketing Director
Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Showe called the meeting to order at 7:00 p.m. Three Supervisors were present in person constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Public Comment Period**

Mr. Showe: The next item that we have is the public comment period. I have not received any request to speak forms, so we can go ahead and open it up at this time. If you would like to make any comments, we would ask that you state your name and address and please keep your comments to three minutes.



Resident (Catherine Hawkins, 6927 Hammock Lakes Drive): It's great to see you.

Mr. Dale: We're glad to have you.

Mr. Showe: Are there any other public comments? Hearing none. Then we can proceed on with the agenda.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the August 24, 2023 Board of Supervisors Meeting**

Mr. Showe: The first item that we have is approval of the minutes. We have your minutes from your August meeting. I will note that Ms. DeVries submitted a couple minor changes, which we'll make to the final version. We can take any other changes or comments or a motion to approve as amended.

Mr. Rysztogi MOVED to approve the Minutes of the August 24, 2023 Board of Supervisors Meeting as amended and Mr. Colasinski seconded the motion.

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

On VOICE VOTE with all in favor the Minutes of the August 24, 2023 Board of Supervisors Meeting as amended were approved.

**FIFTH ORDER OF BUSINESS**

**New Business**

**A. Consideration of Agreement for Habitat Management Services with Erwin Consulting Ecologist, Inc.**

Mr. Showe: The next item is new business. We have a couple of agreements. The first one, we received from ECOR at your last meeting, but we were unable to get the Kevin Erwin one before then, but this is their update for the year. Again, we only use their services if needed. We budgeted what we think is a sufficient amount in there to cover what we would need them for. But again, that's your Ecologist, so it's kind of important that we have them under contract on any issues that Jim or I might need. It is kind of an expertise in dealing with permit scrub jay habitat, fire burning. They are the experts and have a lot of experience. Unless the Board has any questions or comments, it would be our recommendation to approve that agreement.

Mr. Dale: Yeah, I can't imagine there's too much RFP in something like that.

Mr. Showe: Well, you go through the same RFP process you did with your engineer, so you would have no idea on pricing.

Mr. Dale: Right.

Mr. Showe: It would be the same process again.

Mr. Colasinski: Is their price associated with this support?

Mr. Showe: Yeah. It's in there and it's an hourly rate. They kind of give you a scope.

Mr. Colasinski: Alright. Very good. So, it's as needed.

Mr. Showe: Correct?

Mr. Colasinski: Okay. Very good.

Mr. Showe: Yeah. We use them as needed on certain projects to be in permit compliance.

Mr. Colasinski: So, are you looking for a motion to approve that agreement?

Mr. Showe: Yeah.

Mr. Colasinski: I'll make the motion because they have done good work for us.

Mr. Colasinski MOVED to approve the Agreement for Habitat Management Services with Erwin Consulting Ecologist, Inc. and Mr. Rysztocki seconded the motion.

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

On VOICE VOTE with all in favor the Agreement for Habitat Management Services with Erwin Consulting Ecologist, Inc. was approved.

**B. Presentation of Arbitrage Rebate Report Series 2012**

Mr. Showe: The next item is a presentation of your Arbitrage Rebate Calculation Report. I know that sounds like a mouthful, but the basics of that, is because we issued public bonds, there are provisions in that bond that cap how much interest you're legally allowed to make off of those funds. So, we're required annually to perform a test to ensure that we are in compliance with that. I will say that with the current interest rates, it would be near impossible to make enough interest to cover it, but we're still required to perform that test. The second page of that report gives you a little table, which says no rebate liability exists. So that's perfect. That's where exactly you want to be on these reports.



Mr. Dale: In the sweet spot?

Mr. Showe: Yes.

Ms. DeVries: Jason. I'm just curious, what would happen if we did earn more interest.

Mr. Showe: There would be a rebate calculation. That's what this does. It would calculate the rebate you would have to pay back because you have tax exempt bonds. You would have to pay back whatever the difference was in what you're legally allowed to collect and what you did collect.

Ms. DeVries: Okay. Thank you for clarifying that.

Mr. Showe: Absolutely.

Ms. DeVries: I was wondering what it was.

Mr. Showe: Yeah, it's a lot of numbers, but that second page is kind of just the summary of it.

Mr. Dale: I do, at some point, during this meeting, want to have a discussion about the amount of bond money that we have left, similar to the conversation you and I had on the phone, Jason.

Mr. Showe: Sure.

Mr. Dale: I'm fine holding off, though, until we get into the General Manager's presentation.

**C. Consideration of Proposal for Professional Services with AMTEC**

Mr. Showe: Also, behind that, would be the arbitrage rebate calculation for the following year. Again, it's \$450. GMS can't even perform it at that rate. We've done some, but it's hard to beat that price. So, we ask for a motion to approve that proposal.

Mr. Colasinski MOVED to approve the Proposal for Professional Services with AMTEC in the amount of \$450 and Mr. Rysztocki seconded the motion.

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

On VOICE VOTE with all in favor the Proposal for Professional Services with AMTEC in the amount of \$450 was approved.

**SIXTH ORDER OF BUSINESS**

**Old Business**

**A. Action Items List**

Mr. Showe: I can quickly go through, the action items. Regarding the Emergency Recovery Plan, the engineer is still of reviewing all of the data. We're looking at the annual newsletter for the stormwater response. In terms of the parking lot paving. Jim, when is that starting?

Mr. Moller: On the 9<sup>th</sup>.

Mr. Showe: Okay, so October 9<sup>th</sup>, they're going to start that project. For the driving range parking, Jim and I actually had some progress on that, I think. You can correct me if I'm mistaken. You talked to the Homeowners Association (HOA). They agreed to at least discuss it.

Mr. Moller: Correct.

Mr. Showe: The access, if I understood you correctly, they wanted us to get permission from the city first.

Mr. Moller: Basically, they wanted us to have all of our ducks in a row. Instead of just a verbal plan, they wanted something in writing. So, I wrote something up with a map, kind of where it's going to be and the approximate square footage of the actual parking area. It's actually on paper and it's not hearsay.

Mr. Colasinski: It's documented. It's a visual. It's a solid reference point.

Mr. Showe: Yeah. So, I can take it from there. We took that plan and got it to the City of Rockledge. We're going to have to. We're making access off of their road.

Mr. Colasinski: Is that the city's road?

Mr. Dale: That is a county road.

Ms. DeVries: I thought it was a county road too.

Mr. Showe: Okay. Well then maybe the city has no standing, then.

Mr. Colasinski: Well, it's the city limits where that access is to be granted, but the road is owned by the county.

Mr. Dale: Yeah. They probably have the first twelve inches of that, if that. I'm a little trepid about involving the city with this, because that's when it just turns into a giant long drawn-out process, but you go ahead and finish.

Mr. Showe: The city's answer was, "*You need to get permission from the HOA first because you're going to be accessing their property.*" So, that kind of bounces us back to the homeowner.

Mr. Dale: This is not a permanent improvement. We're not concreting this. This is coquina, essentially.

Mr. Moller: You would probably have to make a curb cut and then probably concrete from the street to the sidewalk.

Mr. Dale: Okay.

Mr. Moller: Then from the sidewalk on would be the aggregate, the crushed coquina and whatnot.

Ms. DeVries: I just want to say, as the HOA, if all of the services from my home are from Brevard County, none of them are from the City of Rockledge.

Mr. Colasinski: The border, Jennifer, is only on the north end of our facility.

Mr. Dale: Yeah. Here's where I'm at. I think we gave them 60 days in our letter. We're probably coming up on our 60 days.

Mr. Showe: Well, what we did tell them, is since we started working with them, part of the 60 days was that we were getting a flat no from everyone.

Mr. Colasinski: Right.

Mr. Showe: So, now that we're working with them, I told them we give them some flexibility.

Mr. Colasinski: We have to give them an opportunity.

Mr. Dale: And I'm okay with a little bit. I guess where I'm at is, this kind of feels a little bit like where we were six months ago and the same thing happened.

Ms. DeVries: It feels a little like chicken and egg to me.

Mr. Dale: Yeah.

Ms. DeVries: They say to go to the HOA and we go to the HOA and they say go to the city.

Mr. Dale: Right.

Mr. Colasinski: Well, let's go through this. Let's just go through it and see where we stand.

Mr. Showe: The city was incredibly clear that we need permission from the HOA to cross their property first.

Mr. Dale: Right. But again, as we've discussed, we don't need to cross their property. We can access it without crossing their property.

Mr. Showe: We can.

Mr. Dale: It does create a longer driveway.

Mr. Showe: Right.

Mr. Dale: So, I'm okay for letting this go a little bit, but this is not a...

Mr. Showe: Agree. We all agree.

Mr. Dale: Yeah.

Mr. Colasinski: I think it's worth taking the next step.

Mr. Dale: Yeah, we'll take the next step. I'll be a little bit patient. I'm still not happy with the fact that the first thing they threw out was that our \$2.5 million sprinkler system is on their property. That's why we're doing this one by the book. I'm saying that partly for the minutes because I've been asked, "*Why are you guys giving them a hard time.*" No.

Mr. Showe: Well, we've also been performing maintenance in that area for quite a long time.

Mr. Dale: Exactly.

Mr. Colasinski: At no cost.

Mr. Dale: Exactly. The only reason why they control that area is because The Viera Company dealt the cards out randomly and they randomly captured that area when it really should have belonged to the CDD to begin with.

Mr. Showe: We'll work it a little more. Hopefully we'll have a better update for you at the workshop.

Mr. Colasinski: Alright.

Mr. Dale: Okay.

Ms. DeVries: I also want you to note that our next HOA meeting is an election and not a typical meeting like this one. I have to look at the agenda for that meeting to see if that would even come up in the discussion next month.

Mr. Dale: Well, the thing that's funny about that is HOA annual meetings are completely different than the others and you literally can elect an entirely new slate of officers because your next meeting is an election.

Ms. DeVries: Right.

Mr. Dale: Right. Well, I hope it goes well, Jennifer.

Ms. DeVries: Yeah. They are having a meeting in a couple of weeks and trying to recruit people to be on the Board.

Mr. Dale: Well, I hope that goes well.

Ms. DeVries: Thank you.

Mr. Showe: So that's all that we have for the Action Items List. So, we can let Jim go on with his General Manager Report.

Mr. Colasinski: What about the AMTEC proposal?

Mr. Showe: That was the professional services for the next Arbitrage Report.

Mr. Colasinski: Okay, very good. Thank you.

Mr. Dale: The \$450.

Mr. Colasinski: Okay. Very good.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. General Manager's Report**

Mr. Moller: Alright, so I'll try to do this from memory. I signed the quote for the new range through US foods to use our credit.

Mr. Dale: Okay. I was thinking of the driving range.

Mr. Colasinski: The range for the kitchen.

Mr. Moller: The kitchen range.

Mr. Colasinski: Not the driving range.

Mr. Moller: I think we had a credit of \$14,000 and the range cost \$16,700. So, I think it cost us \$2,000 for a brand-new range. I don't have word on when that's going to be delivered, but it's been ordered. Jamie's going to deal with a local restaurant preventer in our area to do the install and get the old one out and we can work a trade with the old one, maybe get a new fryer since we have an old fryer. Hopefully just all that together will cover the installation costs and stuff like that. So, we'll try to keep the cost down. But I do want to put this on wheels and also have a flexible gas hose so staff can pull the range out.

Mr. Dale: How old would you estimate that equipment is? Do you think it's as old as the facility?

Mr. Moller: If I had to guess, probably the range is 30 years old. It's probably the original, most likely.

Mr. Dale: Thank you.

Mr. Colasinski: It's become a fire hazard.

Mr. Dale: Yeah.

Mr. Moller: So, we have the range. I know Jen was talking about installing a cooler outside of the bar area for golfers when they come in. We can offer grab and go sandwiches and other beers. I found a cooler for \$2,500. It would have a double door, just like we had previously, with locks at the bottom, so we can lock it for night service or whatever we can do there. Other than that, I talked to Jamie about the coolers in the back. All of the coolers back there, he feels very comfortable with. I don't think it needs anything other than just some upkeeping and repairs, but everything right now is very functional. All of the cooling units in the back are performing very well since Pete installed the aluminum carport, for lack of better terms, over that. It's keeping the sun off some of those cooling units and helping the performance of those guys.

Mr. Colasinski: I'm actually stunned at the improvement back there, the cleanliness of the area and also the ability of the shade that that provides now.

Mr. Dale: Just for the minutes, kudos to Pete again. I know I've told Mr. Pete Lopez, but that structure that he built, the overhang, is just absolutely phenomenal.

Mr. Moller: Yeah, he did a great job.

Mr. Dale: I think that would have cost us probably \$20,000, if we had a contractor build that for us.

Mr. Moller: Yeah, I think \$1,600 is basically what it cost us in material. Regarding the golf course, we just aerified the greens this week. I rented a machine called a unit rake. It's basically a dethatching. It expedites the process of verticutting. We have over 30 acres of fairways and are trying to get our fairways verticut. We subcontract that out for probably \$10,000. We rented this machine to see how it performs. Me, Wes, Justin, we all think it did a great job. So, I'm probably going to wind up purchasing one with the funds that we acquired from selling the irrigation. Brand new ones are probably right around \$10,000 and I think we received a little over \$16,000.

Mr. Dale: It's a self-propelled piece of equipment.

Mr. Moller: That you pull right behind a tractor.

Mr. Dale: Pull it behind a tractor. Okay.

Mr. Moller: So basically, it's a bunch of spring-loaded needle tines that you would see, like in agriculture. It just kind of walks across the fairway, lifts up the turf, pulls any dead thatch

out and then we mow it off. It did a really good job. Financially, I think both Food and Beverage (F&B) and golf, are sitting very well. I think last year in September, golf finished up at like \$74,000 and we're sitting at \$97,000, right now. Unfortunately, we're closed today and it's not looking good for tomorrow with the rain we just had and what's probably coming for tonight. We'll see how it drains.

Mr. Colasinski: It's one more day. It is what it is.

Mr. Moller: We'll be right around that \$100,000 mark, but we'll still exceed last year by \$25,000 to \$30,000. Basically, the restaurant doubled itself. I think last year the restaurant did \$30,000 and we're sitting at \$65,000.

Mr. Dale: Wow.

Mr. Colasinski: Actually, the annual revenue is much higher.

Mr. Moller: Yes. Next week I'm going to take Eddie and Wes out and we're going to do a hole-by-hole assessment on greenside bunkers, to try to figure out which bunkers we want to reshape and which ones we could eliminate. Because right now we're standing over 63,000 square feet, for just greenside bunkers. That's huge. It takes a lot of maintenance. I've played a lot of golf courses where the greenside bunkers still hold their job of either framing a hole or providing protection for a green, but it a fraction of the size of what we have.

Mr. Colasinski: So, can you talk about the bigger picture as to what you're trying to do then, since this goes into the meeting minutes?

Mr. Moller: Reduce manpower to take care of the bunkers.

Mr. Colasinski: But overall, you're looking at all the bunkers, right?

Mr. Moller: Just the green size.

Mr. Colasinski: Just the green size. Okay. And you're looking to replace sand and drainage.

Mr. Moller: Most of the green sides need a complete overall. The bunkers shrunk; the faces rolled down. We have excess rains. Water right now is basically draining into the bunkers, flooding the bunkers out. If the bunkers are shaped right, the water can be diverted around the bunkers. So, there is all new drainage in bunkers for any water that goes in there, with new sand and new sod.

Mr. Colasinski: I just want to understand it in the meeting minutes, so when people read them, they will understand and then your details that you're talking about now will make sense.

Mr. Moller: Yeah. So, basically reshaping these bunkers will decrease manhours, increase liability, basically improve the overall form and function of the golf course. So, like I said, me, Eddie and Wes are going to go through and figure out a game plan of what we want and then I'll get a couple of guys in here to give us quotes on what kind of dollars we're looking at to get that done. Then with that construction, any sand we pull out of those bunkers, we can replenish in the ferry bunkers.

Mr. Dale: Are you able to give us a no less than, no worse than when amount?

Mr. Moller: When I asked, and this was just straight bunker renovation, it was \$3.50 per square foot. So, I'm guessing around \$200,000.

Mr. Colasinski: And that's just a guess at this moment.

Mr. Moller: Yeah.

Mr. Colasinski: Because you also have the drains that you have to put in too. Right? So that's comprehensive.

Mr. Moller: Yeah. So basically, when we are doing irrigation project, I was talking to one of Landier's leads. He said right now their current price for a total bunker renovation, sand, sod shaping drainage is about \$3.50 per square foot.

Mr. Colasinski: So, the time frame would be next summer.

Mr. Moller: Depending on the cost of it, but yes.

Mr. Colasinski: Yeah. Okay.

Mr. Dale: Is there a portion of the course that is much worse off than another portion, like the front nine versus the back?

Mr. Moller: For the bunkers?

Mr. Dale: Yeah.

Mr. Moller: Not really. There are some really bad ones in the front and some bad ones on the back. It's six- and one-half dozen of the other as far as the green side bunkers.

Mr. Dale: Okay.

Mr. Moller: There are 30-year-old four-inch corrugated drain pipes underneath those bunkers that collapsed. They have been clogged.

Mr. Dale: Right.

Mr. Moller: Root intrusions, the whole nine yards.



Mr. Colasinski: If we were to look at the Master Plan, Rob, that is the last item on there. The plan that was issued in 2015, that is the last item on that plan that needs to be addressed from a capital outlay perspective.

Mr. Dale: Right.

Mr. Colasinski: So, this will be huge, because then we are done with capital outlays and the profit that we make for the course, we can continue to put away in the Reserve Fund for future capital improvements.

Mr. Dale: Right.

Mr. Moller: The last thing was the air conditioning quotes for the restaurant. I obtained three bids, one from Dittmer Air, one from American Air and one from Accurate Air, which used to be King's Air Conditioner. We've used King's numerous times for repairs on both the coolers and the air conditioner. Dittmer Air was the highest, coming in at \$40,000. So, looking at the prices alone, I just looked at what each unit they're proposing. The American Air proposal was for a less expensive unit. It had way less parameters. I think the energy efficient rating on that was right around ten. The other two were 11 or more for their EDR, not for Sear, which I guess rated at 95 degrees. Then the American Air unit had 178,000 BTUs, and the other two had 184,000 BTUs. So, in my opinion, King's is the way to go or Accurate Air, which had the better price of the two. I already contacted Kings.

Mr. Dale: What are they at again?

Mr. Moller: I think it was \$36,000.

Mr. Showe: It would be a not-to-exceed.

Mr. Moller: I talked to him about surge protection, but he said that's more of an electrician thing. When everything starts rolling in, we'll get an electrician to get us some surge protection for that.

Mr. Dale: Did you have anything?

Mr. Colasinski: Jim and I already talked about this already. Surge protection would be an external piece of equipment. You would feed the power to that and then out of that, you feed in the AC unit.

Mr. Moller: Correct.

Mr. Colasinski: So no, we're good on that.

Mr. Dale: Are comfortable with that?

Mr. Colasinski: Oh, absolutely.

Mr. Dale: Okay. Alright. Sounds good to me.

Mr. Colasinski: I asked him to do a little bit more research. He did the research.

Mr. Dale: That's what we pay you the big bucks for. I'm not going to quibble over a couple of grand on something like that. That's too important.

Mr. Moller: I think that's about it. I'll look at my notes tomorrow morning. If there's anything I missed, I'll forward it to Jason.

Mr. Colasinski: Was there something with the functioning of the hood in a restaurant? Was that still an issue?

Mr. Moller: No. That was a while ago. I got a hold of Hood Depot, finally. All of the parameters are preset on the hood. He said, *"I can charge you a service call and send somebody out there, but I'm going to tell you right now, it's going to be your belts"*. In Florida, the belts in an exhaust hood need to be changed two to three times a year. So, Pete went up there, got the belt numbers off of there and I think it was like \$15 a belt. We changed belts and it's working great.

Mr. Colasinski: Wow.

Mr. Moller: So, I think what was happening was the exhaust belt was slipping. It wasn't pulling as much as it was pushing.

Mr. Colasinski: Okay. Well, grease will do that. That's awesome. That's another good reason to have Mr. Pete Lopez working with us, because he's capable of doing things that would cost us thousands, usually.

Mr. Moller: He's been doing very well with all of the little projects that we have had around the clubhouse. He's going to be getting back to some of the park issues, like some broken pieces in the kitchen and stuff like that. He will get all of that fixed. The sun umbrella, we'll get that all that fixed up. I think that's it, if you guys have any questions.

Mr. Dale: No, I just want to expound a little bit.

Mr. Colasinski: Yeah, I have a couple of questions.

Mr. Dale: Go for it.

Mr. Colasinski: A while ago, we did our policies, procedures and talked about rates and so forth. We also talked about personal golf carts being used by people who must comply with

the following. Now item number six on here says, *"Each cart must display a current trail fee decal as issued by the District office."* Do we have trail decals right now?

Mr. Moller: So, basically, when someone has their cart and they come in, they show proof of insurance and Inez will issue them a new permit sticker.

Mr. Colasinski: Well, there's also a fee with that, right?

Mr. Moller: Yes.

Mr. Colasinski: Okay. Are we checking the carts before they go out to make sure that they have the details?

Mr. Moller: They should be.

Mr. Colasinski: They should be.

Mr. Dale: That was a Politician's answer if ever I heard one.

Mr. Colasinski: Alright. When I see revenue on here, I don't really see a distinguishment between those trail fees that are one clump. What I'm saying is that when we talk about prepays and trail fees, it's one clump. So, I don't know whether we're actually charging other people who are not prepays the trail fee. Typically, right now, when we couple them together, we charge that, but I don't know. So, I have no way of knowing.

Mr. Dale: I'll take it a step further from what I see. If we're supposed to be collecting those on a per use type basis, most of the people I see, not going into the pro shop. They're rolling out of the house with their bags on the cart. Then they're just going up to the starter shack.

Mr. Colasinski: Our current policy says that you buy one annually. We don't have per use like Duran has. If you come out there that day and you don't have an annual trail pass, then you pay, I believe \$24.

Mr. Dale: And that's why I'm thinking perhaps, because it gets kind of cumbersome to manage something like that on a daily basis, if they're going three or four times a week, let's just collect an annual fee on that.

Mr. Moller: Those that aren't checking in, purchased the annual pass with trail fee.

Mr. Dale: Okay. That I wasn't clear on.

Mr. Colasinski: Right?

Mr. Moller: They still need to check in so we can count the round.

Mr. Dale: Okay.

Mr. Colasinski: I still want to make sure that we have our starters verifying people's carts before they go out, because we have a lot of carts going out there and the whole intention of that fee was to help us with our maintenance costs because of the wear and tear of multiple carts versus only two in a group. I just want to make sure that we're containing our costs in that regard and have the corresponding revenue to deal with it. I guess that's something that is difficult to track because we have to trust our starters to do their job.

Mr. Dale: So, is there an action item on this?

Mr. Colasinski: There isn't, because it's really more of trust. We hire staff because we trust them. I don't know if we are or not, but I'm trusting them because we hired them.

Mr. Moller: I have some bullet points for our operations meeting on Monday.

Mr. Colasinski: Yeah.

Mr. Moller: I have some for the cart barn guys, pro shop staff and restaurant staff.

Mr. Dale: We can add that one.

Mr. Moller: I'll have all of the starters.

Mr. Dale: Beautiful.

Mr. Colasinski: Alright. Thank you.

Mr. Rysztogi: Is there any limitation on golf park types? You don't limit the tires?

Mr. Moller: The tires cannot be too aggressive. They cannot be like an ATV knobby tire. Anything that's going to do damage to the turf, we do not allow. I don't think there's anything as far as being jacked up. I don't believe we allow gas carts.

Mr. Colasinski: So, Ron, in our Policies and Procedures, we have a list of things in here that are qualifying for golf carts.

Mr. Dale: We have not approved gas carts as a Board. Actually, that came up last year as a policy issue.

Mr. Colasinski: Ron, I can read these off quickly.

Mr. Rysztogi: You have to have a white golf cart.

Mr. Colasinski: How about if I just quickly read these off so that you know what they are? *"Each cart shall be maintained by its owner in a satisfactory and safe operating condition. Each cart shall be painted and decorated tastefully in accordance with the decor and standards of the golf club. Each cart shall be a four-wheel electric type of cart with a solid top and appropriate golf specific tires. Adequate insurance and amounts in terms of determined by the*

*Board of Supervisors of the District shall be maintained on each cart, and proof of current insurance shall be supplied and kept on file in the District office at the golf club. This proof of insurance must be turned into the District office before the golf cart is used on the course.”* That's one of the reasons why I want to verify those are current so we don't have any issues with insurance. Next one is, *“Each cart must be equipped with operable headlights and rearview mirrors. Each cart must be equipped with sand to fill divots. Each cart must display a current trail feed decal as issued by the District office.”* The last paragraph says, *“In the interest of decor and fairness, a personal golf user is not allowed to equip carts with radios, tape decks, other audio equipment, television or to blow horns while on golf club property. Personal coolers are not allowed on golf club property. You can't bring your own beverages of any sort of food onto the course.”* That's really the essence of it. Okay?

Mr. Rysztogi: What's the percentage of golf carts as opposed to club carts?

Mr. Moller: Percentage? I don't have that.

Mr. Rysztogi: Is it 10%, 20% or 15%? I'm just curious.

Mr. Moller: Overall, I guess 25%, but it changes on a daily basis.

Mr. Rysztogi: Okay. I'm just trying to visualize the number.

Mr. Moller: It was probably higher than in the past.

Mr. Dale: Alright. I have a couple of things that I want to go over. You touched on the restaurant. Steve touched on it also. We are on track, according to the financials, for making over \$700,000 for the year, which is a huge gross for the year. If we have a good month this month, we're actually probably going to finish in the black, which I was very pleased to see, considering that we started out so roughly with the build out and everything like that. We were probably \$40,000 in the hole the first two months because we were pretty much shut down for most of that timeframe. I know we've talked about June and July. We were positive for the month of August, by roughly \$7,000, which I was pleased to see. We seem to have reversed the trend there. The one thing that I want the Board to discuss, we had talked roughly about six months ago, for both the pro shop and for the restaurant, utilizing roughly about \$10,000, give or take, but at the time, I think there was about \$10,000 of bond money towards lost revenue reimbursement for those two entities. It was primarily to help out because the beginning of the year was just so brutal because of the build out. I'm not sure we want to go that route.

Mr. Colasinski: I'm pretty sure we had already zeroed that out on the bond appropriations.

Mr. Dale: Well, let me do my segue, because I want you to keep that thought in mind. But with the arbitrage work that AMTEC did, we were sitting at roughly \$338,000 in bond money remaining. About \$138,000 of that was for the new parking lot.

Mr. Showe: Right. What I realized also is Requisition 27, which is about \$20,000, is not included in that calculation.

Mr. Dale: Is that the final basic build out?

Mr. Showe: Yes, the final basic build out.

Mr. Dale: Okay. So, we're sitting at about \$180,000.

Mr. Showe: \$175,000 to \$180,000.

Mr. Dale: Okay. \$180,000. A couple of things that I want to talk about. From that, we'll probably be subtracting roughly \$40,000 for the air conditioner. So, that brings us down to \$140,000. Do you think there's going to be any additional restaurant equipment?

Mr. Moller: I talked to both Jen and Jamie. I think other than the \$3,000 cooler and then whatever incidentals we get on top of the US Food supply, there is probably another \$7,000, just between the range and the cooler.

Mr. Colasinski: There is also the surge protector, electrical work and insulation.

Mr. Dale: Worst case let's take it down another \$5,000.

Mr. Colasinski: \$7,000.

Mr. Dale: It comes to about \$135,000. Oh, let me also ask the question, where do you think we are with the county culvert project? Have we received any update from the engineer?

Mr. Showe: He's still going through everything. I think his first primary goal was to map everything on the map. Obviously, you guys have a huge District.

Mr. Dale: But you've heard no rumblings about any disasters that we're about to encounter?

Mr. Showe: No. Considering the amount of rain, you guys we've all had over the last few weeks, if there were issues out there, you'd have seen it through some of that.

Mr. Dale: Right.

Mr. Showe: So, fingers crossed, we don't have any huge expenditures.

Mr. Dale: Alright. The reason I bring that up, is we've spent a lot of time talking about the golf course. As Steve said a million times and I agree with him, we have to remember that there's a whole lot to the CDD. So, I do think there are other things involved. I do think there are potentially things at the park.

Mr. Colasinski: Absolutely. I agree.

Mr. Dale: That potentially would be a component of the \$135,000 that we're talking about. I'm not saying that we should spend it that way. I'm just saying it's part of the discussion. The lost revenue reimbursement, whether that would be part of the \$135,000.

Mr. Colasinski: I think that's reasonable.

Mr. Dale: And then the lake bank restoration that we have already agreed to...

Mr. Colasinski: Right. We accelerated that.

Mr. Dale: I think that's roughly about \$180,000.

Mr. Moller: Is that already earmarked?

Mr. Colasinski: But that's in the budget, though. We put money in our budget next year for that.

Mr. Dale: That's what I'm saying. Okay.

Mr. Showe: There was funding.

Mr. Dale: Some of it was bond related.

Mr. Showe: For any of those lake banks that were adjacent to the golf course.

Mr. Dale: Right.

Mr. Colasinski: So, we've already done that, have we, Jim?

Mr. Moller: Two years ago.

Mr. Dale: We can split that out.

Mr. Showe: But if any of the current scope is attached to the golf course, you can still do more. You could utilize that as a potential source.

Mr. Dale: Right.

Mr. Showe: We did earmark that in the budget, but obviously if you could use these funds, I'd recommend using these funds.

Mr. Dale: Yes. Get rid of these first. So, we've got \$135,000 to work with. Of that, we have maybe \$10,000 to \$20,000 for the park and maybe \$10,000 to \$20,000 for revenue reimbursement. We have \$180,000 for lake bank restoration. I think half of it was located inside

of the golf course, roughly. So, you'd be able to go like \$90,000 for lake bank restoration. Then we're also talking about bunkers. Usually, I agree with you to use the bond money first, Jason, but...

Mr. Colasinski: I think for bunkers, we should probably lean more towards the capital reserve funds that we've already collected from the golf. We could take the bond money and apply it to other areas of the District.

Mr. Dale: That's kind of where I'm going. I know it's a rob from Peter to pay Paul.

Mr. Colasinski: This is \$30,000 here. By time you add it up and do installation, it's going to be \$30,000.

Mr. Dale: Where do you think we're at?

Ms. Webb: I'll talk about that when I get there.

Mr. Dale: Okay. We'll talk about this in just a little bit.

Ms. Webb: Okay, well, this is the price from one vendor. I have another vendor that I'm looking at. I think he's going to be a little bit cheaper because he's local.

Mr. Dale: Talk about the project.

Ms. Webb: Oh okay. So, there will be music at the park. We actually have quite a bit of little autistic children that actually use our park because it's challenging for them to use a lot of other parks. A couple of events that we've done there, the families have talked to me and said, *"We love it. I wish there was a little bit more that they could do because they have limitations."* I know we talked about this way at the beginning, but if we do have some extra funds, I'd like to get a couple of pieces that we could put at the park, to add to it. Dave and I were talking about, some of the grants that we're trying to get. We're bringing people in from out of the city, out of just Vieira, maybe from Orlando, maybe from Daytona Beach. I know that there's one music park way down in Palm Bay. They get a lot of grant funding because of the accessibility for the special needs kids. So, I think we should consider putting several things, such as hand drums and serenade. We don't have to get all of the pieces, but I'd like to get several of them to put in over where the bathroom is, where that grass is. I know I use it for the Farmers Market, but a lot of the vendors that are over there are saying they don't get as much traffic as the main road. So, I want to just make it the main strip for the Farmers Market and start using that area for a music park, if we can.

Mr. Dale: Okay.



Ms. Webb: So, that's kind of what I'd like to see.

Mr. Colasinski: Okay.

Ms. Webb: When I went to the Chamber, I did talk to a lady from the Cocoa Beach Chamber and I said I was considering going to each area Chamber and asking to buy a piece of the park. She said, *"You know, we aren't opposed to it, but would like it to be used in our area,"* but it's not that she's opposed to it. So, I was going to start maybe that way, but if we have a little extra money, maybe we can start with a couple of pieces and then I can put that out there, too.

Mr. Colasinski: Well, you can also get some feedback and see just how well it is received.

Ms. Webb: Yeah.

Mr. Colasinski: Then if it's very positive, we consider more, but if not, then we could stop there.

Ms. Webb: Right. These ones, the serenade and the note rumba, are actually very soft.

Mr. Colasinski: They're not true percussion.

Ms. Webb: They're very costly.

Mr. Colasinski: Well, I mean, they're not like percussion instruments where they can be fairly loud.

Ms. Webb: Yeah. I tried to pick ones that were pleasing to the ear. You could actually hear them online. There's a lot of support for grants for the park that will help adding equipment that is more for the needs of special needs children.

Mr. Dale: What does the community need to get an adequate representation of musical instruments and then be able to go back to various groups and say, *"Hey, do you think you could get us one or two?"*

Ms. Webb: Well, I know the big wood ones are really hard. When we first started doing it with the benches, I had other people who said, *"Are you going to do any other type of things that we could actually donate to the park?"* Several people were very interested in donating under their names.

Mr. Dale: We could do that on someone's behalf.

Ms. Webb: The flowers and the smaller pieces are \$1,300 apiece and are more affordable for people who want to donate to them. There's also mushrooms that we could get. They are a

little bit louder. I didn't really want to go that route, but those are things that we can with and see what happens.

Mr. Dale: So, would \$15,000 to \$20,000 be sufficient for seed money to get a music park going?

Ms. Webb: Oh yeah.

Mr. Colasinski: I would think that \$20,000 would be a good starting point.

Ms. Webb: Yeah, I think \$20,000 would be good.

Mr. Dale: So, do you think you could put a big dent in it with \$20,000? I actually like that idea. We sold probably 10 to 15 benches that people wanted to be the sponsors of.

Ms. Webb: Yes.

Mr. Dale: We probably could incorporate that. I like that idea. Alright, so roughly \$20,000 is what we're talking there, then.

Ms. Webb: Yes. That would be very helpful.

Mr. Dale: Okay.

Mr. Colasinski: So other items at the park that I'd like us to consider, would be to reevaluate what we have in the dog parks right now. When we did the construction in there, we put a lot of good things in there.

Mr. Dale: Right.

Mr. Colasinski: But it's been a couple of years now and things tend to wear out.

Mr. Dale: Well, we've talked electric also.

Mr. Colasinski: Well, that's another component of infrastructure for the park. I'd like that, but we still need to maintain what we have in the park or actually improve what we have in the dog parks and also the playground.

Mr. Dale: Right. I think the biggest challenge in the dog park, is that large hill right now, which is getting eaten up again.

Mr. Colasinski: Yeah.

Mr. Dale: It's going to be a perpetual fight.

Mr. Colasinski: Well, if it's going to be perpetual, then maybe we need to reevaluate.

Mr. Dale: Well, we would have to take the whole bridge and everything.

Mr. Colasinski: That's what I'm saying. If it's going to be just to the point of...

Mr. Dale: Well, what I think would fix it, and we would have to bite the bullet, would be a lot more of those mats that go around the entire hill so it doesn't erode so quickly.

Mr. Colasinski: The thing is, it's more suitable for the small dog park and not necessarily the larger one.

Mr. Dale: Right.

Mr. Colasinski: Because the larger one just takes the big dogs. It takes a big beating.

Mr. Dale: Yeah, but they do like it. They go crazy.

Mr. Colasinski: I don't doubt that. Alright, let's try that and see how it works. I don't want to take away from what we have.

Mr. Dale: Yeah. What is your estimate on that, Jim? What do you think if we were to drop a couple grand, whether it's the mesh that they also sell or the rubber mats?

Mr. Moller: If it's like that with the kids, I'm just wondering if it'll be like that with the dogs. We had it roped off, the grass came back and it was doing well.

Mr. Dale: Yeah.

Mr. Moller: I'm wondering if we just go back to what we talked about before and just do artificial turf on that large dog mound.

Mr. Dale: Yeah. That's an option, too.

Mr. Colasinski: Well, that's part of reassessing what we have down there and setting some money aside for that. So yeah, I like that idea.

Mr. Dale: I'm good with that also.

Mr. Colasinski: Playground equipment as well, for instance, like the rope for the spider web crawl, we probably have to replace that eventually as well. Any of the swings that are on the swing set, we might have to revisit whether those are getting worn. I just want us to take an assessment of the current equipment that is there and see if there are things that we need to upgrade or replace from being worn out.

Mr. Moller: Right.

Mr. Dale: Yeah. I's hard to believe, but it's been almost two years since that was put in.

Mr. Colasinski: Right. Time goes quickly.

Mr. Dale: That's hard to believe.

Ms. Webb: Some of the mulch areas have gotten low, so they get puddles now.

Mr. Moller: From the kids.

Mr. Dale: Oh, the mulch, definitely.

Mr. Moller: Well, we didn't add mulch. We actually turned it over. It was amazing how well it fluffed.

Mr. Colasinski: Right.

Mr. Moller: It's probably been four months since we did that.

Mr. Dale: Yeah.

Ms. Webb: I'm going to do Art in the Park in November. I got some flower chalkboards that we're going to put up as a, *'let's see what happens'* type of thing. I'm going to try to do some big thing before the kids destroy them or they start writing profanity or something on them.

Mr. Colasinski: A *'let's see what happens'* thing?

Ms. Webb: Well, at least with chalkboards, you can erase it versus if it becomes where they're all going to be writing profanity.

Mr. Colasinski: That's assuming you can write on it and not using paint.

Ms. Webb: Well, that's what I'm saying.

Mr. Dale: But again, something like that is not a budget buster, though.

Ms. Webb: No.

Ms. Webb: They're really cheap. Also, Pete was going to put up a book library.

Mr. Colasinski: Oh, okay.

Ms. Webb: So, we do have a couple more pieces that we're adding.

Mr. Dale: If I had to ask the Board Members, give me a top one, two and three.

Mr. Colasinski: Top one, two and three what?

Mr. Dale: Your priorities for the \$135,000 that we're still talking about having? What are your priorities?

Mr. Colasinski: Well, I'd like to see us do is to add infrastructure to the park. We can put some additional electrical service in there so we can have other types of events there. I think that would be a good thing.

Mr. Dale: So, if we're talking instruments, electric, hill, we're talking probably at least \$35,000.

Mr. Colasinski: Well, we also said something about a digital sign.

Mr. Dale: A digital sign, which is probably another \$20,000.

Mr. Colasinski: Right. That's the kind of the priorities I'm looking at. The thing with what we've done with the golf course is it's now self-sustaining, so we don't have to invest a lot more in there. The restaurant is on the bottom end of the investment scale right now for cost. So, we need to get more of that money into the other community assets.

Mr. Showe: One item that we did have in the original budget for the bonds, which may be considered, again, it's up to you guys as it's not a high visibility item, but we had a pump station filter that we've been leasing. I think we've been making lease payments.

Mr. Moller: For the pump station itself?

Mr. Colasinski: Right.

Mr. Showe: We put \$35,000 in there. So, if the intent was with the bond money, if we would just pay that off, we would own it and it would get rid of a monthly payment.

Mr. Dale: Okay.

Mr. Showe: That's something that's easy.

Mr. Dale: How bad of a monthly payment are we talking?

Mr. Colasinski: A few thousand a month.

Mr. Showe: Yeah.

Mr. Colasinski: I think it's like \$2,500 or \$3,000 a month.

Mr. Showe: We can explore that a little more.

Mr. Moller: That was installed before me.

Mr. Dale: And that's a lease?

Mr. Moller: No. It's a purchase, for the actual Rainbird pump station.

Mr. Dale: Yeah.

Mr. Colasinski: So, we're making payments.

Mr. Dale: We owe \$35,000 and we're making a couple of thousand a month in payments.

Mr. Showe: We'll look it up.

Mr. Colasinski: Well, the overall cost for installation was well over \$100,000 from what I remember.

Mr. Dale: Oh okay. That's fine.

Mr. Moller: I have no idea.

Mr. Colasinski: It wasn't cheap. It's been years since we bought that. We've been paying on it for a while.

Mr. Dale: Paying it down.

Mr. Colasinski: Look at it. It's not a simple mechanism.

Mr. Showe: I was kind of looking at things that would reduce your operating expenses going forward.

Mr. Colasinski: I agree.

Mr. Showe: You have more money for those things.

Mr. Dale: Right.

Mr. Showe: Those maintenance type items. It is something that we can look at.

Mr. Colasinski: Yeah. It's almost like paying it down. If we had money to pay down bonds, that's what we would do.

Mr. Dale: What I just heard from you for the park...

Mr. Showe: Here it is. I found it. We pay \$2,200 a month to Rainbird.

Mr. Dale: Okay.

Mr. Colasinski: Yeah.

Mr. Dale: What I just heard from you was roughly about \$55,000 to \$60,000 worth of stuff at the park.

Mr. Colasinski: Yeah.

Mr. Dale: Where do you think you would want to tag that at, like \$60,000, just for planning purposes?

Mr. Colasinski: It's better to estimate high in that regard.

Mr. Dale: Ron, what are your feelings on that?

Mr. Rysztogi: Yeah, putting the electric in is, I think, key. There are many other things we can do by having electric in there that we can generate money.

Mr. Dale: Well, how do you feel about park versus golf course expenditures and things along those lines?

Mr. Rysztogi: Well, the golf course is our bread and butter. We got to keep that.

Mr. Colasinski: Well, I wouldn't go bread and butter, because we're not looking at the golf course for revenues as much as just keeping it open and functional. It is one of our assets. That's the thing, but the asset itself is only used by about maybe 15% of the community. The other assets we have are things that we previously neglected and we're trying to reinvest in those because a larger portion of the community could use those.

Mr. Rysztogi: Yeah, doing all these other additions now that we never had before, like the dog park, for example. A few years ago, there wasn't a dog park.

Mr. Colasinski: Right. But that's what we're trying to change.

Mr. Rysztogi: All of that costs money to maintain.

Mr. Colasinski: Right.

Mr. Rysztogi: There's no sense putting money into an improvement and then neglecting it.

Mr. Colasinski: No, that's what I'm getting at.

Mr. Dale: That's why I'm asking the question. Okay. I think I get where you're at.

Mr. Rysztogi: I'm just saying put the money to maintain what we have.

Mr. Dale: Right.

Mr. Rysztogi: I don't see anything that we need to do that's a big dollar sign, a big investment that we have to make. Now you're talking about buying the pumping station.

Mr. Colasinski: Paying it off?

Mr. Moller: We already have it, but we would just pay off the remainder of the balance.

Mr. Dale: \$35,000 would.

Mr. Moller: \$35,000 a year is budgeted.

Mr. Colasinski: I don't know what the remaining balance is.

Mr. Dale: Oh okay. I took it as \$35,000. I'm sorry.

Mr. Showe: That's what we put in the budget.

Ms. DeVries: To maintain interest. Is that a loan?

Mr. Showe: Yes.

Ms. DeVries: It was a loan and we're paying interest on it.

Mr. Moller: Correct.

Mr. Colasinski: We have to.

Mr. Showe: It was a ten year term that we got out in 2017. I just found some of the documents.

Mr. Dale: So, we got four years left on it.

Ms. DeVries: What was the interest rate on it?

Mr. Colasinski: He's got to read through the document, Jen. It's a fairly extensive document.

Ms. DeVries: It was a while ago.

Mr. Dale: I wouldn't be surprised if we still owe \$40,000 to \$50,000 on it.

Mr. Showe: That's true.

Mr. Rysztogi: But no, I just want to make sure we're maintaining what we have.

Mr. Dale: Right.

Ms. DeVries: Yeah. I agree.

Mr. Dale: That's the reason why I go through that. Alright, would you say \$45,000 is probably a fair estimate of where you think we're at with it, Jason, without holding everything up?

Mr. Showe: Yeah.

Mr. Dale: Okay. So how does the Board feel about that as an issue? Is that a priority? Is that where we want to put that? I mean, we're talking limited bond money left.

Mr. Colasinski: Yeah.

Mr. Dale: Is that where you want to put it? Is that more important than putting it towards lake bank restoration or putting it towards bunkers?

Mr. Colasinski: I don't think the bunkers, is not something we should use the money for only because we got money that it's being generated by the golf course. It's intended to address the capital needs of the golf course. Although, I do think lake bank restoration is legitimate. That is something we should be taking care of.

Ms. DeVries: That is kind of going back to what is the main purpose of the CDD is.

Mr. Colasinski: I agree.

Ms. DeVries: To maintain the infrastructure, the fire lines. Are we happy with what we have there?

Mr. Dale: Right. So, you're saying the main purpose of the CDD is to maintain the fire line and community infrastructure.

Ms. DeVries: The community infrastructure, the ponds, water management. Are we happy with what we have there or is more needed?

Mr. Dale: Right. I understand.

Ms. DeVries: If we were going to spend money on infrastructure, it would be taking care of those items.



Mr. Dale: Okay. Well, if we were to allocate \$60,000, like we were just talking towards the park, we're talking about roughly \$75,000 of remaining of bond money.

Mr. Rysztogi: Do we have to spend the bond money?

Mr. Dale: We don't have to.

Mr. Colasinski: Isn't there a time constraint.

Mr. Rysztogi: Can we put that just as reserve?

Mr. Dale: No.

Mr. Showe: You can't take it for reserves. Essentially, if you don't spend it, the Board could authorize that that money be refunded against the bond payment and then you would lower everybody's assessments proportionally. I would say that adjustment would like to be very low with the money you are talking about.

Mr. Colasinski: Yeah, it would be.

Mr. Showe: It would be a couple of months.

Mr. Dale: And we'd be better off getting rid of the monthly obligations that we have.

Mr. Showe: I would also say with the rate that you got those bonds at, you couldn't borrow money.

Mr. Dale: Yeah, you can't borrow the money.

Mr. Colasinski: Interest rates are twice as much right now.

Mr. Dale: So, what it's sounding to me is we are able to take care of the AC unit, put \$60,000 into the park and take care of the restaurant equipment. It doesn't sound like lost revenue reimbursement is a high priority, because I haven't heard it brought up as an issue.

Mr. Colasinski: That is high.

Ms. DeVries: We didn't lose that much revenue.

Mr. Dale: I think I just heard you say, Jen, that's not a priority for you.

Ms. DeVries: Correct. We didn't lose that much revenue. But if we have that bond money, I guess we could use it that way. I don't think it is lost revenue if it goes into our operations.

Mr. Dale: Right. Then it does address the issue that we've heard thrown out a few times that the only reason we're making money is because of the bond. That's the most ridiculous thing I've heard.

Mr. Colasinski: I'm not worried about that.

Mr. Showe: I just looked up some of the stuff on that Rainbird. You only have a year of paying that off left.

Mr. Colasinski: So, there's about \$25,000 to \$26,000.

Mr. Showe: It was actually a seven-year agreement that you signed in September of 2017. The savings aren't going to be much at this point.

Mr. Dale: It's probably not a bad thing to clean up and get off the books.

Mr. Showe: Absolutely, if it's available.

Mr. Dale: So, you're probably talking \$15,000 to \$20,000.

Mr. Colasinski: \$15,000 to \$20,000?

Mr. Dale: There's probably about \$15,000. So, that would leave us with roughly \$27,000 for the Rainbird pump.

Mr. Showe: Yeah, you have about \$27,000 to \$28,000 remaining.

Mr. Dale: Right. So, that leaves us with \$60,000 to put either towards lake bank restoration or bunkers. From what I'm hearing, bunkers aren't the area we want to pull.

Mr. Colasinski: That is correct. We've transitioned it.

Mr. Dale: Right.

Mr. Colasinski: We will have enough money in capital to do bunkers for the price range you were talking about?

Mr. Dale: Right.

Mr. Colasinski: But then we are done with capital outlays for a while on the golf course for at least five years. So, we can hopefully get together about \$1 million between now and the next five years for capital.

Mr. Dale: Yeah. So, what I'm hearing is the park is \$60,000, the pump is \$15,000, the lakes are \$60,000 and we've already taken out AC and restaurant equipment and everything.

Mr. Colasinski: How much did you say for the pump?

Mr. Dale: \$15,000. He says we've only got about a year left on it.

Mr. Colasinski: Yeah, but the number is like \$27,000. It's not \$15,000.

Mr. Showe: The full cost right now would be \$27,000. There may be some interest savings.

Mr. Dale: Alright, we'll call it \$25,000. All we're trying to do is just get us in the ballpark. We're not doing an exact situation here. I'm just trying to get us in the ballpark.

Mr. Colasinski: I understand.

Mr. Dale: That leaves us roughly \$50,000 with the lakes. My feeling on the lake bank restoration is, yes, that's a very high priority.

Mr. Colasinski: But what can we get done with that amount of money?

Mr. Dale: Well, we can't get much. I do still feel that we should spent the \$180,000 because I think we get economies of scale savings to do all the top ones. Remember, Jim put together that list of the top lakes that we have to do?

Mr. Colasinski: The sum of that was roughly \$180,000, I believe is what it came to.

Mr. Moller: You already approved that.

Mr. Dale: We approved that for October.

Mr. Colasinski: That was the priority.

Mr. Moller: That's in the budget for next year.

Mr. Colasinski: It is.

Mr. Dale: Right. So, we would be able to utilize that \$50,000 towards that, because that would be lakes that would be in the golf course area.

Mr. Showe: We just need to look at it and make sure they bordered the golf course, because it was a recreation bond, so it's got to have some benefit to the recreation system of the District.

Mr. Dale: Okay.

Mr. Colasinski: That's a good point, because if we're doing homeowners lake banks, that's not recreational.

Mr. Dale: I thought some of these homes were on the course area.

Mr. Colasinski: No. These have already been addressed.

Mr. Moller: Not in this round. No.

Mr. Dale: Okay.

Ms. DeVries: I want to bring up one more thing. I remember a discussion about, I don't know, a year or two ago about culverts.

Mr. Dale: Yeah, that was my question at the beginning of all this. This is why we need to get the Engineer's Study.

Mr. Colasinski: Which culverts are you talking about, Jen?

Ms. DeVries: I remember that part of this project, we found out there was a culvert that was collapsing.

Mr. Colasinski: We've already fixed that. We fixed that last year.

Mr. Dale: We spent roughly \$200,000 repairing a couple of culverts on the golf course. That's the purpose behind the Engineer's Study that they are doing for the entire District, because we want to find out if any of these culverts are in a state of disrepair or are steel and rusting. We just got to figure out where we're at, because those culverts are so expensive.

Ms. DeVries: Yeah. I would like to know that before we settle.

Mr. Dale: We're not going to know that before then. This would not be enough money to even put a dent into something like that.

Ms. DeVries: I guess it's true.

Mr. Showe: Also, the culverts would again, similar to the lakes, have to benefit the recreation system.

Mr. Dale: Exactly.

Mr. Showe: Because of the type of bonds that we issued.

Mr. Dale: Yeah. It wouldn't even come into play with any of this.

Ms. DeVries: Okay.

Mr. Dale: Well, here's where I'm at. I don't want to keep beating a dead horse. We've got roughly \$50,000 left over. It sounds like we've got a couple of top priorities, which would be the pump and the part, the restaurant equipment and the AC and those kinds of issues.

Mr. Showe: Maybe Jim and I can take the next two weeks and put together a quick plan based on the feedback from the Board today and we'll get some additional figures and try to put together something.

Mr. Dale: Bingo. Thank you.

Mr. Colasinski: Another side benefit of paying off that pump is that it provides us additional funds to contend with inflationary things that are still occurring.

Mr. Dale: Yes. I wholeheartedly agree. Now the benefit though, even if we don't utilize any of this money out of the bond for the lake bank restoration, one of the things that is very positive is because we left CDD taxes at a certain level, at least for the next couple of years, to take care of the priority lakes that are in a state of disrepair and fund that out of the roughly \$400,000 a year in tax revenue that we'll be collecting from that, as opposed to putting all

\$400,000 into reserve. Do you know what I'm saying? So that's why we put that money in the budget and we let it stay the way that we did.

Mr. Colasinski: So, Jason and Jim will put together kind of a rough budget.

Mr. Dale: Based on the feedback that we've just gotten from the Board here tonight. I know this was a lengthy discussion, but it was one that everybody needed to be involved in and I'm very glad that we had that. So, with that being said, the last issue that I want to bring up that's along those lines, is in the Florida Statutes, Section 190 of the Statutes, allows for some additional pay for the Treasurer. Not get rich quick money, isn't what I'm talking about, but if the Treasurer has to expend personal time and gas, etc. to come and sign checks and review financials and that kind of stuff on his own personal time, I believe the Statute allows for that.

Mr. Showe: I'll have to look at it. I know we typically had some Board policies on travel, tolls, those kinds of things. I don't know that it can allocate time to a Board Member.

Mr. Dale: Yeah, it's been a little while since I looked at it, but I do know it's in there.

Mr. Colasinski: I can read you the Statute, Jason, if you're interested? It's 190.007. It indicates, *"The Board shall designate a person who is a resident of the State as Treasurer of the District, who shall have charge of the funds of the District. Such funds shall be dispersed only upon the order pursuant to the resolution of the Board by warrant or check countersigned by the Treasurer and by such other person as may be authorized by the Board. The Board may give the Treasurer such other or additional powers and duties as the Board may deem appropriate and may fix his or her compensation. The Board may require the Treasurer to give a bond in such amount, on such terms with such sureties as may be deemed satisfactory to the Board to secure the performance of the Treasurer of his or her powers and duties. The financial records of the Board shall be audited by an independent Certified Public Accountant at least once a year."* That's what it says.

Mr. Dale: I guess where I'm at is, Steve out of his own considerable personal time, worked pretty much most of the year for free, filling the role as the General Manager when we were having issues. I don't see anything wrong. Essentially you're talking about a little bit of lunch money.

Mr. Showe: Let me do some digging and see how we can accomplish that.

Mr. Dale: Do some digging, please.

Mr. Colasinski: Yeah, the best way to pursue that would be to do the digging and see if the interpretation is correct or incorrect.

**B. District Manager's Report**

Mr. Dale: With that being said, I am going to turn it over to our Lifestyle/Marketing Coordinator.

Mr. Colasinski: Did we do the District Manager's Report?

Mr. Showe: I don't have any items.

Mr. Colasinski: Okay. Very good.

**C. Lifestyle/Marketing Report**

**D. Restaurant Report**

Ms. Webb: Okay, well, we've been very busy. We are recreating the Hook and Eagle website. Once we get the menu done, I guess I'm going to kind of throw in the temporary menu that we still have until we recreate it and then get it going so that we can capture it. So, once they let go of the Hook and Eagle Tavern website, which is going to be October 1<sup>st</sup>, I'll probably wait a day or two. Then we're going to capture it, attach it to the web page that I'm doing and get it back up. I did talk to Jamie. He doesn't want to put "Order Online" on the website for right now. That way they just call in. They were having some problems with it anyway, so we're not going to put that on there. I did transfer to a new email address for the Hook and Eagle, which is HookandEagletaven@gmail.com. So, we now have that one. Gmail is still Jeff and Lily's. We kind of moved everything over to you guys. So, now it's going to be operated by us. That's in the process. I did work with Jen to make it edible for us, so we don't have to worry about recreating the wheel too much.

Mr. Showe: We did procure those additional names that you asked for on websites when we initially started looking at it. So, we do have those.

Mr. Dale: Yeah. The domain names.

Mr. Showe: So, if we ever need it we've got them for a year.

Ms. Webb: It's up to you. We can use them or wait till she releases her.

Mr. Showe: It's probably better to take that one. If we ever wanted to hold those...

Mr. Dale: What we can do is hold all of them and then just bounce them all to that particular one.

Ms. Webb: Yeah, because the SEOs right now are set for the Hook and Eagle.

Mr. Showe: Yeah.

Ms. Webb: So, if we want to keep that, we can improve it up in Google. We've been working on that. Hopefully when she lets it go and we go back in, it doesn't cancel all of that out. So, I'm working on that as fast as I can. That's where we're on that. Then we have the corporate pass books to look at. I'm getting with a lady at the Cocoa Beach Chamber. She's going to give me a list of companies, with 25 or more employees. We will be offering them an opportunity to advertise the Hook and Eagle. So, if you hear about those corporate sponsor books, buy some. I already had 50 already printed. They're going to go for \$625 or \$650, I think. You guys are going up for rates and I don't want it to be too far off. I don't want to be too close, but not too far off. Me and you might still talk about the exact price for that purpose.

Mr. Colasinski: Are these sample ones?

Mr. Dale: No, these are the actual books.

Ms. Webb: Each one of them are numbered just like a check book.

Mr. Colasinski: Right. It says that it is valid one year from date of purchase.

Ms. Webb: Right. So, we're going to have to put it in our system just like a gift card.

Mr. Colasinski: Alright. Jim, do we have a mechanism for doing that within our system to account for these?

Ms. Webb: Yeah.

Mr. Moller: I hope so.

Ms. Webb: Kyle already did it.

Mr. Colasinski: Alright.

Ms. Webb: Its already planned for.

Mr. Colasinski: I just have to check.

Mr. Dale: In the worst case, we go old school with it.

Mr. Moller: If anybody knows Club Caddy, it's Kyle.

Mr. Colasinski: Good.

Ms. Webb: There are two ways you can put them in, just like a \$25 gift card with the number. There's actually a whole different area that we can put them in. So, you might have to take these. I don't know if you want me to enter them in that way or he has the time to do it.

Mr. Moller: I will do it.

Ms. Webb: That would get them out of it. Then we'll send it out to some of the big corporations and offer them the corporate pass books. The main reason we're hitting the big corporations is because a lot of them have clientele. We know that they already come to us and spend money, not only in Hook and Eagle, but also in the pro shop. So, giving them a corporate rate kind of brings them in because we know that they'll utilize our services. They don't have to play golf. The purpose is to generate revenue. Hopefully, if we sell at least 50, it will generate \$30,000. If we just sold one, we would get \$600. It will be sold up front. I don't want to offer them all year. I just want to offer them for a short period of time and then once they're gone, they're gone. Then if we want to do it again next year, we can. So, we have those. We just picked them up. Thank you, Jim, for going to get them today. It's already out and already six were sold. Of course, I haven't really put this out and pushed it yet because it's kind of a little ways away, but the SPCA also took them. So, they're going to start marketing them as well. The money is being raised for them, but everything has been done. People can actually scan a QR code and buy tickets online. For the event, I get a whole ticket outline for who bought tickets. So, when they come, they would receive a wristband showing that they have their tickets. It should be a fun night.

Mr. Colasinski: Who is supplying the equipment for this?

Ms. Webb: We have a contract with a casino company.

Mr. Colasinski: Okay. I just wanted to understand. Thanks.

Ms. Webb: They have been doing it for a long time. One thing that I love about him is he knows it's a fundraiser, so he'll know how to sell additional tickets or cash. They'll get so much cash. We're going to have an hors d'oeuvres bar for the guests as part of the ticket cost. Tickets are \$70 a piece, which includes two well drinks and the hors d'oeuvres bar. They would get \$500 in casino cash and they could buy more cash. We will have eight tables. It will be set up by SPCA volunteers. So, we're going to have volunteers as well as our staff. It should be a good night. Right now, I'm in the middle of the Scarecrow Stroll and auction. We decided that we were going to sponsor scarecrows this year for the Hook and Eagle. We about 400 people for the stroll.

Mr. Colasinski: Is this at the Avenues of Viera?

Ms. Webb: The scarecrows are going to stay at our place.

Mr. Colasinski: Right.



Ms. Webb: But about 400 people will come around on the stroll.

Mr. Colasinski: Oh, I see. Okay.

Ms. Webb: Yeah.

Mr. Dale: Well, that's just the one evening where they do the stroll.

Ms. Webb: Yeah.

Mr. Dale: During the course of the month, you get a lot more people than that.

Ms. Webb: Yeah. Well, October 5<sup>th</sup> and 19<sup>th</sup> is when the scarecrows have to be up for people to come around. They will send out a Scarecrow Stroll ballot and people who are participating, go to places and look at all the scarecrows and they actually vote on which one they want, the best one. If they win, they will receive a \$200 award. That's the most popular. Then they take all of the scarecrows. I think it's up at the Avenues.

Mr. Dale: The Discovery Center, probably.

Ms. Webb: Yeah. Then they put them all out and auction them off. Our scarecrow is Bartender Jen. We've been building her. I have a couple of volunteers. It's been kind of fun and we're still going to work on it.

Mr. Moller: Will there eventually be a head for this thing?

Mr. Dale: Yeah. It's the headless bartender.

Ms. Webb: There has been an argument over the head and everybody has their own opinions on how it should be.

Mr. Dale: Are the hands on yet?

Ms. Webb: Yes.

Mr. Dale: Because the hands are pretty cool.

Ms. Webb: Actually, we are using corks for her fingers. I can show you a picture. Rich made those fingers out of corks and those are holding onto a cup. Of course, pool noodles are arms. We will have to cut them. I know they're really long right now, but we didn't want to cut them off until we know how to attach the hands.

Mr. Dale: Right, you got to proportionate it.

Ms. Webb: Then we're going to attach it to the bar and we have a couple of things to dress up on the bar and finish that. But we're going to have it up by October 5<sup>th</sup> and then there will be ballot boxes as well for people to put their votes in. There will be a voting site as well. So, it should bring a lot of traffic. Hopefully they'll come in and say, "*Oh, this is where the*

*scarecrow is,*” because it generated more of a West Side thing, but there are some that do it on the other side. So, we wanted to kind of hold over here a little bit so people come. So, hopefully that will definitely be a main recognition for us. We'll be finishing her up this weekend.

Mr. Dale: But we're also in publications for advertising.

Ms. Webb: Oh yeah. We are all over. Anything that they put out on this thing, has the Hook and Eagle on it. They have been plastering it out everywhere. That's one of the reasons we went in this direction with it, so that our emblem will be out there.

Mr. Dale: Well, it was that plus the Facebook Live and all that kind of stuff. It's like \$700 and you get all this advertising and all of this traffic.

Ms. Webb: Yeah, and it's for the entire month.

Mr. Dale: Yeah.

Ms. Webb: Everything they're doing, a picture of ours will be in there. As much as we were trying to figure out what kind of scarecrow to do, I try to do one that maybe someone would want on in their back porch by their pool, like a bartender.

Mr. Colasinski: One other thing that we might want to consider is just having a special in the restaurant for that timeframe, to get people to buy it.

Mr. Dale: Is it a particular day that they come with the \$400?

Mr. Colasinski: It's a timeframe, right?

Ms. Webb: Yeah, between October 5<sup>th</sup> and 19<sup>th</sup>.

Mr. Dale: Oh okay.

Ms. Webb: They do have a little ballot coming out. Right now, we get print and social event advertisement for September and October because we were out in September as well. We get the Scarecrow Special section and ballots inside of the October issue. Then we get video, social banners, articles, website, a LinkedIn post and Facebook Live. So that's all we will be getting from The Viera Voice for events. Like I said, then our scarecrow goes on display. If it gets a nomination, probably everything that we put into it will have a cost factor. I haven't even broken \$100 on it. I had a lot of volunteers help with stuff. So, we will win \$200 or if she gets the most bids in the auction, then we get a plaque for the whimsical one or something like that. We're just trying to do it so we're involved in the community and so we could bring people from that side over here, too, because I know we're getting a lot of faces that we've never seen before. On the last Saturday night, we are going to have music on the patio in October and November.

Our music on the patio last Saturday night was packed. So, we are bringing her back again because she's very popular. They all had a fun time. Hopefully now the weather is going to start pulling down a little bit more. They also want to bring back Trivia. So, we started trivia and hopefully maybe we'll be doing a game of bingo once a month on opposite Saturday nights just to try to bring people in.

Mr. Colasinski: Oh, yeah, it's great.

Mr. Dale: What day of the week are we talking?

Mr. Colasinski: Saturday.

Ms. Webb: Yeah. We wanted her to do it Tuesday. The trivia was only going to be every other Tuesday and we were going to have bingo on the other one, but she already does bingo in another place. She actually had given us a really good rate. She gets \$200 every time she does it. She's giving us \$100, which is half. She already has a following. I'll see if we can get her on a Saturday night if she's willing. But yeah, I've been busy.

Mr. Dale: Sounds good.

Ms. Webb: And then like I said, we've been wanting to do the music on the patio. We actually went to the Cocoa Beach area and had actually had quite a few people stop and actually talk. She's excited about coming to Sassy Saturday and bringing some of her friends, so that might be growing. This next month, we're actually promoting Sassy Saturdays as breast cancer awareness. If they sign up, they get a shirt. They are really enjoying their golf time.

Mr. Dale: Talk about the Farmers Market.

Ms. Webb: It's still going strong. I actually just switched over to our email for the Viera Farmers Market because so much was coming in through the Web consultant. It was kind of overwhelming. We couldn't keep up with everybody. So, I kind of moved them all over there. Last time, we had 36 people for September. I reached out to another bread lady, which was different, because our normal bread lady actually said she can't make it in October because something came up and she has to go out of state. So, now we have a sourdough lady.

Mr. Colasinski: Okay. Do you have her contact information?

Ms. Webb: Yeah, I could send her an email.

Mr. Colasinski: Okay.

Mr. Dale: Let me be blunt about one thing. Are we making more than we're spending?

Ms. Webb: That depends.

Mr. Colasinski: Depends?

Ms. Webb: You all pay my salary, but no its not making my salary.

Mr. Dale: Right.

Ms. Webb: On average, we make about \$600.

Mr. Colasinski: Well, I don't think that's the intention of the Farmers Market, though, to pay your salary.

Ms. Webb: Right. That's how it was tied into when I first started it.

Mr. Dale: I didn't mean to question from that perspective. I just meant...

Ms. Webb: That's the only thing that you have it tied into. I mean, if it's bringing in \$600 a month, I don't spend any money on it at all.

Mr. Dale: Okay, well, I mean...

Ms. Webb: You tied it into part by my pay and it comes out of that.

Mr. Dale: Right.

Mr. Colasinski: It doesn't because you cover everything for the District.

Ms. Webb: Right.

Mr. Colasinski: It's not isolated to one event.

Ms. Webb: Right.

Mr. Colasinski: If it was, it would be different, but it's not.

Ms. Webb: Yeah. So, that question can't really be asked because it's income you guys receive. There is no cost to us.

Mr. Dale: Right. Well, but it goes a little further than that, too. I mean, it's an amenity for the District and it's very similar to, like I was talking about the restaurant doing almost \$750,000 gross and we're probably going to do a little better than break even this year. But the big component of that is we're doing three times the revenue in the business that we were a couple of years ago. Where that's relevant is there are a whole lot of people now in this District that are getting really good quality burgers on burger night. They're getting really good quality wings on wing night and they're singing karaoke on Friday nights. They're about to have trivia and bingo on Saturday nights and so on and so forth. It's a good place to eat.

Ms. Webb: We're going to put together Art in the Park and get some local artists that will come out and teach art in different tactiles.

Mr. Dale: Right.

Ms. Webb: We know that a lot of the families like having little things there. We are just trying to figure out everything else. So, we definitely have a lot going on.

Mr. Dale: Right.

Ms. Webb: It hasn't slowed down the Farmers Market. Even summer, I thought that we would be lower.

Mr. Colasinski: Yeah. I'm surprised.

Ms. Webb: They stay consistent and they made money. It was one of the hottest summers we ever had.

Mr. Colasinski: Right.

Ms. Webb: So, I was happy with it. They keep saying, "*Can we ask this person?*" No. I did kind of back off on some of the craft people and only can have one crochet person because I get so many of them asking if they can come.

Mr. Colasinski: Are the popcorn people coming back soon?

Ms. Webb: They come back in November. I had to kick out one lady. She was drinking while she was selling stuff.

Mr. Colasinski: Alcohol?

Ms. Webb: Yes.

Mr. Colasinski: Okay.

Ms. Webb: She started yelling at people that didn't stop at her tent. She was a little toasted by the end. I had to politely tell her that she unfortunately was done. It was interesting because people were telling me, "*That lady down there is trashed.*" But we do have a lot of people that really enjoy it. Like I said, right now, I get at least 10 to 12 people asking about it. I have four that I had to move over.

Mr. Dale: This is the weird balancing act that we have to have. Yeah, I know what the private sector is like and you got to have profit. And I like profit. I'm a small business owner, but we're also in the government world, too. That means amenities and things for the community. So, it's that balancing act where we've got to meet both.

Ms. Webb: It's hard because I just now finally got someone to order the shirts for the International Woman's Day event in June because everybody's been out of shirts. I can't get them. I went through four vendors and finally Carlston over on Beachside is going to do them. So, I think I'm just going to work with her for a while because she seems to be on point.

Mr. Dale: Yeah. If somebody comes through for you when you need them, that means something.

Ms. Webb: Yeah.

Mr. Dale: Alright. Thank you, Michelle.

**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: That really is more of the Check Register that we need to cover. So, Jason, do you want to announce which checks we have?

Mr. Showe: Sure. In your General Fund, we have Checks #4778 through #4799 and in the Golf Course Fund, we have Checks #31007 through Checks #31076 in the amount of \$131,065.07. We can take a motion to approve.

Mr. Colasinski MOVED to approve the Check Register for August 18, 2023 through September 20, 2023 in the amount of \$131,065.07 and Mr. Rysztocki seconded the motion.

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

On VOICE VOTE with all in favor the Check Register for August 18, 2023 through September 20, 2023 in the amount of \$131,065.07 was approved.

**B. Balance Sheet and Income Statements**

Mr. Showe: We have the Balance Sheet and Income Statement behind that. We can obviously take any questions, but I think we discussed some of that.

Mr. Dale: Yeah.

**C. Approval of Requisitions No. 167**

Mr. Showe: Finally, we have Requisition 167, which is the final Macik invoice. We would look for a motion to approve.

Mr. Colasinski: Was that one just requiring our engineer to approve?

Mr. Showe: Yeah. It was one that we actually paid once from the General Fund.

Mr. Colasinski: Right.

Mr. Showe: It just never got on the Requisition List. So, we found it and wanted to make sure that it got to the bond funds.

Mr. Dale: I got it.

Mr. Colasinski: Do we need a motion to approve that?

Mr. Showe: Yes.

Mr. Colasinski MOVED to approve Requisitions No. 167 and Mr. Rysztocki seconded the motion.

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

On VOICE VOTE with all in favor Requisitions No. 167 was approved.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Dale: Let's move on to Supervisor's Requests. Ron?

Mr. Rysztocki: I have nothing.

Mr. Dale: Alright. Jen, do you have anything?

Ms. DeVries: Nothing from me.

Mr. Dale: Okay. Steve?

Mr. Colasinski: I've covered everything that I wish to have covered.

Mr. Dale: The only thing I am just going to add, our School Board Chair asked me to sit on the Brevard Committee. There are a number of entities involved in this, but it's essentially a Golf Cart Committee where you have different people from the West Side and sheriffs and School Board people and The Vieira Company. He asked me not to represent the Board, but just to come as an individual to provide any insight. That is a committee that meets a couple of times a year, but I think the next meeting is on the 24<sup>th</sup>, so I'm just sharing that with the Board just for informational purposes. Other than that, I will entertain a motion to adjourn.

**TENTH ORDER OF BUSINESS**

**Adjournment**

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



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Secretary/Assistant Secretary



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Chairman/Vice Chairman