

**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, October 26, 2023** at 7:00 p.m. at Faith Lutheran Church, 5550 Faith Drive, Viera, Florida.

Present and constituting a quorum were:

Rob Dale	Chairman/Departing Supervisor
Jennifer DeVries	Vice Chairman
Steve Colasinski	Treasurer
Pete Carnesale	Assistant Secretary
Ron Rysztoji	Assistant Secretary
Bill Macheras	Incoming Supervisor

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. All Supervisors were present with the exception of Mr. Carnesale.

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 on our agenda is the public comment period. We will ask for any member of the audience who would like to make any comments, to do so now. Please state your name and address and keep your comments to three minutes.

Resident (John McAbee, 4291 Aberdeen Circle): I filled out a Request to Speak Form.

Mr. Showe: Go ahead.

Resident (John McAbee, 4291 Aberdeen Circle): We were here on the 27th of July and submitted a request about problems that we were having our backyard falling into the golf course. We sent a civil engineer out rapidly right after the meeting, but we've heard no results or anything in writing. So, we're here to figure out what he found and to get something in writing.

Mr. Showe: Yeah, I was trying to get back to you. I didn't have your phone number or email address. All of his findings were that he doesn't believe that it has anything to do with the CDD property. It looks like it was the way it was constructed. Now that I have your address and everything, I'll get a copy put in the mail for you.

Resident (John McAbee, 4291 Aberdeen Circle): Thank you.

Mr. Showe: You're welcome. Are there any other public comments? Hearing None, we can turn it back to the agenda.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the Continued August 24, 2023 Board of Supervisors Meeting and September 28, 2023 Board of Supervisors Meeting

Mr. Showe: The first item on the agenda is the approval of the minutes from the continued meeting from August 24th and Board meeting from September 28th. We have those on your agenda and can take any corrections or changes at this time or a motion to approve.

Ms. DeVries MOVED to approve the Minutes of the Continued August 24, 2023 and September 28, 2023 Board of Supervisors Meetings as presented 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 Continued August 24, 2023 and September 28, 2023 Board of Supervisors Meetings as presented were approved.

FIFTH ORDER OF BUSINESS

New Business

A. Presentation of Fiscal Year 2022 Financial Audit

Mr. Showe: The next item is the presentation of the Fiscal Year 2022 audit. That audit is included as part of your agenda. We've received it probably a little later than we would like and we're working with them on getting that done. There have been some statutory changes in some of the way they have to calculate things. We've reduced the number of leases we have now, so we're hoping that next year, it is a little easier. The last few pages are the Summary to Management. These are the things that they are statutory required to look at in terms of making sure that we're in compliance. You will see that there were no current year findings or prior year findings. All the statutory things they have to look at, the District is in compliance on. So, it is a clean audit. It was submitted immediately as soon as we received it. So, everything is clear now.

Mr. Colasinski: It was a good summary of all the financials and the bonds and things of that nature too.

Mr. Showe: Yeah, everything is good. Like I said, they are changing it. So, you'll notice if you read this one and compare it to prior versions, there are some additional tables that they added in. There are some new things they've added in terms of how many employees and everything else. So, it's just a little different format and it takes a little longer now to complete those. If the Board is amenable, we can take a motion to accept that audit.

Mr. Colasinski MOVED to approve the Fiscal Year 2022 Financial Audit and Mr. Carnesale seconded the motion.

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

On VOICE VOTE with all in favor the Fiscal Year 2022 Financial Audit was approved.

B. Discussion of Promotional Golf Rounds

Mr. Showe: The next item we had was just a discussion of promotional golf rounds. This is something that the lifestyle person had asked for.

Mr. Dale: She is going to be joining us. She's probably going to be about 45 minutes behind. She knows we have a full agenda tonight and will be here for her report. It's Trunk or Treat with her only grandson tonight.

Mr. Showe: There were only two groups that the Board has given permission to give out promotional rounds to. I think she was hoping to expand that and charge that under her budget if needed.

Mr. Colasinski: Well, I would prefer more details from her on that.

Mr. Dale: Did you want to add something, Jim?

Mr. Moller: Well, I'll wait till she gets here. It was a conversation we had. I know that I brought to the Board before, the Titusville Golf Club was doing a fundraising. They asked for a foursome. We were talking that if we were to give a foursome out for a charitable event or whatever, we can put it under marketing.

Mr. Dale: Okay, so this is a discussion. I guess I misread this. I was thinking of the booklet.

Mr. Moller: That's what I thought too.

Mr. Dale: So, we're talking charitable organizations. Okay, let's have the discussion when she's here.

SIXTH ORDER OF BUSINESS

Old Business

A. Action Items List

Mr. Showe: We can go to the Action Items List. With the Emergency Recovery Plan, we are still working on trying to get those last pieces of information and that map. On the plus side, if we have not been notified of any drainage issues throughout the storms and everything we've had throughout the last year, we're probably in good shape, because that's really where those things become apparent.

Mr. Colasinski: Well, with what we know right now.

Mr. Showe: Correct.

Mr. Colasinski: There are many unknowns out there.

Mr. Dale: Right.

Mr. Colasinski: Until we can start doing some inspections, we'll have a better understanding.

Mr. Showe: Yeah. That's something that Jim and I talked about. I think, as we were looking at it, maybe we just try to put it on an annual basis. Once we have the map with all the structures, we can almost use that as a checklist to say, "Somebody go out and check this one."

Mr. Colasinski: Well, and we need to understand what we mean by checking, what does that mean? Are we going to use some sort of optical equipment to do that, or is it just a visual?

Ms. DeVries: Are we running water through it?

Mr. Colasinski: Right. Because that then goes into estimates.

Mr. Dale: Well, do me a favor, expand on that a little bit, please, because basically what we're talking about is Ed's crew going out to look at all of these.

Mr. Moller: Actually, I got Ed and Rob to get together on all the storm drains. So, they're both on the same page on what needs to be inspected as far as basically the inlet and the outlets.

Mr. Colasinski: Right. But what about in between?

Mr. Moller: That I don't know.

Mr. Colasinski: That's the stuff that we don't know about.

Mr. Moller: Right.

Mr. Colasinski: That can cause us a lot of grief, because if it's embedded in there and it flows fine now, but if something gets trapped in there, then it causes grief. That's the issue.

Mr. Dale: I guess that's why I want you to expand on it, because where we're at is how far do we want us to go? Because you're talking probably \$90,000 roughly.

Mr. Colasinski: Yeah, and that's why I'm saying we want estimates.

Mr. Showe: Yeah, with a stormwater system of your size, if you try to get into a program of backing and jetting those lines, periodically, there's no way that that's going to be able to be fit within your assessment.

Mr. Dale: Right.

Mr. Showe: That's going to be hundreds of thousands of dollars.

Mr. Colasinski: Well, I'm talking about optical type inspections.

Mr. Showe: Typically, when you go out and visually inspect them, obviously Rob will provide you more information, but just from my experience, what you're looking at is, is the water equalized on each side? So, that's what will indicate if there's a problem in the middle of that pipe, but of the water is here at this end...

Mr. Colasinski: Right and I get that. The thing is, if there's something that's in there, the water can still equalize and then when something else comes along and blocks it...

Mr. Dale: In other words, a large tree branch like we had last year.

Mr. Colasinski: Right, the issue we had. I just want to understand the difference in cost between an optical inspection versus a visual inspection.

Mr. Showe: Sure.

Mr. Colasinski: That's all. Just an estimate on that. We can do them periodically in sections throughout over the years, but we haven't done this at all,

Mr. Showe: Right.

Mr. Colasinski: Until there's been a problem. That's the thing, just understanding what's out there right now and getting some definitions and avoiding the unknown unknowns.

Mr. Showe: We can certainly ask.

Mr. Colasinski: If we can go and find an estimate on that, what would it take for X number, because if it's something that takes us 10 years to do it, it's not really effective.

Mr. Dale: Right. Length on most of these, we're talking most of them 10 to 20 feet or 10 to 20 yards.

Mr. Showe: I'd have to look. They probably vary throughout. If you want to run a camera through there, you have to get rid of the water for that to be effective.

Mr. Dale: Right.

Mr. Showe: Which means they've got to cap each end.

Mr. Colasinski: Again, when they do installations of sewer lines, they run water through them and they do optical inspections also. So, there are ways of doing this. I think we just need to go out and get some estimates on things. That's all I'm asking.

Mr. Showe: No, we'll talk to the engineer about what his recommendation is.

Mr. Colasinski: And that would be fine.

Mr. Dale: That was a good discussion to have, because I'm going to be honest, I was initially under the thought process of just doing a visual at the start and end and see if there is any collapse in the middle. But you bring up an excellent point about tree branches or limbs that might be caught up in the middle.

Mr. Colasinski: We ran into that last year in November.

Mr. Dale: Exactly.

Mr. Colasinski: It was a surprise.

Mr. Dale: Thank you, Steve.

Mr. Showe: The next one is a parking lot paving. I think they are done.

Mr. Moller: Yeah. It turned out really good.

Mr. Showe: Perfect.

Mr. Moller: I guess they were just waiting on Rob to do the final inspection.

Mr. Showe: Yeah, so we have the requisition and we added it to the agenda today so that we could get their payment ready. But obviously that payment is not going to be made until the engineer goes out and inspects it to make sure that it's done in compliance with his specs and the specs of the contract so that we don't delay another month of getting them paid.

Mr. Moller: Yeah, we did have a Change Order on that as well, because we had more broken parking stops than we anticipated.

Mr. Dale: Okay.

Mr. Showe: It was about \$3,200 more. I talked to Jim and I said, "*You don't want to go back there with broken stops,*" If you're putting a brand-new parking lot in, let's do it right.

Mr. Dale: Right. Well, and I'm going to take it even a step further and I'll leave it for discussion of the Board. But I think a power wash of the curbing, once everything is completely done, would be a nice finishing touch to it because there's 25 years of dirt.

Mr. Colasinski: That's something we can do.

Mr. Dale: That's what I'm saying. However, Jim wants to proceed with that, I don't care.

Mr. Showe: Finally, we have the driving range parking lot, which is turning into a roundabout situation. There are two different paths here, obviously, there is the path where we would go through the Viera East Golf District Association property. Doing it that way would require us to go through both the City of Rockledge and the county. The City of Rockledge, because the property that we own is in the county. That little strip where we would cross is in the City of Rockledge.

Ms. DeVries: Interesting.

Mr. Showe: The City of Rockledge wants us to have permission from the Viera East Golf District Association before we start working on it. In either case, if we use the county's property, we're going to be required to do what's likely a minor site plan. So, we would have to work with the engineers to draft that up and show it to them. But if it's a parking lot less than 1,000 square feet, then it's essentially just a minor site plan.

Mr. Dale: Okay. I want to erase the term, "*parking lot*" and use the term, "*parking spaces*", because the lot thing is given a false impression, I think. We're talking like three spaces here.

Mr. Showe: Just so that everybody sees it in their agenda, I included some of the emails that I've gotten just so that you can see what we're seeing again, because it kind of becomes an agency pointing a finger at each other.

Mr. Dale: Yes. And this is what I was afraid of. A little more background on this, we started all of this when Tim was General Manager. So, we've been dealing with this for over a year. Where I personally am at, I'm done waiting. We are getting into season. We have residents that have not been able to utilize that area because they cannot access it because there is nowhere to park. I've mentioned in the past, that they say, "*Well, just get a cart from the cart barn.*" Well, that's great for maybe a quarter of the year, in the summer, in the afternoon, but when you hit season we generally don't have any available carts.

Mr. Colasinski: In the busier season. We have all year, we play, but when it's a busier season, we do not have carts available.

Mr. Dale: When it's the busier season and that's what I'm trying to allude to, we don't have the carts available. So therefore, I would like somebody to make a motion that we move forward with the parking spaces. I'm tired of the back and forth on all of this. Had we done this a year ago, we could have just done our small little access apron and it wouldn't have been a Federal case and we could have put in some coquina and it wouldn't have been an issue. But now we've got the City of Rockledge and county and everybody and their uncle involved in this. I have no desire to go through the City of Rockledge for any kind of approval. Going through our property expands the driveway by what, maybe another 10 to 20 yards.

Mr. Moller: Yeah.

Mr. Dale: It doesn't significantly add to the cost or anything and it gets the issue over with. This is just a festering issue that has become self-inflicted. I think we just need to move forward, install the access from our area, get it done with and put three coquina spots in or whatever site plan Jim has drawn up and just get it done with. We can put some bushes around it and then everybody will say, like the one woman at the end of the one meeting where she came to discuss it, when I talked to her after the meeting., she said, "*Oh, well that's all you want?*" I said, "*Yes, that is all we want.*" She was like, "*Well we were concerned you were talking about*

a big parking lot and after 9:00 p.m., there was going to be activity going on there and everything.” It's like, “No, we just want a couple of spots so people can park and access the area.”

Ms. DeVries: Yes.

Mr. Dale: So, I don't think it's a huge issue. Well, I will leave that as a singular issue and then there's a follow up issue that I would entertain if somebody were willing to make that motion.

Ms. DeVries: Well, it seems to me like we're in a situation. I call it the crossed arm salute. We have the Rockledge people saying the HOA has to approve it and the HOA people saying that Rockledge has to approve it. They're both pointing fingers at each other. Nobody wants to go first. I would let both organizations know that's where we're at.

Mr. Dale: We already have. We sent out multiple letters.

Ms. DeVries: Just saying, *“On this date, we're moving forward with our alternate plan.”*

Mr. Dale: We already did that. We gave them a drop-dead date. We did that two months ago.

Ms. DeVries: Okay.

Mr. Carnesale: We've gone over it so many times that I would like a motion.

Ms. DeVries: Okay.

Mr. Dale: Thank you, Pete.

Mr. Carnesale: To make a motion to go forward with the plan, with the entry and make it all on CDD property.

Mr. Carnesale MOVED to proceed with the minor site plan for CDD access for the driving range parking lot and Mr. Rysztogi seconded the motion.

Mr. Dale: Is there any further discussion on the issue? Hearing none,

On VOICE VOTE with all in favor proceeding with the minor site plan for CDD access for the driving range parking lot was approved.

Mr. Dale: The issue is resolved. Thank you.

Mr. Showe: I'm just also assuming that part of that motion is whatever we need to do to get from the engineer, we can get to accomplish that.

Mr. Dale: Yes.

Mr. Showe: I assumed that.

Mr. Dale: I would add that addendum to it.

Mr. Showe: Yes. We have that on the record.

Mr. Dale: Now, here's another issue in relation to that that I was thinking about. The reason why it's a concern, what got me a little upset about some of this is the HOA made specific reference to the fact that a portion of our irrigation system is on their property now. I didn't like that. The only reason why that's their property was pure luck of the draw when The Vera Company was doling out tiny little f4 foot swath parcels. What I would like to do, because what we did say in our letter, if the HOA does not agree to this by our date, is to purchase the swath that is in question, from the HOA for a nominal fee. In return, they would get a tiny little bit of cash, but most importantly, we will rescind any maintenance obligations. We will put it in writing for them.

Ms. DeVries: That we will continue to maintain it.

Mr. Dale: That we will continue to maintain the area.

Mr. Colasinski: We have to rescind it because if we own it, then we maintain it.

Mr. Dale: Right, but also for other areas on the course.

Mr. Colasinski: Okay. We just need to understand and identify those so it's clear and we have that shared understanding.

Mr. Dale: Exactly. So, what I'm willing to offer in exchange for them giving us that swath, since now it's completely useless to them as a wedge issue, is to sell it to us and they will not have to worry about any maintenance issues in the future and they get a little bit of cash in the process.

Mr. Colasinski: What's disappointing is that we've gone and taken our own property and deeded it to them and to the county, previously for \$1. It's a bit frustrating.

Mr. Dale: Yes.

Mr. Colasinski: In order to enjoy the benefits that everyone in this community is expected to have, that we have to go to that extent.

Mr. Dale: Is there any interest from the Board on that issue? I just floated it out there. Please discuss.

Mr. Carnesale: My only question there is, what do we actually gain or lose as a result of whether we do that or not?

Mr. Dale: Part of our irrigation system is on that property.

Mr. Carnesale: True.

Mr. Dale: I don't want our noses rubbed in it again down the road.

Mr. Colasinski: We might be forced to move our irrigation system, potentially also, which could cost more than what it would take to potentially buy the property. We have to shut off our system, dig it up, put the pipe in a new location, then adjust all of the sprinkler heads and so forth.

Mr. Carnesale: Okay, so basically what it is, is some of the water that's passing through those pipes is being used elsewhere on our golf course.

Mr. Dale: Oh, absolutely. It's part of our irrigation system for the courts.

Mr. Carnesale: I'm just saying. So yes, we couldn't just cut them off and turn them off, because the water is needed from there to get to other areas.

Mr. Showe: If I could offer just a couple of suggestions.

Mr. Dale: Please.

Mr. Showe: Legally, I'll have to see what's available tools to us in terms of purchasing, because I think what a more viable approach may be, is just to approach them with an easement agreement that just says, *"Listen, we understand that we have our irrigation here and in exchange for you, we'll maintain this."*

Mr. Dale: We'll maintain the area.

Mr. Showe: In exchange. Then there's no cost. We still don't own the property, so there's no additional liability to us for that.

Mr. Dale: Right.

Mr. Showe: There may be some additional liability that they will ask for as part of that Easement Agreement since we're maintaining it.

Mr. Dale: Right.

Mr. Showe: But I think that gets you out of the purchase, which could be a little dicey using assessment dollars to purchase property.

Mr. Colasinski: It's a simpler approach, overall.

Mr. Showe: Let me talk to counsel first about how the best way to handle that, if that's the intent of the Board.

Mr. Colasinski: Yeah, I would like to pursue that as the initial path.

Mr. Dale: I don't want that to be an issue down the road.

Mr. Colasinski: No, I agree.

Mr. Carnesale: And I think a written Easement Agreement.

Mr. Showe: We did an easement agreement with the person that had their driveway go over CDD property through a conservation strip. I would imagine there would be a similar agreement where they agree that they will maintain it, take the liability for it.

Mr. Dale: Right.

Mr. Showe: And it's theirs for use with our property. So, I think that may be a simpler process.

Mr. Dale: But I do want to emphasize that all of this is completely separate from the issue that we just voted on and we do expect that to move forward in a timely manner because we've been waiting.

Mr. Carnesale: It's in an agreement on a smaller scale in reverse to the one we have with IRCC.

Mr. Dale: Yes.

Ms. DeVries: That's a good suggestion, Jason. Thank you.

Mr. Showe: I just think it's an easier process.

Mr. Colasinski: Its simpler.

Mr. Showe: We'll work with it.

Mr. Dale: I appreciate it, Jason. That's why we bring this up.

Mr. Showe: Absolutely.

Mr. Dale: Alright, that was the end of the Action Items List. Correct?

Mr. Showe: Yes.

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

SEVENTH ORDER OF BUSINESS

Staff Reports

A. General Manager's Report

Mr. Moller: Regarding the normal day-to-day operations, they are continuing to treat exotics in the conservation areas. In the Fawn Ridge area, there's a preserve that's encroaching on some sidewalks. I got with Ed. I guess because it's a county sidewalk and trees are growing out of the preserve area, Roden Bridge had issued a work order to trim that back.

Mr. Dale: Alright, let's talk about that a little bit.

Mr. Showe: Jim and I have the situation now in about three different places throughout the District. We would like to get just some clarity from the Board on how to proceed. That way, we have some good direction.

Mr. Dale: Where I'm at is I kind of view it very similar. I know it's not a fire break or anything like that, but we maintain the fire breaks. I know there are no sidewalks on the fire breaks, but the county moves at the speed of government. They have not maintained that area for multiple years. I know there's a small area in Osprey where we have a similar issue. My feeling is it takes Ed and his crew basically a day to go out and whack that stuff off down. I would prefer to keep the residents happy. Fawn Ridge is a community that doesn't ever ask for anything. I think if we were to just whack that back, it's not a huge expense to the District. Then we have the county out of the loop. I don't believe there are any issues with us crossing over the sidewalk or anything like that for access.

Mr. Moller: I don't think so.

Mr. Dale: I would prefer on those areas, that we maintain it. That way it's maintained to standard. I think we should put some of those areas on an annual schedule, very similar to what we're doing with the fire breaks.

Mr. Moller: Okay.

Mr. Dale: But that's just me. Would anybody else like to add anything?

Ms. DeVries: I would like to understand the issue. Can you please explain it?

Mr. Moller: From what I have been told, most of these areas are either wetlands or preserve areas.

Ms. DeVries: Okay.

Mr. Moller: I think it's a Florida Statute, that in a preserve or wetland area, if it's alive, it cannot be removed.

Ms. DeVries: Okay?

Mr. Moller: So, if you do cut it, you have to let it lie.

Mr. Dale: My understanding is we can cut that preserve for fire break purposes, but wetlands we can't, which is why we don't go into areas of the golf course.

Mr. Showe: There may be some permit. Again, I don't know all the ins and outs of your permits, but the typical issue is, and this is kind of where it gets a little cloudy for us when we try to administer it day to day. We have some residents that have called in and there's a conservation area behind their home. The request now is, *"I need you to cut back the conservation area to my property line."* Now, when you own a property, property rights in Florida are that anything that crosses over your property line, you have rights and responsibilities to maintain that to your property line. It would be similar to, if I live next to Jim and I have a tree with some limbs that go over Jim's yard, he has the full rights to just take those limbs down as they go on his property line. Again, most of our CDDs kind of try to observe that, because getting into trying to trim up behind everybody's conservation area behind their homes, could get very expensive for Districts. So, we typically reserve that for residents and we just tell them, *"Listen, it is your right and responsibility to trim up behind your home to the property line and if you have questions, let us know and we can help you identify the property line."* That's kind of where I think Jim's going with the Fawn Ridge issue. Our property line is here, so whatever crosses over and impedes onto the sidewalk, is not our duty to clean it.

Mr. Dale: That's not our duty.

Mr. Showe: That doesn't mean we can't. We're just kind of looking for some direction.

Mr. Dale: But here's the significant difference between the scenario you just talked about and the Fawn Ridge situation. The Fawn Ridge situation is effectively what would you say, Mary Ann, maybe 50 yards?

Resident (Mary Ann Ferraro, Fawn Ridge): It's the beginning.

Mr. Dale: But it's a long swath that is not a singular household.

Mr. Showe: Okay.

Mr. Dale: That's the main difference. If it were a singular household, because I know what you're talking about, you're talking about maybe even communities like Six Mile Creek that aren't part of the CDD.

Mr. Showe: Jim and I have two calls that I have to return to people.

Mr. Moller: Yes. There's really not a good way for us to get into some of these backyards with equipment without doing damage.

Mr. Dale: But this is very accessible because it's right on Crane Creek Boulevard at the entrance to Fawn Ridge. It's the main drag on the left-hand side and you don't have houses along there.

Mr. Moller: Do we have a District policy to where if it's a common area, we will maintain it.

Mr. Dale: I thought it was well said.

Mr. Showe: If the Board is amenable to that, I think that gives us some direction so when folks call, we can let them know.

Mr. Dale: Yeah

Mr. Moller: Because I was worried about if those guys go back there with a little skid steer in someone's backyard and tears up their St. Augustine, we can trim back to the preserve, but now they want us to re-set their yard.

Mr. Dale: Right. What are the Board's feelings on that.

Ms. DeVries: I still don't understand the problem. What is the problem we're trying to solve?

Mr. Showe: There is a spot in Fawn Ridge where the conservation area is growing over and impeding some of the sidewalk. The sidewalk is county owned. So technically, what's being impeded is on county property, which is why Jim reached out to the county.

Mr. Dale: He is referring to the overgrowth on Crane Creek Drive going into Fawn Ridge.

Ms. DeVries: Okay. Is the conservation area our responsibility?

Mr. Dale: Yes. We own it.

Ms. DeVries: The sidewalk is the county's responsibility.

Mr. Showe: Correct.

Ms. DeVries: Our responsibility is growing over the county's property.

Mr. Moller: No.

Mr. Showe: Once it crosses the property line, by property rights in Florida, the property that's being impede upon has the right and responsibility to clear it. That is the technical term. That doesn't preclude us from doing it.

Mr. Dale: Yes and no. What it's doing is it's alienating an entire neighborhood because they see our property that is growing over and we're kind of passing the buck by saying, "*Oh, well, the county's got to take care of that.*"

Mr. Colasinski: I don't think we need to pass the buck. When there's a walkway, the walkway should be clear and the people in this community use the walkways. That's a service to the residents in our community. We should just clear that, make sure that the walkways in our community are clear, even if the county owns it. If our property is adjacent to county property, a sidewalk, we should make sure that it's just cooperating, I guess, understood, between government entities, if we're making obstacles on the sidewalk for people in our community to walk through, we should just clear that.

Ms. DeVries: We clear the obstacles that our plants are creating.

Mr. Colasinski: Absolutely. Because Osprey Ridge has that same scenario as well.

Mr. Dale: In a very small section and it's common area. That was very well said, Jim.

Mr. Colasinski: Yeah, for common areas like that, I think it's important to make sure that we have the passage for the residents.

Mr. Showe: Just for the Board's information, I know that Jim and I aren't out here trying to tell people no, but that's kind of how it's been handled.

Mr. Dale: I understand.

Mr. Showe: So, we want to make sure we have that discussion.

Mr. Colasinski: Okay.

Mr. Moller: I just want consistency with our answers so we don't clear behind Joe's house and not Sam's.

Mr. Colasinski: Is there any sort of motion needed?

Mr. Dale: We need to change the policy.

Mr. Showe: Unless I'm hearing it incorrectly, it sounds like the direction of the Board is, if there's a sidewalk or pedestrian access that's being impeded in any way, shape, or form from CDD property...

Mr. Dale: We are close to being impeded.

Mr. Showe: Of course, we would take it upon ourselves to clear that, but that wouldn't obligate us to go behind people's homes and clear it.

Mr. Colasinski: That's correct. It would be a common area.

Mr. Showe: If that's the direction of the Board, then I think Jim and I ...

Mr. Colasinski: Is that a policy we need to craft?

Mr. Showe: It's not really a policy. It's more direction to staff on how we handle them.

Mr. Dale: And what I would do is, I mean, in this case, they need immediate attention. But what I would consider doing is adding it to the fire break schedule. The only two areas that immediately come to mind is that small, little 10-yard section in Osprey and Fawn Ridge that is having that issue.

Mr. Showe: As we were having that discussion, you tasked me with working on that, like kind of having an FAQ sheet. I was working on getting the presentation done this week, but we'll add that to that so that it's clear if this is your situation, this is how you handle it.

Mr. Colasinski: We do that on our walking trails.

Mr. Dale: You are not talking about the PowerPoint?

Mr. Showe: No, you asked me to do, a Frequently Asked Question sheet. I haven't gotten to that yet.

Mr. Dale: I just want to make sure.

Mr. Colasinski: As a point of reference, we do that on our own walking trails. The trails that we own, we push that back as well. The ones through Heron's Landing, we've done that already, so this is no different.

Mr. Dale: Right. It's the same as our walking trail.

Mr. Colasinski: Yes. That's a courtesy we owe the residents of the community.

Mr. Showe: Yeah. That gives us great direction.

Mr. Colasinski: Alright.

Mr. Carnesale: Basically, as long as it has to do with common areas, I have no problem with it. We don't clear for their properties. We only clear for common areas.

Mr. Showe: Yeah.

Resident (Mary Ann Ferraro, Fawn Ridge): Must be my lucky day.

Mr. Dale: You didn't even have to wrap us over the head, Mary Ann.

Resident (Mary Ann Ferraro, Fawn Ridge): Well, we're really trying to clean up that area. I was away for a couple of days, but I noticed when I came home, there were new boards up and markers and new red pads and I went, "Uh oh, what's going on?" I knew I was coming tonight

because of the overhang. I'm glad that we're not the third-class citizens, because you guys and the county, we're playing ping pong.

Mr. Dale: No, I don't want to. You should not be in that position.

Mr. Colasinski: There's an inverse relationship in time versus taxes paid. The more taxes you pay, the longer it takes a government to do something. Sadly.

Resident (Mary Ann Ferraro, Fawn Ridge): Sadly, yes.

Mr. Dale: Please pass on. I shared this with one of your other Board Members that several months ago, a gentleman sent me an email and I returned the email the next day after receiving it. Because he never gave me his address or a location or anything. He just put his name in the complaint and didn't give me any additional information. So, I politely wrote back and said, "*We would be glad to help, what's your address?*" Then I never heard anything back. So please.

Resident (Mary Ann Ferraro, Fawn Ridge): I will make sure.

Mr. Dale: Thank you. We're on it.

Mr. Colasinski: We need to be accountable in that regard.

Mr. Moller: I got with Mr. Bill Anderson, regarding the lakeshore restorations that we approved last year for this year. They are going to start in mid-February. We already received a call from Grand Isle. We had Rob go out and take a look at it. There was some severe undermining there.

Mr. Colasinski: There was some what?

Mr. Moller: Undermining. So, basically there was no erosion setback. It was actually undermining underneath the St. Augustine.

Mr. Colasinski: This was along the lake?

Mr. Dale: Yes.

Mr. Colasinski: Okay.

Mr. Moller: So, Ed and Rob went and looked at it. Rob wants to go back and review some more.

Mr. Colasinski: Alright.

Mr. Moller: One thing I was thinking, since this one tends to be a pretty good 911. I know we were looking at the one lake, but I forget the lake number. It was along Woodside Park and they were using bond money. Could we move that money to possibly get this lake in there?

Mr. Showe: It's kind of changed a little bit, this afternoon, so we might not have as much bond money as I anticipated.

Mr. Moller: So, that was basically my question on that. If not, we'll get with Rob.

Mr. Colasinski: Well, I mean, the reality is we have to repair versus improve.

Mr. Moller: Right. He's going to look at it again.

Mr. Colasinski: If there's money, then we'll need to focus that on repairs versus improvement.

Mr. Moller: Okay. Also, since I'm on lakes, I went to a Marine Resource Council seminar on low impact development last week with Ms. Terri Mott. It was actually pretty cool. It was on stormwater systems and things like that. So, a lot of things that I thought I knew, I did not know. But anyway, with that being said...

Mr. Dale: I don't want to move off lakes just yet, if you don't mind.

Mr. Moller: This is part of the lakes.

Mr. Colasinski: Okay, good.

Mr. Dale: Because I just have a quick question.

Mr. Moller: Ms. Mott was working with Pete to do a 100-foot little test strip with prisms that some students from FIT developed that you plant Spartina Grass in and they basically act as a wave break. The concept and design are actually pretty neat. It's about a third, maybe a fourth of the cost of the geotube. So, it's almost like planting an artificial littoral shelf, in a sense.

Mr. Dale: Okay.

Mr. Moller: They're triangular. I have some CAD drawings of little triangular prisms that you plant Spartina's in, so as the waves come down the shore...

Mr. Carnesale: I am glad you went to the meeting, since I've been to a few of those.

Mr. Moller: I know. She says she usually takes you and she roped me into it. It was interesting. You have some foliage there and it's a good habitat for frogs.

Mr. Carnesale: I'd like you to make sure that Ron is put into the loop with this.

Mr. Moller: She has been emailing a Ron. Is that your email because I did not recognize it.

Ms. DeVries: Yeah, we sent it to him.

Mr. Carnesale: Its RonMike1.

Mr. Moller: Are you getting the email?

Mr. Carnesale: Yes.

Mr. Moller: Okay. Because I saw the email and I did not know who's email that is.

Mr. Carnesale: Okay.

Mr. Dale: Are those available for purchase?

Mr. Moller: They are made. So, the proposal that she sent me, using, I guess, some of the funds that the Board has set aside.

Mr. Carnesale: There is basically approximately \$8,000 in the budget left that was brought forward into the new budget and it's already there.

Mr. Moller: Yeah, there's like \$2,000 to do 100 foot of wave breaks with the Spartina. She's going to bring in some people to actually to do it and do this test site.

Mr. Dale: When would we do this?

Mr. Moller: She's available next month.

Mr. Dale: So, we would be able to test it before February, which is the geotube installation.

Mr. Moller: Correct.

Mr. Dale: At what point do we have to commit to a cost with the geotube installation?

Mr. Moller: I think we already did.

Mr. Dale: Crap.

Mr. Carnesale: You've already got \$8,000.

Mr. Moller: We also have how many hundreds and thousands of linear feet left to do.

Mr. Colasinski: But the test is still good data.

Mr. Showe: You're committing \$30,000 to \$60,000 worth of geotubes annually. So, in either case, that's a small thing to test.

Mr. Dale: Yeah. I understand. We're putting a large chunk, roughly \$160,000 to \$180,000, which could've gone three times as far, I guess is my point.

Mr. Colasinski: That's called lessons learned, Rob.

Mr. Dale: Yeah.

Mr. Moller: In talking to Myra, there's the Resource Council, St. John's Water Management District, DEP, there are a lot of big organizations into this. So, there's a lot of grant money to help fund a lot of this. Because we can be basically a Florida test site for this process, if it proves to be successful.

Mr. Dale: If we were to break the contract is there a contract breakage fee?

Mr. Showe: Here's the thing I think to note, the areas that are being geotubed, have already deteriorated. The point of these is really a preventative measure versus a repair.

Mr. Dale: I got you.

Mr. Showe: So, I think what these would be good for, is the ones we've identified for four to five years out that are not as priority.

Mr. Moller: Correct.

Mr. Dale: Right.

Mr. Showe: Get those so that you don't need the geotube.

Mr. Dale: Its PMCS.

Mr. Showe: The ones that are getting geotubed, have already gotten to the point where we could be affecting their homes.

Mr. Carnesale: The only thing that we've approved funds for, are the test things.

Mr. Showe: Correct.

Mr. Moller: Right. That's what this, the testing site.

Mr. Dale: Where are we going to put the test site?

Mr. Carnesale: It is basically the education point. What's left in that is about \$8,000.

Mr. Moller: Wexford Drive, what community is that?

Mr. Dale: Bennington?

Mr. Rysztogi: I'm guessing, when you first go into Bennington, take a right and that cul-de-sac, is the lake right there with the open sidewalk. That's the only lake I can think of that's accessible without going through somebody's yard. So, I'm assuming it might be that one.

Mr. Moller: Got you.

Mr. Colasinski: It's a great way to collect some data though.

Mr. Showe: Yeah.

Mr. Carnesale: The point though, is that the person who owns that property, has given us permission. All we have to do is get it in writing okay to cross their property.

Mr. Dale: Okay.

Mr. Rysztogi: I think some of that though by the sidewalk might be common for the villages, I think.

Mr. Carnesale: Yeah, but I'm just talking about you're worried about getting into the backyard. All we have to do is get it in writing.

Mr. Dale: Well, we own a 10-foot slot around each lake. I love the idea. Is that within your discretionary authority? Do we need a motion?

Mr. Showe: No.

Mr. Moller: I think that the money has already been allocated for it.

Mr. Showe: As long as there's no opposition from the Board.

Mr. Dale: I have zero opposition to that. I'm enthused about it.

Mr. Colasinski: It's less than \$10,000.

Mr. Moller: It's \$2,000 for the test, I guess.

Mr. Dale: Alright. I'm going to segue this into a question that I got a week or two ago that I wrote down. I think I know the answer, but I just wanted to ask this one. Apparently around, at least at the golf course area, there's roughly a foot swath around each lake that we haven't been cutting back or maintaining.

Mr. Moller: We trim periodically because it's a buffer zone.

Mr. Dale: That's pretty much what I said. I said I believe that's a buffer zone. Then I started talking about nitrogen filtering.

Mr. Moller: It's to prevent runoff from the golf course.

Mr. Dale: I just wanted to make sure I was saying the right thing to the residents. Okay, good. Thank you.

Mr. Moller: Sometimes it will get away from us due to weather. Actually, Wes is going around and knocking them down right now.

Mr. Dale: Right.

Mr. Moller: But we try to do it three times a year.

Mr. Dale: Okay. Good deal.

Mr. Moller: Regarding golf course maintenance, we have our ball picker going out next month to get ready for the season. Everything else is gearing up for that. As of yesterday, golf was sitting at \$88,000 and projected at \$115,000. Last year we did \$124,000 and we're budgeted for \$93,000. The first week killed us with the rain. I think that first week we had about \$8,000 in round revenue. Compared to the last couple of weeks, we've been averaging around \$25,000. I think we'll still finish out this month pretty strong. The same thing with Food and Beverage,

we're sitting at \$42,500 as of the 25th and are projecting about \$52,500. Last year, we were at \$38,500. So, they're doing pretty well.

Mr. Dale: I do want to emphasize. Once again, we had the bad luck of the draw. Last year, in October and November, we were remodeling and had a couple of rough months to start the year out with, which cost us a good chunk of money. This year we had two weeks of rain, basically, which effectively shut you down for two weeks and then the restaurant even had to close.

Mr. Colasinski: In January, was when we actually did the hood replacement, too. So, that was another significant dent.

Mr. Dale: Right.

Mr. Moller: Regarding the restaurant, the oven was delivered from US foods. Jamie is just coordinating with Pierce Restaurant Equipment to do the install. So, he is trying to get them and the Ansel system coordinated for the same day. So we can just do a quick swap out. Worst case scenario, we'll have a cold service lunch while they're doing it and we should be open for dinner.

Mr. Dale: Nice.

Mr. Moller: Pete has all the aluminum done over the back area, the 12-foot shade.

Mr. Dale: It looks exceptional.

Mr. Moller: Yeah. All the refrigerators back there are locked and performing very well with the sun protection.

Mr. Dale: Well, it also has the canopy, not just the aluminum.

Mr. Moller: Yeah, the canopy as well. I did order and we put the beer fridge inside of the restaurant for grab and goes. That seems to be working well. Last night, Jen got to demo our locking rolling liquor cage for the outside bar. I purchased a liquor cage that they can lock up so they can basically keep all of their supply stocks for the outside bar, so they can just roll it out and stock the bar. When they break the bar down, they can fill up the cage, bring it inside, lock it up, secure it.

Mr. Colasinski: So, then what is the plan for opening up the bar outside?

Mr. Moller: Right now, we're thinking about just like Fridays, Saturdays and Sundays.

Mr. Colasinski: No. What calendar day are we going to start opening that up?

Mr. Moller: We don't have one as far as a calendar day.

Mr. Colasinski: Well, why not? That's what a plan is about. We asked for a plan and plan is you talk about the tools, the infrastructure you need and then a date.

Mr. Moller: Okay.

Mr. Colasinski: Well, I mean, we've talked about this. When is it going to happen?

Mr. Moller: I'll get with Jen.

Mr. Colasinski: Alright, well, this has been going around since early September.

Mr. Moller: We really don't have the volume of customers to support having it open right now.

Mr. Colasinski: And that's okay. Just come up with a date, because our marketing person needs to start getting that information out there as well in advance so that people will know and then it's by chance. We want to let people know so they'll show up. So that's why the date is so that we can start marketing it.

Mr. Dale: I know this sounds kind of obvious, but by calendar date do you mean September 15?

Mr. Colasinski: Yeah, like November 25th. Something that says, "*Welcome to our grand opening of the outdoor bar*" and offer some specials or something like that, because we have to get the information out ahead of time before we do it because otherwise...

Mr. Dale: I understand.

Mr. Carnesale: Mention that it will be on Thursday, Friday, Saturday.

Mr. Colasinski: Yeah, that's all part of that.

Mr. Dale: That's why I was getting that. Are we talking about committing to Thursday, Friday, Saturday?

Mr. Colasinski: Yeah, that's part of your plan? That date is necessary to provide the lead time for the advertising and marketing of that, so we can actually get the momentum.

Mr. Carnesale: We're going round robin, if we're waiting for the people to come before we bring it out.

Mr. Showe: Correct.

Mr. Colasinski: The other thing, too, is that a date tends to force things to happen as well, because we will all just dance around it, but it also forces us to think through everything, too. For instance, I know there was a hostess stand that we needed out there. There's this place for storing utensils and also plates and glasses and things out there, too. There's a thing for washing our

hands. Those are a number of things that need to be in this plan and some of those have a lead time with them. This is why looking at a date and then looking at all these things and when can we get them when can we get them in place? Will they be functional? Where are we going to put it? All those things? It just takes time. So, this is why a date is important. Otherwise, it will just float endlessly.

Mr. Moller: I get it.

Mr. Colasinski: Okay.

Mr. Moller: Actually, I do have the leasing docs for the cart fleet and for the ball picker, guess, for us three. I just grabbed a copy of what we did for the six-seater, as far as who needs to sign where, because we had some issues with the sign in the wrong spot, wrong person signing it. So, I got those for tonight.

Mr. Showe: Those have already been approved by the Board.

Mr. Moller: Right.

Mr. Showe: We're getting ready to get the equipment.

Mr. Moller: Yeah. The ball checker should be here in December and the cart fleet in November.

Mr. Colasinski: Merry Christmas.

Mr. Moller: That's right. I did hire a new Head Golf Pro, Mr. David Owen. He actually lives in Rockledge, currently. He was the Assistant Pro and Tournament Director at Lake Nona. He starts on November 6th.

Mr. Colasinski: How much are we going to be paying this person?

Mr. Moller: Do I want to say it on public record?

Mr. Colasinski: It's going to be public record anyway.

Mr. Moller: \$65,000.

Mr. Colasinski: What do we expect to get for 50% more in salary, more than 50%?

Mr. Moller: A golf professional. Someone that knows how to run a golf shop. We paid \$65,000 for a Food and Beverage Manager and \$80,000 for a Golf Course Superintendent.

Mr. Colasinski: Fiscally, we exceeded all our budgeted amounts last year for the golf course.

Ms. DeVries: So, does this fit in our salary budget?

Mr. Moller: It will increase the lessons, increase merchandise, increase just overall revenue I see bringing in.

Mr. Colasinski: By how much?

Mr. Moller: I can't put a dollar amount on it.

Mr. Colasinski: We have more than a 50% increase in salary for the person. We should have some expected return on investment with them.

Mr. Moller: From my interactions with him, increased professionalism. I think he's going to bring a lot more to our golf operations.

Mr. Colasinski: What demonstrated improvements in profit has he been able to provide in his previous experiences?

Mr. Moller: Increased golf lessons, ladies groups, ladies outings. He's a Tournament Director.

Mr. Colasinski: Well, what happens with Mr. Mike Hogan then?

Ms. DeVries: Have we renegotiated Mr. Mike Hogan's contract?

Mr. Moller: Yeah, we re-negotiated with Mr. Mike Hogan and increased him by about 20% from what he was receiving before.

Mr. Colasinski: Alright.

Mr. Dale: Let's back up. Mike, as I understand it, we were making roughly \$2,000 a year from. What are we going to be making going forward?

Mr. Moller: Well, he was at \$175 a month and now he's at \$210 a month.

Mr. Dale: Alright.

Ms. DeVries: For one tee?

Mr. Moller: For one portion of the tee on the side.

Mr. Dale: I know in discussion, all of this is public record anyway, so I'm just going to throw this stuff out. What I was kind of hoping to do with Mike was to throw some incentives his way. I know what he's pulling in from the discussions I've had in various places. He's pulling in at least \$50,000 to \$60,000, right?

Mr. Moller: I have no idea.

Mr. Dale: So, that's my understanding. My feeling has always been, because we give him a huge chunk there. I'm always of the mind that I don't think 10% is a lot to ask. I also felt that

we were going to add considerably to what we could offer him through the way of marketing and things like that.

Ms. DeVries: So, he would get more lessons through us.

Mr. Dale: I'm kind of feeling like we sold ourselves short, not that I want a nickel and dime on stuff like that. I know it's not a huge chunk. I'm not picking on you, because I know you were after a lot of this stuff, Jim. This was kind of like a core issue as to why there was a change in Board three years ago, because a lot of free rounds were being given away and employees were getting a lot of free rounds. We had PGA pros that were giving the store away. We were underselling ourselves. We weren't charging enough for rounds. We've had discussions. You've done a great job with putting together the season pass packets and all of that kind of stuff and doing away with them as we need it. I guess where I'm going with the Mike thing is we've always kind of had a mindset of selling ourselves short. Is the Mike thing going to make or break us? No. You're talking about a few thousand dollars, but it's again about a mindset thing. I was actually kind of hoping for not just a little bit more, 10% of what he's making, but also maybe to offer to him, *"Hey, we've got a marketer that we can set loose, and maybe we can put together some grand package where we turn our golf lessons and our marketing our golf school into something big."* Is the Mr. Mike Hogan thing etched in stone until next year?

Mr. Moller: We could probably do addendum I would think.

Mr. Dale: Okay. I don't know how those contracts are done. So, I would throw that out there as a topic of discussion. The other thing that I was going to ask along the lines of what you were answering with Steve, I know when we had our previous pro, one of the incentives that we had offered was if he would offer lessons and keep half the lesson fee. Then of course, we would get the other half, because that wasn't something we were doing. It sounds like we've given our pro salary, so he would be doing lessons. I'm assuming we would keep all of the lesson money.

Mr. Moller: It's 50%. Actually, all of the research I did with the PGA when I started this, 70%/30% is about the average split, where the pro gets 70% of the lessons and the club gets 30%.

Mr. Dale: Right.

Mr. Moller: So, for us, being at 50%/50% was tremendously low.

Mr. Dale: Well, but we also didn't have a PGA pro.

Ms. DeVries: But then is the salary lower? Usually, the salary is lower.

Mr. Moller: The salary of the Golf Pro was \$60,000 to \$70,000, a 70%/30% split, with the full package being around \$80,000.

Mr. Colasinski: Getting back to my original question, we have somebody who's more professional. How does that correlate into improvements in revenue? We had \$4,000 for the lessons last year, which was a 50% improvement over the year before, because we had, like \$3,000. How is that going to correlate, into improved profit, because we're paying a lot more money now for someone? We're paying 60% more. I'm not as concerned about revenue as I am about profit, because profit is what drives keeping the golf course open.

Mr. Moller: I totally agree.

Mr. Colasinski: So, that's why I'm asking.

Mr. Moller: Right. I'm hoping to recuperate at least \$30,000 to \$40,000 just in pro shop merchandise that we lost last year.

Mr. Colasinski: Okay. Alright. And what else?

Mr. Moller: Increased lessons, increased personability, bringing in tournaments.

Mr. Colasinski: We had people who were personable before, but we didn't make any money. We had people who were professional before, but we didn't make any money. That's my overall underlying concern with this whole thing, knowing that what can this person do to improve the profitability of our operation so we can continue to keep the golf course open? That is what I'm trying to understand.

Mr. Moller: I don't know exactly what answer you're looking for.

Mr. Colasinski: Is there any demonstrated numbers from before in his career, regarding improving profitability at the places he's worked?

Mr. Moller: I did not ask those questions to his current boss. I just asked about his work ethic, his personality, etc.

Mr. Colasinski: But that's the fundamental value this Board has for the golf course, which is to make a profit. That's fundamental.

Mr. Moller: Right. Like I said, I think just in him keeping track of our inventory in the pro shop, he can make up for salary overages, just in that without any extra lessons or clinics or anything like that.

Mr. Colasinski: Alright. So, this coming year, we're going to take a very close look at that and see how the year progresses. But that's a very important number to keep in mind because we

have to continue to feed profits and saving those for capital improvements, because that's where the entire District fell down for decades. It was just going to the bonds and we don't have access to bonds anymore. There's a definite need to keep the golf course functional for the community, not just Viera East, but this entire area. I read a study in Golf Digest of the top 60 golf courses in Florida. Only 12 had public access. There are a lot of golf courses in Florida, but they're not all public access. Look at all the people moving into Brevard. Nobody is building new golf courses. We need that, not just for Viera East, but for the entire community. So, this is an essential component. I want to make sure that we're continuing to feed the profits and saving the profits so we can do capital improvements, because we fell down with previous Boards before and it's very strong fundamental for this Board right now. So, that's the only reason that I'm asking about it.

Mr. Moller: I get it.

Mr. Dale: I would like to add to that, with a possible solution, but it does come into play with the Mike Hogan contract. The reason why I focus on that, is the summer school that he runs, that we haven't been capable of running because we didn't have a PGA pro, but now we do. That's \$20,000 to \$30,000, just for summer school. We've also had discussions. You and I think you mentioned that you had talked to Steve about this and other Board Members, but also maybe potentially doing something like that during the Christmas break. So, that's maybe another \$10,000.

Mr. Colasinski: Thanksgiving break, Christmas break, anytime there's a break in school and parents are looking for opportunities for their children, that's a great time to harness that.

Mr. Dale: This was huge issue that I saw on social media recently, that we weren't able to jump at because we didn't fit the situation. But somebody was looking for golf lessons for their child and then there were a number of people piling onto that. I guess where I'm going with this is, I know that Mike is personable and he has people that like them and use them and everything. He has a big old Mike Hogan sign out there and he gets billing on our website and on social media and everything, but all we get for it is a couple of thousand dollars a year. That just doesn't seem to be a super business decision, where he's deriving a lot more benefit from us than we derive from him. I'm not picking at Mike. It sounds like Mike is very personal and does a good job. Actually, if I were Mike, I'd be doing exactly what he's doing. I get why he's doing what he's doing. All I'm saying is that we should take that into consideration, perhaps in going back to talk to Mike with our new pro, we work something out where the course gets a bigger chunk of the

summer season for schooling. Perhaps we start up a winter school or something like that. Maybe there are other opportunities. I want you to get the marketer involved, too, when she gets here, so we can get some ideas from that perspective. Everything is negotiable, is the point that I'm trying to make. We don't have to get more rent money from Mike, but if Mike is willing to give up a slice of the tape from summer school, well, hey, maybe we can put together a whiz bang summer school. I'm good with that. I don't know where the rest of the Board is at with that. I mean, I'm just trying to throw ideas out there.

Ms. DeVries: On how we can make up that gap.

Mr. Dale: Yeah.

Ms. DeVries: My concern is that there's a budget for salaries and the budget for salaries was based on the old salary, not the new salary. By the way, I appreciate that you did all of the research and looked at what is the norm and everything, but now we have a 50% increase in this salary. Does that fit in the budget that we approved?

Mr. Moller: No.

Ms. DeVries: So, if anything doesn't fit in the budget that we approved, then it's not approved. Right?

Mr. Moller: Yes.

Ms. DeVries: So, we're kind of in a predicament here where we've hired somebody and we don't have approval for the amount of money that we're paying them. So, I don't know what to say with that, because if the salary exceeds what the budget is, we have to figure out where that's going to come from. What Steve is saying is we're going to have a plan for profit, but I'm going, *"Well, wait a minute."*

Mr. Colasinski: The thing is, if you need that kind of money, you have to talk with the Board first so we understand what we need to move around to accommodate it.

Mr. Moller: Okay.

Mr. Colasinski: That's what should typically happen. If you have something that's out of budget, you come and you talk and say, *"Okay, this is it. This is what I need."* And then we as a Board discuss what we want to move around to be able to accommodate that. Because right now, we don't have any options.

Ms. DeVries: My second concern is really relevant to Mr. Mike Hogan. Just to be clear, I don't know Mike and don't have any interest in Mike's business. I've never even talked to the

man, but he has been at the Viera East golf course for a really, really long time. He is well liked. My understanding is he's well-liked by the course. I could see where Mike or some of his colleagues could see this as cutting into his business as we now have our own pro, offering lessons. I was hoping when we contracted with Mike, that we could figure out a way to work with him to market his services, take a cut and utilize his services and then figure out where we have gaps and then maybe find the personnel to fill those gaps. That's my thinking.

Mr. Moller: From the lesson side.

Ms. DeVries: Whatever. From where you need a pro, where does Mike fill in that? Do we pay him? Does he give us a cut? Then where do we still have gaps that we need to fill for the gap that Mike doesn't fill? Because we have him. He's been a fixture for a long time. I guess we don't have him, but we have a contract with him. So that's my two cents.

Mr. Dale: It sounds like we have negotiating room on the contract.

Mr. Showe: You always have negotiating room. The contract has termination clauses in it, ultimately and if the Board chooses to terminate, we can certainly terminate. But you've got room to negotiate and make an addendum or change the contract or however the Board would like.

Mr. Dale: And I'm a big believer you get a lot further with honey than you do with a stick. So, that would be the way that I would encourage the negotiation to go. Marketer, do you think you'd be able to market Mike Hogan's Golf Academy.

Ms. Webb: I have before.

Mr. Dale: Would you be able to significantly increase his business?

Ms. Webb: Probably. Was there some social media activity about people looking for golf lessons within the past week on Facebook?

Ms. Webb: Well, I've had people request them especially for Spring Break. I know Mike doesn't offer them for Spring Break, but we said we'll look into what we can offer.

Mr. Dale: That's what I'm saying. There's a lot of opportunity here that I think might resolve a lot of what we're talking about here.

Ms. DeVries: I see Mike as a partner, not just a renter.

Mr. Dale: Bingo. Thank you. I prefer to have more of a partner relationship.

Ms. DeVries: I want a partnership with Mike.

Mr. Dale: Than just getting a couple of measly thousand dollars a year. I think there's an opportunity here that we're missing, is what I'm really trying to get across. So, does anybody else want to add anything on that topic?

Mr. Colasinski: On that topic? No.

Mr. Dale: Okay.

Mr. Moller: That was it.

Mr. Colasinski: Question on the restaurant. In moving to the new restaurant structure, one of the things that was missing was having a manager on duty. Okay? Who was our manager on duty last Saturday night?

Mr. Moller: I'd have to look at the schedule for last Saturday.

Mr. Colasinski: Well, okay. That's a problem because we had a number of issues that cropped up. First of all, we had two servers that were new, Jill and Maddie, who just joined. I don't even know if Jill's 21 or not. They were the only people that were going to be working after 7:00 p.m. that night. We need strong management there in case issues come up. People really didn't start showing up till 7:00 p.m. on Saturday night. Nicole stayed on a little bit later, but she's 21 or 22 now. Also, she's not much more seasoned. There were a number of things that were left unattended, for instance, we have mats that we put out in the dishwasher area. At 9:30 a.m., I went by there in the morning and the mats were hanging over the wall. At night, when I went by, the mats were still hanging over the wall. Nobody put the mats down for the day at all. I walked back there because I wanted to see something was out in the back. The mats weren't there. The floor was slippery. We do that for the safety of the employees, but nobody put those down. Even on Sunday, I went in there for brunch and the mats were still on the wall. I asked Jen about it and she said, *"Well, I'm not strong enough to take them down."* Okay. That's a fact. So, that's a safety thing. The other thing is, out in the back, we have a storage shed where we keep all of the beer and then we have all of the food lockers. The storage shed for the beer was locked and none of the people that were working that night, had the key so we could not lock up the beer that night. We couldn't lock any of the food coolers, which we're required to do for the Health Department to lock up the food and the beer at night, also. We also have the lighting outside. At 7:15 p.m., it was dark and our lights still weren't on outside. So, I think it might behoove us that occasionally, one night a week, you go in there and just look and see what's going on. See what's happening in the operation. I shouldn't be the person explaining this to you.

Stop in one night a week and look and see how things are going. You don't have to stay all night. Just stop in and look and see what's going on. Like the lights not being on. That's a security issue for our guests who come in there. But I shouldn't have to be saying this, is the thing. So, I'm not trying to pick on Jim night. These are just things I have to do with regards to looking out for the overall good of the community and the safety of the employees.

Mr. Moller: I get it. That's kind of where I entrusted my food and beverage manager and assistant food and beverage, to take care of it.

Mr. Colasinski: Yeah, I think the thing is, if she's not sure, then ask for help. I don't know that she knew there was other potential solutions for help. I don't know that, but that's a conversation to have, because the value that we have, is that we want somebody there who can address issues with customers with enough experience. We just didn't have that there on Saturday night.

Mr. Moller: Okay.

Mr. Colasinski: It's a safety issue for the employees working there, too, when cashing out. We just had two young girls working there that night and when it came time to close, if somebody wanted to come in and cause some trouble, unfortunately, that's what can happen. Just have the conversation, because what had happened was Jamie was out for a wedding on the West Coast. So, that left Jen and Saturday was her day off.

Mr. Dale: She should have had Vicky scheduled.

Mr. Colasinski: The thing is, have the conversation just to indicate the why. We can't have that. Then also the safety issues that we did see as a result of that. I'm sure there's a solution and I'm confident there will be a solution. But just understand that we do need somebody that's a value of the Board. We've stated that before.

Ms. Webb: I was at the Sassy Saturday and Vicky was there.

Mr. Moller: She wasn't there in the evening. That's kind of the point.

Mr. Dale: I don't mean to pile on, but some of the stuff I want to emphasize, several of the things that we're talking about are facility issues that the restaurant people don't have control over. I think some of it we're just dealing with, because of the time change. This is part of where we need to have our maintenance guy get his schedule together. I started calling this, "*The roots meeting*," to myself. The reason I'm calling it, "*The roots meeting*," is we're kind of coming back to some of the roots of why we were originally elected and we have different things going

on with the Supervisors tonight and we have new Board Members and a new Golf Course Manager. Some of the stuff that we're talking about tonight. nobody's ever heard before. So, that's why I'm thinking of calling it, "*The roots meeting.*" Let's reiterate some of the things that we did a long time ago.

Mr. Colasinski: The values that we have.

Mr. Dale: The values. Yes. But with that said, along the lines of lights, I do agree that we need to get them on sooner, but I would also request that the outside lights do not go off earlier than 12:00 a.m. for safety reasons. I think they go off at 11:00 a.m. now, but with the time change

Mr. Colasinski: Are you talking about PM, Rob? So, you're saying midnight.

Mr. Dale: Midnight.

Mr. Colasinski: Because you just said 11:00 a.m.

Mr. Dale: No, 12:00 a.m. Is what I'm asking for.

Mr. Colasinski: Right. That's midnight.

Mr. Dale: Midnight. The reason why I say midnight, is sometimes when they're cleaning, it's a safety issue for our employees. If they're getting out of there at 11:45 p.m., I don't want them walking through a dark parking lot having to deal with that. So, yeah, the outside lights turning off at 12:00 a.m. is one of my requests. I'm going to kind of go rapid fire through some of this. The bug system. I could ask you this outside of the meeting, but I know we had it unplugged.

Mr. Moller: There was nothing wrong with the bug system. What had happened was it was plugged into the same outlet as that Sonos® and I think that Sonos® system was outside. When we unplugged it, we just unplugged the whole cube and accidentally unplugged the bug system. The bug system is plugged back in again.

Mr. Dale: Yeah, I plugged it back in. Okay. But I just want to make sure there was nothing wrong and that everything was good.

Mr. Moller: No.

Mr. Dale: Okay, good. I do have a suggestion. We do have a lot of new managers. I know that Kyle he's been there a little while, but he's still been there for a year. Jenna is a new manager. Jamie is a new manager. Vicki is a new manager. Heck, even, I mean, you were a manager before, but you're in a different role.

Mr. Colasinski: Vicki is a new manager?

Mr. Dale: She's an Assistant in front of the house for Jen.

Mr. Colasinski: Okay. I did not know that.

Mr. Dale: At least that's the way I understand that.

Mr. Moller: I asked her to get someone, so if she's not there, to handle the front of the house operations she takes a day off.

Mr. Dale: Right.

Mr. Moller: The girls need someone to go to and she put her trust in Vicki.

Mr. Dale: Right. What I see happen a lot of times over the past couple of years and this again, had nothing to do with you.

Mr. Colasinski: Right.

Mr. Dale: We kind of throw employees to the walls, especially in the restaurant. We need to give some of the new managers some sort of management training.

Mr. Colasinski: Basically, a skills assessment first and then based on that, determine areas for training.

Mr. Dale: Areas for training. Yeah, and I don't know what this looks like. All I'm saying is I think there are customer service training things. Jen might be able to add to this because, gee, it's kind of what she does for a living expertise.

Ms. DeVries: It's her area of expertise.

Mr. Dale: At least some initial management training for our managers that focuses also on customer service. Then the other thing that I would suggest we do, is we come up with some form of a one-hour initial video for new employee hires. Perhaps Jen has one. Perhaps Michelle can put one together.

Mr. Showe: The insurance company that we work with might have one.

Mr. Dale: Yeah, they might have one. It could show the key things in our handbook, a tutorial on the driving range here, what a hole looks like, what aeration is. Just a video for a new employee at the golf course and telling them that its mandatory to watch it, so at least they get some of the basics of how our operations work there.

Ms. DeVries: Rob, you were talking about management training.

Mr. Dale: Well, management training, but I'm also talking about one aspect.

Mr. Colasinski: That's one aspect. There are other areas as well.

Mr. Dale: For new employee hires, all employees have to watch the one-hour video or whatever it is, 45 minutes. I don't care how long it is, but my point is something that familiarizes them with our operations, because we get restaurant hires in there and they have no idea what the heck is going on with the rest of the place.

Ms. DeVries: When they get hired, they're still responsible. They get the Employee Handbook. They are still responsible for signing off that they've read it. Right, okay, so they have that.

Mr. Colasinski: So, normally with employees, there is some sort of skills assessment based on their job description. It's not a knock against them as much as, what areas we need to work with them on development. Sadly, I've seen this with managers in other companies that are thrown into a position and they're never given any training. Then subsequently they're set up for failure and it's not fair to them. It's really disappointing because they're eager to get in there and make a difference, but no one's ever trained them on what to do, how to do it and what's expected. I think if we have some of the job descriptions, we can derive some form of skills assessment out there that these are the skills they need. Just simple questions that we can ask or ascertain what areas for training. We have a training budget, but this goes across the spectrum. We have the restaurant, the pro shop, the cart barn, our maintenance teams, all of that. Those are things that we should probably consider training our people in areas. We want to make them better employees and we don't want to throw them into situations where they're going to fail.

Mr. Dale: Yeah. I kind of felt that was happening in the restaurant before we were throwing spaghetti against the wall.

Mr. Colasinski: Right.

Mr. Dale: I just want the issue to be resolved. I don't want to cast blame.

Mr. Colasinski: This is an improvement. This is not a point the finger thing. We're just trying to say, "*I think we could improve in this area.*" What we have right now is good functionally, but we could probably make things better if we take a second look and do some improvements. We've got some new people working in the pro shop. I doubt that any of them have had significant customer relationship type experiences. Maybe we could give them some training. I know that one of them that has been around a long time is kind of grumpy. Just so they at least have an awareness of the skills and the presentation to customers on what they represent. There are trainings available and, in some cases, there might be computer-based training for

computer skills also and we need people to get better with computer skills. You seem to have a pretty good background in that, but I wouldn't expect you to train people. If we want people to do work in Excel spreadsheets, PowerPoints, we can get them training for stuff like that too. In many cases you might need something from them in one of those type of formats, so that you can give a report to us and you need them to work on something, but if they don't know how to do it, they can't help you in that regard. So, maybe we need to just get them some training for something like that too.

Ms. DeVries: I can help you look for online courses and stuff like that.

Mr. Dale: That's a good point, because I know a lot of times in meetings, we talk about things and then we don't put an end date or an objective date or whatever. Are you keeping notes on the things that we're talking about?

Mr. Moller: Yeah. That's usually the problem. We come up with these ideas and then we get back to the daily grind.

Mr. Dale: Right. We're not going to resolve a lot of this tonight, but what I'm going to ask, is sometime within the next week, you could put together an email. I want you to think about a lot of these different things and say, "*By this date.*" I know Steve was looking for an opening date.

Mr. Colasinski: I think this is going to take longer than a week to actually think through.

Mr. Dale: I'm just talking about developing a when we can implement something by.

Mr. Colasinski: Well, you first have to say what it is.

Mr. Dale: Right.

Mr. Colasinski: You need the skills assessment first before you can identify the type of training, which is the conversation needs to happen with Jen first. That's not going to happen in a week.

Mr. Dale: Right. On that specific issue. However, issues like fixing the lights and that kind of thing, we can, but I'm talking all of the issues that we're discussing.

Mr. Colasinski: So, what issue are you talking about? Training or issues in general?

Mr. Dale: Issues in general.

Mr. Colasinski: Okay.

Mr. Dale: That we are discussing right now. I hate to say it, but I have about nine other issues here that I want to add to the mix. Hopefully they go a little quicker.

Mr. Colasinski: Is anybody here getting paid by the hour?

Mr. Dale: Let's put together a summary email.

Ms. DeVries: Just for the record, no.

Mr. Colasinski: Alright. There you go.

Mr. Dale: Put a timetable on it, so a lot of this stuff doesn't slip through the cracks, is where I'm going.

Mr. Moller: So, what I'll do, is where Jason has action items...

Mr. Showe: I can send you one. Mine has a format.

Mr. Moller: So, next Friday, I'll just send an email to him saying, "*This is a follow up on the action items.*"

Mr. Dale: Yeah, that's all I'm saying. Because some of the stuff, especially like the training issue, I don't want that stuff to slip through the cracks. But Steve is right. I don't expect that to be resolved in a week. That's going to require discussions with probably Jen.

Mr. Colasinski: We're looking at job descriptions, talking with your people.

Mr. Dale: We've got to talk with Clive.

Mr. Colasinski: Jim, that's the entire staff, the people who work over in the maintenance facility as well as, golf course maintenance, Ed's team, everybody. Some of the guys in Ed's team could use some training on potential pieces of equipment too.

Mr. Dale: Right.

- **Organizational Matters (Item 9)**

- A. **Acceptance of Resignation of Peter Carnesale**

Mr. Dale: What I am going to ask for now, we do have other things we need to continue on, but we're going to take a pause, though, on the golf course issues, because we have a significant development. We have a Supervisor that has been on this Board for three years. Prior to the three years that he was on this Board, he ran, promoting his ideas and making a fundamental difference, as we're going to see. Jason has a very excellent PowerPoint presentation that he's going to be sharing with us. Pete just shared with me that he has a family situation and he's got to leave. What I don't want to do is leave Pete unacknowledged before he leaves, because Pete has tendered his resignation to the Board. He will be moving out of State. While I am saddened that the CCD part of the CDD will not be on the Board any longer, I do feel that everything you've had to do, Pete, over the past, I'm going to call it four years, because that

year running was a tough year. It was just like being on the Board. You had to sell people on what your vision was for the community.

Mr. Colasinski: It was actually longer than four years.

Mr. Dale: Yeah. It was a little longer than four years that you've been involved with this District.

Mr. Colasinski: It goes back into July of 2019.

Mr. Dale: Yeah. So, aside from being your running mate, I consider you to be a friend. I appreciate highly, everything you have done for this District, whether it be for the issues of the littoral shelf or whether it's voting fiscally to improve the status of the District, which we are going to see in the PowerPoint that Jason's going to do, you've made a huge difference for this community and I appreciate it. I'm going to have something to add at the end of it, but what I want everybody else to do, if they would like to add anything to what I'm saying...

Mr. Colasinski: I certainly would. I want to thank you wholeheartedly for stepping in and taking the initiative and also having the courage to put yourself in a place that potentially and was somewhat controversial, because you did a fundamental change of the values of the Board for this District. It's made a huge difference for value for the people in this District, too, making decisions for doing dog parks, playgrounds, those are totally new things that this District has never experienced before, making the right fiscal decisions for the golf course, so we can actually become profitable. There are many policy decisions that had to be made along the way that take courage to do and also experience the wrath of people who don't agree with you. But you had the courage to do that, in a time of high ambiguity and in a path that wasn't paved. So, I wholeheartedly thank you for that as well. I appreciate you knowing you and the courage that it took. Being an army veteran obviously gave you a solid foundation and courage, but we are very happy that you were able to leverage that here with us and change in a very positive way, this District and the value that we provide to the people within this District. So, thank you very much.

Mr. Dale: Ron, would you like to add anything?

Mr. Rysztogi: I'm also an army veteran. It made it easy for me when I came on the Board, I became friends with Pete right away. He's the kind of person that looks out for you, answers your questions, finds out what you need and we became friends right away. It's great that you've been helping me out for six months now, eight months, whatever it is. But you're

leaving though. That's the bad part. That's the bad news. I hate to see you go, but life does go on and I wish you good luck.

Mr. Colasinski: Yes, the best of luck.

Mr. Carnesale: Basically, I'm not leaving because I don't like the Board.

Mr. Colasinski: Right.

Mr. Carnesale: I'm leaving because I'm moving and when I move, I will be out of CDD, therefore not eligible to be on the Board. Alright. And being a part of government, which we are, there's no way that I'm going to break one of the rules of government and try to stay on when I am no longer eligible for it. I'm not going to try and keep it secret that I'm moving and stay on the Board. Alright. I like what I'm doing. I've gone to a lot of places within the District. Okay. I know I've been seen a lot around the District. Probably the place that I've not been seen a lot is probably at our tavern. However, I've been there, but we usually go lunchtime as opposed to nighttime. So, although I haven't been seen a lot there, it's because of the timeline, not because I haven't been there. Basically, I get a chance to see what's going on during the day.

Ms. DeVries: Pete, I just want to say, I go back to the 2019 timeframe with you guys too. Even though I was recently elected with Ron, I appreciate all of the work that we did back then to basically set the goals and set the policy, what it is, what we were trying to do and be able to articulate that. I appreciate me. You always had a smile on your face. You were always friendly. So, we appreciate everything that you have done for this Board and for this community.

Mr. Carnesale: Try to get elected without having a smile on your face.

Ms. DeVries: I know, right? Well, I'm glad we got elected.

Mr. Dale: I think we'll replay some of your videos from the campaign for your exit on social media. Would anybody else like to add anything?

Mr. Showe: From my end, it's been great working with you, Pete. Obviously, you jumped in kind of headfirst on a lot of different projects and became involved with a lot of different residents out here. I know that it's been greatly appreciated from both residents and the Board and from staff.

Mr. Moller: Yeah. From the staff., thank you.

Mr. Showe: I have to give you the typical paperwork that you have to fill out and go to the Supervisor of Elections.

Mr. Colasinski: Let no government deed go unpunished.

Mr. Dale: Right. Pete, could you do me a favor and join right over here, front and center? Normally in the army. When something like this happens, the next thing that you hear is attention to orders, but there are no orders. What we do have for you, we did want to say thank you for everything you've done over the past several years. *(Applause)*. I would, for the record, like to read what it says. *"Pete Carnesale, Viera East CDD Supervisor, Seat 3, 2020 - 2023. In appreciation for your dedication and selfless service to the Viera East CDD, Brevard County, the State of Florida and our great country, thank you for your leadership."* *(Applause)*.

Mr. Dale: I told you we had a lot to cover in this meeting.

Mr. Carnesale: Thank you very much!

Mr. Colasinski: It was a pleasure having you with us for so long.

Mr. Dale: Now we got to get into a little bit of bookkeeping. We got to do this at some point during the evening, so we might as well do this now. We have a lot to cover tonight.

Mr. Showe: The first item would be obviously Pete has submitted a resignation, so we would need the Board to make a motion to accept that.

Mr. Dale: With regret, but we understand, family first.

On MOTION by Mr. Colasinski seconded by Ms. DeVries: with all in favor the resignation of Mr. Peter Carnesale was accepted.

B. Appointment of Individual to Fulfill the Board Vacancy with Term Ending November 2024

Mr. Dale: With that said, I did have a little bit of a heads up with Pete's resignation. So therefore, I put a little thought into and this is just me speaking, but I know that this Board needs a good, qualified, quality candidate that would be willing to serve, which is a huge component of this and that is qualified and would be a good addition for the community. And in my opinion, we do have such a person. We are fortunate that I was able to convince him to show up at the meeting this evening. We have a person that is a former president of the Viera East Community Association (VECA) that is very familiar with the community and currently serves on VECA. I've already done my due diligence to find out whether or not you are able to serve concurrently with the master HOA and the CDD and you are. There is nothing that is an impediment to that.

Mr. Showe: Absolutely. The only thing you would have to look at is if you're at a Homeowners Association (HOA) meeting and there's another member of this Board there, if a

CDD item comes up, one of you should leave the room, just to be clear. But other than that, that's really the only conflict.

Mr. Colasinski: Good. I don't have to go to VECA meetings now.

Mr. Dale: The only time I generally go to them is to vote for HOA officers, which isn't a conflict.

Mr. Showe: No, as long as they're not talking about. CDD issues.

Mr. Dale: Thank you, Pete. I am going to make an exception to my rule of doing motions. I believe that Mr. Bill Macheras is very qualified.

Mr. Colasinski: You don't have to make that exception.

Mr. Dale: Well, I don't. I just know that I'm kind of throwing this at you guys.

Mr. Colasinski: So, what is the topic you're entertaining?

Mr. Dale: I would like to promote Bill as our appointee.

Mr. Showe: Appoint.

Mr. Dale: I can't appoint. I'm promoting him to the Board.

Mr. Showe: You're making a motion to appoint.

Mr. Dale: Yes, I'm promoting him to the Board. I would like somebody to make the motion to accept Bill as an appointed member of this Board, to fulfill the remainder of Pete's term and if he so chooses to run next year, then of course he could.

Mr. Colasinski: One step at a time.

Mr. Dale: Yeah. We'll work on him.

Ms. DeVries: We need to appoint a new Board member.

Mr. Colasinski: I will make that motion to appoint Bill to the position where Pete has resigned and to serve with us on the Board of the CDD. I would also endorse him as well as someone who understands the community, the interests of the community, budgets within the community and dealing with many community issues.

Mr. Colasinski MOVED to appoint Mr. Bill Macheras to fill Seat 3 with a term ending November 2024 and Ms. DeVries seconded the motion.
--

Mr. Dale. Is there any further discussion? The only thing that I would like to add to all of this is that Bill is a resident of The Villages of Viera East, and one of the things I know has been

a priority for this Board is to have representation from different parts of the community as best possible and we accomplished that also. That's another arrow in the quiver for Bill that we get, which I think is exceptional.

Ms. DeVries: Thank you for bringing that up, because we do like to have the five Board members all representing different communities, if possible.

On VOICE VOTE with all in favor the appointment of Mr. Bill Macheras to fill Seat 3 with a term ending November 2024 was approved.

Mr. Dale: Bill, get up to the front of the room.

C. Administration of Oath of Office to Newly Appointed Supervisor

Mr. Showe, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Macheras.

Mr. Showe: Just print your name here and then sign it and I'll notarize it for you. I'll catch up with you after the meeting as I have a package to go through with you. Next is an information sheet. This is essentially how we contact you, your name, home address, phone and an email will be fine. We also provided an I-9, in order to receive \$200 per meeting. The I-9 and W-4s go to Inez, right?

Mr. Moller: Yes.

Mr. Showe: You'll turn these into Inez who is in the golf course office. She will make sure that you get paid for those meetings. I'll stick around after to go through it all with you, including the Sunshine Amendment. I'll give you my business card. Form 1 is required to be turned in to the Supervisor of Elections. We recommend that you do that. Finally, the most important is the Guide to the Sunshine Amendment and Code of Ethics. As a Board Member, you are not permitted to discuss with other Board Members, things that might reasonably come before a vote of this Board outside of a publicly advertised meeting. That includes emails, phone calls, texts, any form of communication including social media. Be careful what you post on social media. Also, you are not required to keep any records. As District Manager, I retain them. That way, if there is a public records request, your personal files aren't intermingled. So, if you set up an email, it's just for the CDD. If you have any questions, please let me know. The only

other thing is that if there is an item that would come up that you think you have a conflict, there is a specific form that you need to fill out if you abstain on a vote. You are officially on the Board now. Welcome to the Board. Alright, we have a sworn in Board Member.

Mr. Dale: Awesome.

D. Consideration of Resolution 2024-01 Electing Assistant Secretary

Mr. Showe: We prepared Resolution 2024-01, which would appoint Mr. Macheras as an Assistant Secretary. You can appoint somebody as Vice Chair as well.

Ms. DeVries: I'm Vice Chair.

Mr. Showe: Oh, that's right. The only switch that we need to make is we need to make is for the Board to approve a resolution to appoint Mr. Macheras as Assistant Secretary, which would be Resolution 2024-01.

Ms. DeVries MOVED to elect Mr. Bill Macheras as Assistant Secretary as evidenced by Resolution 2024-01 and Mr. Rysztocki seconded the motion.

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

Mr. Showe: This is just for purposes if there's a signature is needed, just like all the other Board Members who aren't Chair or Vice Chair.

Mr. Dale: Got it.

On VOICE VOTE with all in favor electing Mr. Bill Macheras as Assistant Secretary as evidenced by Resolution 2024-01 was approved.

- **General Manager's Report (Con't)**

Mr. Dale: Alright, thank you. We're going to go back to our agenda. We're still under the General Manager's Report. I have got three issues that basically all revolve around one issue, which is the driving range and people stealing our balls and our buckets. I've seen people coming onto the back end of the range. I've heard people talk about people coming on the back end of the range, not just in regard to retrieving their ball, but I believe they were scooping up range balls, which obviously would be an insurance liability issue. So, I think it all kind of revolves around

one central issue, which is balls and buckets should not leave the range. I see people taking off with their buckets. From what I'm able to gather from talking to people, I think we have a whole lot less range balls than what we had a year ago when we redid everything or roughly a year ago.

Mr. Moller: I need to order new range balls.

Ms. DeVries: We would like to know what that is costing us?

Mr. Dale: This is costing the District money.

Mr. Colasinski: On Sunday, when I went to get range balls, I put my token on there and got no range balls. The root cause was because the machine was empty, but when they filled up the machine, it was only about 40% full. We used to have a completely full machine.

Mr. Dale: Wow.

Mr. Colasinski: That is a lot of range balls missing. We've got to get to the root cause on this. We have to have some elements of enforcement, if it means just putting signs on the range that say, "*Balls and Baskets Do Not Leave This Range.*"

Mr. Dale: Well, I do think Mr. Dave Bedwell was right, back when we had this problem with coolers. I agreed with him at the time that 80% of the people are honest, and they will do the right thing when they're asked not to do it. They will abide by the honor system. So therefore, I think a problem that would resolve 80% of this is signs immediately by the ball machine and out on the range. Let's say baskets and balls are property of the Viera East and do not leave the range.

Ms. DeVries: Are the balls marked?

Mr. Dale: They're yellow and have a black stripe on them.

Ms. DeVries: Okay, so they are marked.

Mr. Moller: They are not good golf balls.

Mr. Machares: I just have two things. Are you seeing it just during the day?

Mr. Dale: Oh, yeah. People are getting in their car with a bucket of balls.

Ms. Webb: I saw a guy that walked out with all of the balls in a big bucket.

Ms. DeVries: Wow.

Ms. Webb: And I'm like, "*Where are you going?*" He's like, "*Oh, I'm swinging horribly.*"

Mr. Dale: Well and the other thing that happens is residents that live at that end of the neighborhood, have the back end, which is why this back driving range has been such an issue.

They will go, they will use a third of their bucket and go out and hit back towards the range. But people are taking the balls home.

Mr. Machares: My second part as far as the signage, should there be anything on there that says something simply as, "*Could Result in a Loss of Privileges,*" or is that too negative?

Mr. Colasinski: I don't think that's unreasonable.

Ms. DeVries: "*May Result in Loss of Privileges.*" That's nicer than I would be, because I consider this theft.

Mr. Colasinski: It is theft.

Ms. DeVries: I was going to say, "*Can be prosecuted for theft.*"

Mr. Colasinski: Well, it can be prosecuted and play privileges suspended.

Mr. Dale: Right. So, in the interest of keeping the meeting rolling along, what I would suggest we do on this, this was a big issue that had to be addressed. What I would suggest we do is, like we did with the other previous issues, Jim added this to his list. He's effectively heard the wishes of the Board, develop the game plan, signs at minimum, I would say, is a good first step.

Ms. DeVries: Bright colored signs.

Mr. Colasinski: Across the range.

Mr. Dale: Across the range and at the bucket dispenser.

Ms. DeVries: Right. Also, we have video surveillance. Right?

Mr. Colasinski: Not on the range.

Mr. Dale: They don't have to know that.

Mr. Colasinski: Right.

Ms. DeVries: I thought there was one, going out to the parking lot.

Mr. Moller: Yeah. We have signs in the parking lot. We have signs on the egress to and from the golf course.

Ms. DeVries: So, if we see them on video...

Mr. Moller: If someone is carrying a bucket out and I know when and where, I can figure out who that is.

Ms. DeVries: Yeah, exactly.

Mr. Colasinski: I've seen people just go up and put the bucket on the cart. If the starter is there and the starter waves them, they go right on the course with a bucket in the back of their cart.

Ms. DeVries: The starters can say, *"No, you can't take these range balls off of the range. You can't take them out on your golf cart with you."*

Mr. Colasinski: I was stunned on how many balls we've lost in the last year. I just couldn't believe it.

Mr. Moller: I'm not making an excuse, but I know it's not just an us problem. This happens at but every golf course.

Mr. Colasinski: But we can at least take steps.

Ms. DeVries: We'll put the little collar, like, on the dogs on the ball thing and if it goes outside the radius, it will go off.

Mr. Dale: People are usually honorable.

Ms. DeVries: Yeah.

Mr. Dale: Okay. So that's another issue we're adding to the list. We've identified the problem. Now we're going to come up with a solution off meeting.

Ms. DeVries: Okay.

Mr. Dale: The next one, I'm calling this again, the roots meeting. The reason I'm bringing this up is I've heard from multiple people that have been at the course. I'm just going to leave it at that. I've heard about service golfer this and service golfer that service, because of the change recently in management that we've had at the restaurant. What I want to do or at least hear from the Board, is a reaffirmation of the fact that the Hook and Eagle Tavern is a community tavern first and foremost, that services golfers. The two aren't exclusionary, because we've had both ends of the pendulum that I don't like. In the past, we've had everything golfer at that restaurant and then at some points, we've had it where we went the other way, where golfers were kind of excluded. I don't like that. That's where I'm at. I'm one vote. Where I want it, I want it right in the middle. I want the pendulum hanging between the two.

Mr. Colasinski: Everyone is welcome.

Mr. Dale: Where everyone is welcome and everyone is serviced.

Mr. Colasinski: Yes.

Mr. Moller: We're a community restaurant that have 100 to 200 golfers passing our door every day. We're trying to capture that business.

Mr. Dale: We're trying to capture the golf business. Also, what I want to point out for the minutes purposes, is 90% plus of our CDD is not a golfer and they are utilizing that facility,

especially at prolific rates in the evening, especially on burger nights and wing nights and karaoke night and now we're doing the music on the patio and we have all sorts of things going on. So, there's a whole lot going on where the entire community is being serviced through that restaurant. I want to make sure for the minutes, for the new people, for everybody, that we are very clear with our guidance, that that restaurant is there to service everybody. Where that's going to come into play, also I've heard that we did some changing of the hours and everything and I'm generally good with everything that was discussed. What I would like to do though also and there's a reason for this. It had nothing to do with anybody in this room. It has to do with a discussion with the County Attorney and it gets into other issues. But the gist of it is what I would like this Board to take a vote on. I'm not quite sure how to phrase this, so I'm going to need some help from the master here, but on Friday and Saturday nights, I want the flexibility. Right now, I think we said 10:00 p.m. on Fridays and 9:00 p.m. on Saturdays is where it's at right now. However, we're getting into peak season. We are going to be getting glow golf going again. We are doing music on the patio. We've got a lot of things going on, on Saturdays, that I can see taking us beyond 9:00 p.m. and we've got Friday where we've gotten a lot of comments where people would like it to maybe be till 11:00 p.m.

Ms. Webb: Well, I can tell you that I'm having a harder time getting music on the patio. They either have to have it from 5:00 p.m. to 8:00 p.m. 6:00 p.m. to 10:00 p.m. They either have to be gone by 8:00 p.m. to do another gig somewhere else, because then they're out of money if they don't. I do have to have some of those. I'm trying to say with people that do this from 5:00 p.m. to 8:00 p.m. right now, but as we're getting busier, everybody was there till 9:00 p.m. last night. She just said, "That's fine, I'll give you an extra half an hour. So, she's very gracious with that. But not everybody does that. Then I have a couple that I've tried to book and they're like, *"It has to be those 4 hours."*

Mr. Dale: Right. So, where I'm going with this, is I would like a motion from the Board that at the discretion of the Restaurant Manager and the Marketer, based on events, we may have hours as late as 11:00 p.m. on Friday and Saturday nights. I'm not saying that we're going to do that all the time.

Mr. Colasinski: What about the noise ordinance problem?

Mr. Dale: The noise ordinance is not a problem and that's part of the reason why we're taking the vote on this. It doesn't apply to us. We received notification from the County Attorney that it doesn't apply to us.

Ms. Webb: The stuff that we're going to be doing, like we do karaoke on Friday night, we were packed in there. We're busy at 10:00 p.m. Jen was like, "*What do we do? Can they go home and shut it down?*" I'm like, "*We can probably make a couple of extra hundred dollars.*" I made the decision that we stay open an extra hour.

Ms. DeVries: You and Jen together.

Ms. Webb: Me and Jen together. Right. I said to the karaoke people, "*If you guys want to stay, I'll pay the extra money on marketing*" and he said, "*Yes, let's do it.*"

Mr. Colasinski: I was going to make a motion.

Ms. DeVries: Oh, I'm not ready for a motion.

Mr. Colasinski: You're not?

Ms. DeVries: No, I want to discuss it. So, I live relatively close to the restaurant and the Clubhouse and some nights I can hear the noise loud and clear. I can tell you what songs they are playing and I don't think I should be able to tell you what songs they are playing. I don't think it should be that loud. You're playing in a closed facility. I'm in a closed house. There's no window that I can open.

Mr. Dale: You are talking predominantly, last night...

Ms. DeVries: I am not. In general, somewhat I can hear it.

Mr. Dale: You heard it the other night.

Ms. DeVries: Oh, yeah, I've heard it other nights. I can hear it other nights.

Ms. Webb: Last night the band was outside.

Ms. DeVries: Oh, that's why.

Ms. Webb: They were on the patio.

Mr. Dale: Beyond that, they didn't have any, for lack of being a musician, silencers on their music.

Ms. DeVries: Okay.

Mr. Dale: I had this discussion with them. I will freely admit you are correct, last night it was loud.

Ms. DeVries: It was loud. I actually texted Michelle.

Mr. Dale: However, with that being said, just because we would be open, does not mean that we're going to be playing loud rock music until 11:00 p.m. My point is, I don't believe music would ever go beyond 10:00 p.m.

Ms. Webb: No. Most of the contracts are either 6:00 p.m. to 10:00 p.m.

Mr. Dale: Right, but when it's 10:00 P.m., then you have people that want to linger around and talk for another half hour.

Ms. DeVries: That's fine.

Mr. Dale: Then the server has to clean up afterwards.

Ms. DeVries: I'm not worried about that. What I'm worried about is the noise level after 9:00 p.m. and 10:00 p.m.

Mr. Dale: Yes.

Ms. Webb: The music on a patio has been very loud, but I only get one person.

Ms. DeVries: Okay. I haven't been here for one of those, so I don't know if I could hear it.

Ms. Webb: You can't really hear it.

Mr. Dale: You can't hear it from the parking lot. I could hear it from the parking lot last night. It was loud.

Ms. DeVries: I could hear it inside my closed house last night and I could tell you what song was playing.

Mr. Dale: Oh, yeah, I heard them all.

Ms. Webb: I said, "*You guys are actually too loud.*" He said, "*Oh, we can tone it down.*" I said, "*You definitely have to be because it was really too loud.*"

Ms. DeVries: Yeah, it was. Okay. I just wanted to have that discussion because I think there's a difference between being open and being loud.

Ms. Webb: Right.

Ms. DeVries: I don't mind if we're open, but I do mind when we start to get past like 9:00 p.m., I do mind if it's loud or maybe 10:00 p.m. For me it's maybe 10:00 p.m., but some people might feel more like 9:00 p.m.

Ms. Webb: Right.

Mr. Colasinski: Well, I believe the noise ordinance goes to 10:00 p.m. Now, that is not something that is applicable to us, but those are the guidelines from the county.

Mr. Dale: Right. Jason, for the sake of everybody not taking my word for it, could you just share the noise ordinance?

Mr. Showe: It does not apply to, obviously, businesses like ours.

Mr. Dale: Actually, I can read it. It is from the County Attorney. It says, "*The exception to the noise ordinance found in Chapter 46, Brevard County, Florida Code, would apply to the activities of the CDD.*" In other words, we're exempt from the noise ordinance, is what he's saying. *It goes on to say, "As long as they are located on CDD property and approved by the CDD Board,"* which is why we are having this discussion.

Ms. Webb: We're not going to turn into a nightclub because the facility isn't meant for that.

Ms. DeVries: Right.

Ms. Webb: I have had comments from patrons that said, "I wish you guys were open a little longer because we're a tavern and we're the only tavern that closes at 8:00 p.m. or 9:00 p.m. I said, "*Well, we are open until 10:00 p.m.*" Then they said, "*We just get started and then we have to leave*" and I said, "*Yeah, but we'll never be open past 11:00 p.m., anyways.*" I have made that clear.

Mr. Dale: Again, I'm not advocating doing this every night unless we're busy, in which case, yeah, we'll take their money.

Ms. Webb: But I think that's some of the reason why we don't get people to come regularly.

Mr. Colasinski: So, what are you asking now? I'm confused. What are you asking?

Mr. Dale: Leave it at the discretion of the Restaurant Manager and the Marketing Manager. So, in other words, if they're putting on an event that is for Glow Golf or for music on the patio and it is in between meetings, they don't have the option to come back to the Board and say, "*Can we schedule this event?*"

Mr. Colasinski: So, are you looking for a timeframe?

Mr. Dale: Yes, up to 11:00 p.m. For what? For operating hours of the Hook and Eagle Tavern.

Ms. DeVries: Right. I want music to be up to 9:00 p.m. outside and 10:00 p.m. inside or something like that.

Mr. Colasinski: Okay.

Mr. Dale: Music up to 10:00 p.m.

Mr. Colasinski: Alright. So operating means?

Ms. DeVries: Serving drinks.

Mr. Colasinski: Okay. So, from 11:00 p.m. to 12:00 a.m. is when people will still be there, but they're cleaning up.

Mr. Dale: Employees only would be there.

Mr. Colasinski: Right. They're no longer serving after 11:00 p.m.

Mr. Dale: Right. Obviously if Jamie and Jen can't service it, then they're going to tell us and we won't do that.

Mr. Colasinski: I think I have an idea here. Do you want to propose a motion?

Ms. DeVries: No. I want to talk about one more thing.

Mr. Colasinski: Alright.

Ms. DeVries: I want to talk about staffing, because when we're talking about extending our hours at night, did I hear something about us making them earlier in the morning, too? How much staff do we have?

Mr. Dale: This is why it's so important for Jamie and Jen to be involved, because if we can't staff it, then obviously we're not going to do it. We're not just going to arbitrarily set things up.

Ms. DeVries: Right.

Mr. Dale: But this is why we need the managers on the ground to have the flexibility to make that call.

Ms. DeVries: Okay. I'm fine with that as long as we're utilizing our staff at the hours when we make the most money.

Mr. Dale: Yes.

Ms. DeVries: When we have peaks. So, I don't want to overburden our staff. I don't want to exhaust it. Sometimes it gets to the point where it just seems like I feel like we're a little short staffed and if we're extending hours at the beginning and we're extending hours at the end, we're stretching them even thinner.

Mr. Dale: Yes.

Mr. Colasinski: And if we're opening the bar outside too.

Ms. DeVries: Right and if we're opening the bar outside, we're stretching them even thinner. So, I mean, we have to pick our battles. I would pick the late-night hours, like lunch through late night, but I have to look at the data to see.

Ms. Webb: That and know that when choices have come up, I have also jumped in to help, because I'm not going to expect them to. If we have to have one go, then I do, but I'm not going to look at doing it all the time. I don't want to do it all the time. I just don't want to be yelled at.

Ms. DeVries: Right and I think you want the flexibility to keep it open to 11:00 p.m.

Mr. Dale: Flexibility is what we're talking about.

Ms. Webb: The flexibility, but I also want to make sure that, like I said, the music isn't loud late at night and that we're not overstretching the staff.

Mr. Dale: I wholeheartedly agree.

Mr. Colasinski: Okay.

Mr. Dale: Bill? Michelle, could you hold on?

Ms. Webb: Okay.

Mr. Macheras: I'm pretty sure I understand what you're asking. I know a lot of places, especially on Friday nights when there are football games, there's not a lot of places that stay open late and they don't advertise that they're open to 11:00 p.m. If you all get there and the football team comes in, they're going to stay late. So, you are not so much proposing that we're going to change the hours to 11:00 p.m. You're going to let the young ladies and gentlemen know, *"Hey, we're going to end the band at 10:00 p.m., but if we're still rocking and rolling, we're going to do a little soft closing."*

Ms. Webb: Yes.

Mr. Macheras: Maybe at 10:30 p.m., we can flick the lights and start cleaning up so people get the message. you're looking more like that like a softer closing.

Ms. DeVries: Yes. You got it.

Mr. Dale: Yes. The only exception I would add to that would be on Saturday nights if we have a music on the patio night scheduled or now that we're heading into peak season, we're going to be doing the night golf, the glow golf.

Mr. Colasinski: I can summarize this in that we maintain an operational window from 9:00 a.m. to 11:00 p.m., we have guidelines for music and that outdoor music ends by 9:00 p.m. and indoor music ends by 10:00 p.m.

Ms. DeVries: I look it as official operating hours.

Mr. Dale: Operating guideline. I love everything that you just said. The only thing I will add to that is if we have music on the patio and it's like Lacey, she is not loud and she were to keep going till 10:00 p.m., I would be okay with that.

Ms. DeVries: I guess I haven't experienced it.

Mr. Dale: Yeah, it is not anywhere near that loud.

Ms. Webb: I had no idea there was a band last night. I knew that there was a 75th birthday party, but I had no idea that they were bringing a band.

Mr. Dale: Yeah, the band caught all of us by surprise.

Ms. DeVries: Okay.

Ms. Webb: They booked the party through Jen in the house. I don't even know if Jen knew they were bringing a band.

Mr. Dale: We had a long discussion.

Mr. Colasinski: Time constrain the discussion because we're kind of going around and around.

Mr. Dale: I agree.

Mr. Colasinski: Alright.

Mr. Dale: I like the way you phrased that, Steve.

Mr. Colasinski: I will propose a motion that we have an operational window for the restaurant from 9:00 a.m. until 11:00 p.m., with the additional constraints of outdoor music ending at 9:00 p.m. and indoor music ending at 10:00 p.m.

Mr. Dale: Do you want to go to 10:00 p.m. with the outdoor?

Ms. DeVries: No. You know what? It gets into a hairy mess. I don't know. If we're going to say that we're only bringing in soft music, then I guess. I think the music outside should end at 9:00 p.m. for our community's sake.

Mr. Dale: I could live with it. Bill?

Mr. Macheras: Was this thing that happened an anomaly?

Mr. Dale: It was an anomaly.

Ms. DeVries: It was an anomaly, although I can hear karaoke night loud and clear too.

Mr. Showe: I guess my question is, do we want to change the hours? The motion I was looking at was delegating authority to the Restaurant Manager and Amenity Manager to extend hours to 11:00 p.m. at Hook and Eagle, with music ending outside by 9:00 p.m. and inside by 10:00 p.m.

Ms. DeVries: I like that.

Mr. Dale: Well, it's not going to happen all the time. That's the thing.

Ms. DeVries: I like that.

Mr. Showe: But it gives them the authority to extend it.

Mr. Dale: Okay.

Mr. Dale: One more time for clarity.

Mr. Showe: The motion I was looking at, was delegating authority to the Restaurant Manager and Amenity/Lifestyle Manager to extend hours at Hook and Eagle to 11:00 p.m., music to end outside by 9:00 p.m. and inside by 10:00 p.m.

Mr. Colasinski: Jim, any thoughts?

Mr. Moller: I'm okay with that, to be honest with you.

Mr. Colasinski: Okay.

Mr. Moller: Like she said, I don't know how many outside bands we're going to have playing past 9:00 p.m. anyway.

Mr. Colasinski: Okay.

Mr. Dale: Why are we ending inside at 10:00 p.m.? Because you can't hear that.

Ms. DeVries: I can hear it loud and clear on karaoke night. I hear all of the booming.

Mr. Macheras: I think one reason would be something that you said earlier, the purpose would be if we ended at 10:00 p.m.

Mr. Dale: That gives you the chance to mangle.

Ms. DeVries: To close down and all of that.

Mr. Showe: The point of that motion was, again, not permanently extending the hours, but giving the authority to be flexible when it's needed.

Mr. Dale: Okay. Alright. I can live with all of that.

On MOTION by Mr. Colasinski seconded by Ms. DeVries: with all in favor delegating authority to the Restaurant Manager and Amenity/Lifestyle Manager to extend the Hook and Eagle Restaurant hours to 11:00 p.m., with the music ending outside by 9:00 p.m. and the inside music ending at 10:00 p.m. was approved.

Mr. Colasinski: Jim, I think that light schedule out there, if we can extend it to like 12:30 a.m., because if we are still serving until 11:00 p.m., cleanup is who knows how long and I just like to keep them on a little longer. I just want to have lights for people who are leaving.

Mr. Dale: Alright, one final issue, golf course related. We've got our tournament on November 4 and I started doing some of it. Can you give me I don't need an exact number, but I'm hearing we've got roughly \$3,200 that's supposed to go to the restaurant for a food budget, of which we probably wind up netting a third of that. So, roughly \$1,000 there. Are you able to tell me what we're roughly going to take on the golf tonight?

Mr. Moller: No, but I can give it to you tomorrow.

Mr. Dale: Is it more than \$10,000?

Mr. Moller: It's more than we would normally make on an average day or even a good day in November.

Mr. Dale: Okay. That's where I'm going.

Mr. Moller: Yes. It will be a profitable day, because it's 144 players.

Mr. Dale: The number that was thrown at me was something like \$3,000 or \$4,000. We're making \$4,400 right now.

Mr. Dale: Yeah. Okay. Because on a peak Saturday, we bring in over \$10,000.

Mr. Moller: In season. Not in November.

Mr. Dale: Yes. Well, even during the summer, towards the beginning of the summer...

Mr. Colasinski: You get about maybe half that number.

Mr. Moller: \$10,000 is more like January/February.

Mr. Dale: But you know where I'm going.

Mr. Moller: I know where you're going.

Mr. Dale: Where I'm going with this, again, I'm calling this the roots meeting. The overarching communication that I want to make and this is one of the areas that I agreed with Tim, every time he mentioned it, he said, *"If it's not making us a lot more money than what we would have normally made on a Saturday, why do we want the tournament?"* I know we had a

couple go getters there where they were like, *“Let's get tournament, tournament, tournament and everything.”* I just want to make sure that profit is the number one consideration when we're doing the tournaments and I'm just going to leave it at that.

Mr. Colasinski: Well, the nature of our facility is a public golf course. Private golf courses can do all the tournaments they want as a public facility. As a public facility, we have taxpayers that live within the District that should have the opportunity to play golf on the weekends. So, I don't want us to get a reputation that we cannot have tee times available for the residents of the District on the weekends. We have tournaments occasionally. Great, good idea, but if it's consistently, it gets very frustrating to the people who live within the District. I'm dealing right now as a member at another course where it's a semi private, but its tournament after tournament after tournament and when do we get to play? So, I don't want us to have that reputation since our intention for a public facility is provided for the residents. There's a blend in there somewhere. But I don't want us getting a reputation for having nothing but tournaments on weekends.

Mr. Macheras: Jim, is this tournament, like most, where it's going to end at a certain time and then the public can still golf after?

Mr. Moller: Yes. There will be afternoon tee times.

Mr. Colasinski: Oh okay.

Mr. Dale: That's all I got on the golf side. That's it. We got through my list. I'm not going to have anything for Supervisor's requests. Next is the District Manager's Report.

B. District Manager's Report

i. Discussion of Remaining Bond Projects

Mr. Showe: There were some changes to the remaining bond funds, from what was in your agenda. I mocked it up and I put it up on the screen here. The one in your agenda package was ending in August, so we've updated it through September. Right now, we have about \$251,000 left, with the requisition for the paving, which is on tonight's agenda, is \$140,000. We've processed the payment for \$2,500 for the restaurant cooler and the A/C in a not-to-exceed of \$45,000. Of the \$7,000 that we approved for the restaurant, that's about \$4,500 and then there's about another \$58,000 for Woodside Park upgrades. So, that's kind of the whole of what we have left in those bond funds. I will point out that obviously once we did that paving project, that was essentially the \$6.2 million that was authorized for projects.

Mr. Colasinski: Right.

Mr. Showe: So, the other \$110,000 that we have available here, is basically the interest that you've accumulated on those bonds.

Mr. Colasinski: Okay.

Mr. Showe: So that's kind of extra money. That's what we're looking at now. I'll send this out to the Board and we can obviously have a future discussion as we go through on those that are left, but that's what we're looking at right now.

Mr. Dale: So that's the adjustments that you're recommending?

Mr. Showe: Correct. There were one or two still in process from the money we had last month. Now with the audit, they are fully audited to account for it. So, that's what we got.

Mr. Dale: What was the net decrease, again?

Mr. Showe: It was about \$60,000, which included the lakes. I took the lakes out for now since we did have funding allocated, but obviously this funding here you haven't approved at all.

Mr. Colasinski: Well, if we need to, I think it's dependent upon the contingency of repairs for the lake.

Mr. Showe: Absolutely. That one's fully flexible for the Board.

Mr. Colasinski: Absolutely.

Mr. Showe: I just wanted to provide that to you quickly. I'll send that out to the Board in a spreadsheet or something that you can have tomorrow. I literally got it on the way over here, so as I was eating dinner, I kind of mocked it up.

Mr. Colasinski: Just one other thing along these lines. Jim, can you make sure that everybody on the Board is aware of your plan maybe for next summer for bunkers for the golf course?

Mr. Moller: Yeah. I just want to get some quotes together to figure out how much it will cost us per square foot to just do greenside bunkers for next year. Currently we have over 60,000 greenside bunkers that have basically 30 years of neglect and worn-out plumbing. They can make them smaller and make them a lot more maintenance friendly. In a nutshell, it will cost us less maintenance to make the golfers happy and if they're shaped right, they should last us another 30 plus years.

Mr. Colasinski: Yeah, the Master Plan that was established in 2015 indicates from USGA data, that we should be replacing irrigation in the bunkers every ten years. I don't know that we've ever done that yet.

Mr. Moller: No, there is 30-year-old piping. I mean, there's probably like one or two, maybe half dozen that have been replaced over the years.

Mr. Colasinski: So, the thing is, there's a definite need for an upgrade in the bunkers.

Mr. Moller: In my experience, I know before it was budgeted to have bunker lining.

Mr. Colasinski: Right.

Mr. Moller: If the bunker is built right and you have adequate drainage, bunker lining is not needed.

Mr. Colasinski: So, the upgrades for this would actually come out of the capital reserves that we've been saving. If we do that, that will catch us up on Master Plan and everything on there is covered.

Mr. Moller: Right.

We're good for at least another seven to ten years before we have to come back and do the next set of items for capital improvements. So, I just wanted to introduce that, so Bill knew about it as well.

Mr. Macheras: When you say maintenance would be lower once you redo them, they will save money.

Mr. Moller: Correct.

Mr. Colasinski: And we might make some people happy.

ii. Discussion of Marketing Director Credit Card

Mr. Showe: The only other item I have is, we've been asked by the Marketing Director for a credit card. It makes sense and we can do internally, but in order to do that, we just need a vote.

Ms. Webb: It's getting expensive on my account.

Ms. DeVries: Maybe a credit card with a limit.

Mr. Colasinski: Is there a recommended bank?

Mr. Showe: It would be with whoever you have your checking account with.

Ms. DeVries: It would be the same kind of card that Jim has.

Mr. Showe: Correct. It would be a similar card. As long as she keeps all of receipts, there's no abusing it.

Ms. DeVries: When I give my employees credit cards, I set a spending limit on them.

Mr. Colasinski: We also need timely submittals of the bills for the card as well.

Mr. Moller: They go right to Inez. She goes through the statement.

Ms. Webb: It makes my life easier.

Ms. DeVries: We understand.

Mr. Moller: She does a great job with keeping track.

Mr. Colasinski: I will make the motion as Treasurer to approve the issuance of a credit card for our Marketing Department to facilitate events and activities.

Mr. Dale: Is there a limit?

Mr. Showe: The limit would be the same as Jim's.

Mr. Moller: I think mine's \$10,000. The food and beverage is \$5,000.

Mr. Showe: It would be something along those lines.

Ms. DeVries: I would say there's a \$5,000 limit on it. Something like that.

Mr. Showe: We'll keep it at that for now and we can expand it if we have to.

Mr. Dale: Is \$5,000 going to be sufficient, because especially with events?

Mr. Macheras: You can limit it to \$10,000 and anything over five, we have to approve.

Mr. Dale: During the course of a month is the problem. When you have a big event, it accumulates. What's starting to happen is especially if there's a rollover on the billing period, then she starts eating interest charges that she's been paying out of pocket.

Ms. Webb: I ate \$1,700 last year.

Mr. Dale: I would think \$10,000 would be enough.

Ms. Webb: That should be fine, because a lot of them, like Space Coast magazine, bills me. I send it to Inez last night, that's crazy.

Mr. Dale: Right.

Ms. Webb: The Viera Voice is the same thing. She bills me and I send it directly. As soon as it comes, I send it right to them. Inez is great with that. But like the Facebook ads, the more I roll them, they're getting to be high. I think my last one was \$800 and we are getting close to \$1,000. That takes some time to get back.

Ms. DeVries: Yeah. We don't want you in that situation.

Mr. Colasinski MOVED to approve a credit card for the Lifestyle Manager with a limit of \$10,000 and Ms. DeVries: seconded the motion.

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

On VOICE VOTE with all in favor approving a credit card for the Lifestyle Manager with a limit of \$10,000 was approved.

Mr. Moller: Just make sure that invoices are submitted at least weekly.

Ms. Webb: I will. A lot of them were sent to you.

Mr. Moller: Just so she has them in time so we can get the check cut.

Ms. Webb: I know. I told Inez that won't do them the Hook and Eagle any longer because of what happened to them.

- **New Business: Discussion of Promotional Golf Rounds (Item 5B)**

Ms. DeVries: Are we on the Lifestyle/Marketing Report.

Mr. Showe: Yeah. We do need to go back to the promotional rounds for the different groups that Jim was talking about earlier.

Ms. DeVries: Yes, we do.

Mr. Moller: I gave him a quick synopsis. I was waiting for you. Just basically, I ran into a situation with the Titusville Golf Club asking for rounds. I had to turn them down. It turns out that we were the only golf course in Brevard County not represented.

Ms. Webb: Yeah, and that's what I asked, because I have been asked for a couple of things.

Mr. Colasinski: I'm not going to be shamed into giving comp rounds.

Ms. Webb: I said no, because I know you guys have the two organization limits, but some of the things that I get ask for would promote people to come to our course from those things. I get it where we don't want to give everybody free rounds, but I'm pretty good in this area of marketing and advertising. What I know is that it may bring in a better response by giving them four tickets versus saying no to them and then they go get them from Duran.

Mr. Dale: So, your point is that you feel if there is a marketing benefit derived from giving a couple or four or whatever tickets, you don't want to just give it to a nonprofit because XYZ Church is nice and they are doing something. It's sort of like running an ad. If you feel there's a derived benefit and it would come out of the marketing budget. Is that what you're proposing?

Ms. Webb: Yes.

Mr. Dale: Alright. And that's where I'm going to leave it for the Board to decide. You guys asked. I just wanted that clarified.

Ms. DeVries: Give me an example of a situation where you want to give out a comp round?

Ms. Webb: So, Harris has a big event that they do and they like to have baskets. Right? What brings up a lot of money to the course, is Harris Corporation. They come, they golf and they use the Hook and Eagle. They also use pro shop, I believe.

Mr. Colasinski: You can't assume everyone at Harris plays golf.

Ms. Webb: Not everybody, but they have a big facility off of Palm Bay Road. They are asking if you guys would donate two or four tickets. I like to say, "No," because we only have a couple that we promote, but we're starting to get a lot of their employees and I'm going to sell them the corporate passes. Right? So, I want them to help us.

Ms. DeVries: You want to sell them corporate passes so you give a little.

Ms. Webb: Right.

Ms. DeVries: Okay.

Ms. Webb: Their Christmas thing is coming up again. They may or may not, but I know they got it from Duran last year. So, we got to kind of give and take when it's offering people to come or if we're going to go another way.

Mr. Dale: Are we going to bill at market rate to the marketing budget to recomp the passes?

Ms. Webb: I think that's where we can decide whether it would be a CDD rate.

Mr. Moller: Yeah.

Mr. Dale: Or whatever the rate is.

Mr. Colasinski: But what season, though?

Ms. Webb: Those would be opened up, because they can use the tickets at any time.

Mr. Colasinski: Right. So, I would say that the CDD rate should probably be higher.

Mr. Colasinski: That's more likely where they will use it.

Ms. DeVries: Right. I would suggest setting a limit, like four passes per entity per year or something and only when we really feel that there would be a benefit to it.

Ms. Webb: Oh yeah. That's the only reason I would.

Ms. DeVries: Alright.

Ms. Webb: Because when we were talking, he's like, *"Yeah, all of these college kids are all over the place."*

Mr. Moller: High school.

Ms. Webb: High school. I'm sorry. When you start bringing them, the younger they are, the longer they stay. So, we've kind of seen that as well start to happen. We've getting all these old kids that are coming in all the time.

Mr. Macheras: My son-in-law actually started a nonprofit. He does a golf tournament up in North Carolina. The golf packages are like the hottest things that go first as far as when you do a silent auction. One thing that I've noticed when I go to these tournaments is sometimes, because just like Steve said, earlier, *"What am I going to get out of it?"*

Ms. Webb: Right.

Mr. Macheras: A lot of times they will have four free passes and then your next trip, you get \$5 off at Hook and Eagle or something that entitles them to come back. I've seen a lot of places do something like that. You play for free. You have 30 days to get \$5 off their first beer or whatever if they play a full round. So, there's a lot of ways you can get them to come back and make money off of it.

Mr. Dale: If we do implement this, my suggestion would be to give you plausible deniability because you're still going to get hit from every nonprofit and religious entity and everything. What I would say is we still keep our rule in place for giveaways; however, if it's something that you feel may have a marketing benefit, the official policy is still for giveaways what it was, but for something that you think might have a marketing benefit, the two of you can decide and then take it out of the marketing budget. That still gives you plausible deniability to say, *"I'm sorry, we can't. The Board's position is this on giveaways?"*

Ms. DeVries: Yeah. I like that. Jim would weigh in on whether we give away these.

Ms. Webb: Right. Jim has to call me too because I have a certain part of my marketing that I have to shift money to.

Mr. Dale: Yeah, because there's a budget.

Mr. Rysztocki: Yeah, it comes out of your budget. There is a budget cost and how you move your dollar around.

Mr. Dale: Alright. I think we've had a lot of discussion on it and I think it's time to decide to vote or not.

Ms. DeVries MOVED to allow the Lifestyle Manager to use four passes per entity per year when there is a marketing benefit with Mr. Jim Moller's approval and Mr. Macheras seconded the motion.

Mr. Dale: Otherwise, our official policy is still as it was. Is there any further discussion?

Mr. Colasinski: Yeah. I'd like to understand, first of all, the whole thing with comp rounds had to do with employees.

Ms. DeVries: Employees and pros.

Mr. Colasinski: It had to do with more than employees. It had to do with many things. It was a cultural thing that had to change. I'm trying to see whether or not we have the historical data that says we've been able to make that cultural change. Alright and I'm looking on our CDD website and I can't get to the old data. What I want to look at how many comp rounds we had for Fiscal Year 2021. I can't seem to find that information. Jason. Can you find how many comp rounds we had that year?

Mr. Showe: I'll see what we have.

Ms. DeVries: While he's looking for that, Michelle, I do have another question for you.

Mr. Colasinski: I want to stay on one topic. I want to get the data first. We're drifting all over it and I never get my questions answered.

Ms. DeVries: Okay, well, but speaking of data, I want to know how do we know if these are generating sales?

Ms. Webb: Well, my thought process would be that we come up with a coupon style book ticket like that, that we put into the pro shop, so that when we give them away, whenever they renew, it will show that. We gather their data, their information, name, address, and we can start.

Ms. DeVries: And then we know if they come again.

Ms. Webb: Yes.

Ms. DeVries: Okay.

Mr. Showe: I got it, Steve. The September 30, 2021 financials had 2020 comp rounds.

Mr. Colasinski: Alright. The reason I'm saying it, is because I don't want to just do things because it's a good idea all the time. I also like to have some data behind it. Now, in the past year, we had 966 comp rounds. So, I think our goal has been accomplished with regards to cultural change in comp rounds. So, based on your motion, I think I'm done with my discussion. I have the data I need now that says we've made that cultural change.

Ms. DeVries: And we want to monitor the data on this.

Mr. Colasinski: We have that every month in a report from Jim.

Ms. DeVries: Okay.

Mr. Colasinski: So, I'm good with it, since we have the data that proves that we've made the cultural change.

Mr. Dale: That was a good point and I appreciate that.

Mr. Colasinski: Well, it's necessary to make decisions.

Ms. Webb: I don't do anything without finding data to back up what I'm doing.

Ms. DeVries: I know. I just wanted to know how we were going to measure it.

Ms. Webb: Yeah.

Mr. Colasinski: Okay. I think we can go back to the vote.

<p>On VOICE VOTE with all in favor allowing the Lifestyle Manager to use four passes per entity per year when there is a marketing benefit with Mr. Jim Moller's approval was approved.</p>

Mr. Dale: Jason, do you have anything else?

Mr. Showe: Well, we have the Lifestyle/Marketing Report. I was going to do the presentation under financials.

C. Lifestyle/Marketing Report

Mr. Dale: Michelle, do you have anything further? If not, we're obviously running a little late.

Ms. Webb: I'm good unless anybody has any questions.

Mr. Dale: Real quick, how many attendees did you have at the last Farmer's Market?

Ms. Webb: We just had 32. Actually, it was really busy. Jason, the PayPal account is getting up there.

Mr. Showe: Okay. Just let me know.

Mr. Dale: Okay. Thank you.

D. Restaurant Report

Mr. Dale: Do we have anything on the restaurant?

Mr. Moller: I kind of touched on it in my General Manager Report, as far as the stove, the outside covering and the inside beer fridge. I know we talked about the hours.

Mr. Dale: Right. I'm just going to add. I'm sure all of you saw the numbers, but I was hopeful there in the last month that we would finish in the black and we wound up finishing just very slightly in the red with the restaurant. That's the official number, but as I mentioned at previous meetings, I do want to emphasize again that we are doing triple the revenue that we were doing a couple of years ago. We are servicing a lot of people on affordable hamburger night and a lot of people on affordable wing night. So, I view that as an amenity that we are bringing to the residents as well as karaoke. The last thing that I will leave you with as part of that, we started the year off very much in the hole, because we were operating off a hibachi or a Blackstone for the first two months of the year and the restaurant was in shambles. So, were we not to have started off \$35,000 in the hole, those first two months, we would have very much finished in the black.

Mr. Macheras: So much business is down. We just had some expenses that we got behind the eight ball that won't recur every year.

Mr. Dale: Exactly. Actually, had we had the bond funds, the way that we had originally discussed, is there was loss of revenue as part of the bond and that very much should have kicked in for both the pro shop and the restaurant. If that had happened, then we'd very much be in the black.

Mr. Rysztogi: I thought by now the restaurant menu would have been updated, because we were discussing making some changes with that and I thought that would increase.

Mr. Dale: Michelle, would you like to address that?

Ms. Webb: Well, I asked Jamie last night for the second part of the menu. He gave me the first part. I just have to plug it in. Jamie sent me the first part, which was already set up. I told him I need second. He said he has it, but he just hasn't had a chance to put it up. I told him that I need it by the end of this week, because I still have to send the menus to the print shop to get them printed.

Mr. Dale: So, she's going to have to spend time developing it. She will get it within a week. It's probably going to take her four or five days to develop it and then you got to send it to the print shop.

Ms. Webb: But Jen needs to enter it in the system.

Mr. Dale: It's probably going to be three weeks before we have them.

Mr. Rysztogi: It is time consuming to prepare them, which is my concern, because I don't want people waiting for their meal.

Ms. Webb: Okay.

Mr. Showe: As long as the menu displays easy to prepare dishes...

Ms. Webb: Yeah. I mean, I got the core stuff ready. He still has a second part and deserts that he had to give me.

Mr. Dale: If you can't put stuff together, you don't know what the stuff goes for.

Mr. Colasinski: So, the thing is, when we have higher revenues like this, we also have the corresponding following higher expenses. Last month, we lost one \$1,800 in the restaurant. It is a community service, but we always have to keep an eye on expenses because otherwise it can go in a very negative direction quickly. So, I think we just need to maintain a monthly review. Everyone on the Board take a look in the financials to see are we making money, losing money, if we're breaking even, I'm good. Okay. I'm good with that, but if we have a continuous trend of losing money, then we may have to take some root cause and understand what's going on. The other thing is, you're getting ready to go over a financial review over a period of five years. I want to also indicate and congratulate the people who worked in golf operations and in the pro shop in the last year for doing a great job of being fiscally responsible. The challenges that were there with regard to inflation, were huge and numerous, especially in the operations area. So, Wes and you and that team did very, very well in constraining expenses for the golf course, in areas they have very little control with. Finding alternative solutions, I think should be applauded and also the efforts in the pro shop, we dealt with a lot of ambiguity. We came out of a

remodeling last year that was happening in August and September. Granted, we kind of got back in there in October, but that was a big impact. So, kudos to the team in golf operations and the pro shop for coming out well ahead of the game this year in that regard. So, that needs to be highlighted in our meeting minutes before we get into this, regarding the effort that happened there in the last year.

Mr. Dale: Alright, Mary Ann, what we're about to go through is really interesting. I know you got to go, but it will be all over social media.

Ms. DeVries: Thanks for coming.

Resident (Mary Ann Ferraro, Fawn Ridge): This meeting went on and on and on. Its 10:00 p.m. I waited and waited.

Mr. Dale: We'll have it on social media.

Mr. Showe: It will be on the website.

Resident (Mary Ann Ferraro, Fawn Ridge): Goodnight. I'm going to hold you to two weeks.

Mr. Dale: Thank you, dear.

EIGHTH ORDER OF BUSINESS

Treasurer's Report – Consideration of Financial Statements

Mr. Showe: I have a couple of notes on the financials that we presented. Although they are through September 30th, they haven't been audited and there may be some other invoices coming in. So, there may be some minor adjustments to the final numbers, but we did want to take a look at kind of the last five- or six-years' worth of data. We start off with how we normally start off the presentations, just kind of showing the actual scope and size of the District. It is one of the larger CDDs in the state. It's definitely the largest one that I manage. So, you do have a lot of ground to cover. As part of that, we wanted to lay out what kind of the District looks like. You have got 31 subdivisions, over 4200 residential units, as well as 205 acres of commercial properties. We employ 60 full-time staff members. A lot of folks just see Viera as a golf course, but we wanted to highlight some of the things that are not really associated with the golf course that residents get benefits from. So, obviously the District conducts fire line maintenance. We own over 1,000 acres of wetlands and conservation area. We do maintain a scrub jay habitat. There are 84 CDD retention ponds, so there's a lot of space. There are also 5 miles worth of sidewalks and bike paths, Woodside park, which has a natural playground and a

dog park, various infrastructure as well as trails. Then as part of the golf assets of the District, we've got the CDD owned and maintained restaurant, as well as the championship golf course and practice range. We've listed our website there for everyone. We want to just take kind of a look at all the numbers. Again, we're not going to go into a lot of detail on any of these, but just kind of look at some of the trends. So, this is just golf course profit from 2018 through 2023. You'll see that from 2018 to 2020, there was a total profit of \$23,945. That is cumulative of those three years. Then from 2021 to 2023, it's been \$1.1 million. So, that's quite a difference in profit over those sections. One item that comes up, a lot of questions that we get is, is the bond the reason why the golf course has been profitable over those years? So, we put together this chart that just shows obviously revenues on the left and expenses on the right. I think what you'll see in general, is that the expenses are level from 2018 even through 2021. They're not a great variation. In 2022 and 2023, you'll see the expenses start to go up, which again is a result of the inflation that I think we've all seen. But what you'll see the big change in is on the revenue side. So, that's really where that gap in profit comes from. It's just the way that the Board has been able to use their schedule of fees to kind of manipulate and create more additional revenue opportunities.

Mr. Dale: Wow. I really love those last three years. So, what that is really demonstrative of, what it shows, but the revenues have not gone down any of those three years. In fact, they have increased each of the three, which is the main thing that we've been able to derive our income from. The way it's looking to me is that it's predominantly inflation that's been eroding at the profits over the past couple of years.

Ms. DeVries: That is how it looks.

Mr. Showe: Correct. Again, I think what this highlights, too, is that you haven't increased profitability by decreasing expenses. You haven't restricted the maintenance on the course or changed anything that you're doing kind of on the course and maintenance, which maintains those profits.

Mr. Colasinski: That's a huge round of applause to the people in operations and in the pro shop and holding those expenses down.

Mr. Showe: Absolutely.

Mr. Dale: Let me ask you, why was the bond funding not a primary reason for profit?

Mr. Showe: Yeah. The way I look at it, is exactly what I was saying, you haven't decreased expenses, which would be a call to profit. Obviously, there are only two drivers of profit. You either increase your revenues or you decrease expenses. That's kind of the only two ways you can do it.

Mr. Dale: I guess where I'm going with this, is where did the bond money go?

Mr. Showe: Oh, the bond money is in a separate fund and it's only for capital projects for long term and not operational expense. So, the bond funds aren't used to supplement operational expenses by law.

Mr. Dale: Yeah, because that's a big rumor that's going around the golf course and that's a very important point to address.

Mr. Macheras: So, let me ask you this.

Mr. Showe: Sure.

Mr. Macheras: With that being a big point and I know you said this is going to be on the website, what could we put on the website that gives a brief description of just what you guys talked about, so if those questions come up? Do you know what I'm saying? Because a lot of people aren't like us that could look at this and see why. So, it might just be something to think about is we put a little blurb.

Mr. Dale: The way I'm hearing you, you have operational expenses and income.

Mr. Showe: Right.

Mr. Dale: And you have capital expenses. The two are completely apples and oranges.

Ms. DeVries: In the corporate world, the way we would do that is that this would be a capital expense, but it would be accrued over the lifetime of the asset.

Mr. Showe: Correct.

Ms. DeVries: So, you wouldn't use bond money to buy anything that would have a lifespan of less than 10 or 20 years. In the corporate world, you would accrue those expenses, but in the government world, it's a separate bucket that says, "*This bucket is for capital.*"

Mr. Showe: Right. Then beyond that, obviously, I know one of the goals of this Board was to increase your capital reserves. So, this is not a cumulative total, but this is the total of what you have at the start of every fiscal year. What you see again is the dramatic increase in your capital reserves. I will note, this is combined General Fund and Golf Course Fund into your one Capital Reserve Fund. But I think what you see is kind of, again, an increase.

Mr. Colasinski: We also establish the emergency fund also. That's part of this.

Mr. Showe: Correct.

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

Mr. Showe: So, then finally, we want to look at what's happened to residents' assessments out there. We'll note again, this slide is really just a residential home. Commercial is a little more difficult to calculate and it's done at various acreage rates. On a residential home out here, you see that the assessment increased from \$679 per residential home. At the same time, there was actually more money going into capital reserve now than there was before. So, I think that's a benefit of the kind of structure that this Board has taken. But anyway, let's go to the summary. CDD assessments have been lowered. The golf course revenue and profits have been increased. The reserves have increased. Obviously, the Board expects to continue their future goals, which is to be as profitable as possible, provide a great value and a high-quality experience for CDD residents and guests, continue to build reserves and not issue any more bonds, which will place that burden on the residents for future years to pay off. So again, we'll take any questions from the Board on those.

Mr. Colasinski: No. It's a good summary.

Mr. Dale: Well, I'm glad to get the FY 2023 number to see where we're at. So, that means a 4% bonus for the employees this year.

Mr. Showe: Yeah.

Mr. Dale: Jim, would you care to share the way you've explained the 10% rule of gross revenues with golf courses?

Mr. Moller: It was just a study in the National Golf Foundation when I was pulling a lot of the data, on what they deem, "*A successful golf course is a golf course that makes a profit of 5% to 10% of its revenue.*" That puts us into the \$117,000 to \$230,000 range. So, the fact that we're constantly netting over \$300,000 for the last three years, I guess by definition makes us extremely successful.

Mr. Dale: We're in the 15% plus range.

Ms. DeVries: Right.

Mr. Dale: That really bumped us up.

Ms. DeVries: In grade that would be like in the A/B range, like top tier.

Mr. Dale: Actually, Jason, I didn't see that slide in there, but from 2014 to 2021, I think for a seven-year period, there was essentially no profit for the golf course.

Mr. Showe: Yeah, there were some years where, even in this selection here, there was a 2019 loss. There were various ups and downs prior to that.

Mr. Dale: Right.

Mr. Showe: But we kind of just want to keep the timeframe the same for all the charts so it's consistent.

Mr. Colasinski: I appreciate the efforts fiscally to continue to build the capital reserves, especially for the golf course, since that is an essential community function, not just for Viera East, but for Brevard County itself. Also, the capital reserves for the District for continuing to serve the residents of our District as well. So those are very positive indicators.

Mr. Showe: It shows long term commitment. So, it's not what's easy to do right. You know, it's kind of building the District and setting it up.

Mr. Colasinski: We have other things that we need to do in the future for infrastructure for the District. I'm hoping we can spend more money on infrastructure maintenance as well, getting a better look ahead as to what might be on the horizon, so we can avoid special assessments which can happen. I know other CDDs where emergencies have happened and they had to do multi thousand dollars special assessments in a year. I'd like to avoid that by continuing to build our reserves.

Mr. Showe: In one example, I know once we get the kind of check off on the parking lot paving, I think that's the time to start looking at three years down the road, doing a ceiling on that as opposed to just letting it go. You can kind of stretch those dollars a little bit to get 20% to 30% more extension out of that life.

Mr. Dale: Jason, in my corporate park, we do that, like you said, every three to five years and the parking lot is in great shape now. We haven't had to replace anything and it was built roughly in 2020, probably about seven years before the golf course parking lot. But it was night and day, the shape of our corporate park versus the golf course lot. Had they been doing that all along, we wouldn't have had to spend \$200,000.

Mr. Showe: Again, you still spend it at some point, but it makes it look more attractive. A lot of folks don't realize the benefits it actually has with the pavement.

Mr. Dale: Right.

Mr. Showe: It puts essential oils and stuff in the pavement that keep it right versus just letting it dry out.

Mr. Dale: Yes. Well, I very much appreciate you taking the time to put that together. That will be on the CDD website.

Mr. Showe: I'll send it to Michelle so she can put it out on social media.

Mr. Dale: I did like Bill's suggestion that maybe a little clause in there about operational.

Mr. Showe: I can put something together.

Mr. Dale: Well, thank you very much.

Mr. Showe: Absolutely.

A. Approval of Check Register

Mr. Dale: We are moving onto the Treasurer's Report, approval of the Check Register.

Mr. Showe: We have Checks #4800 through #4838 for the General Fund as well as Checks #31077 through #31145 for the Golf Course Fund.

Mr. Colasinski MOVED to approve the Check Register for September 21, 2023 through October 18, 2023 in the amount of \$331,147.26 and Mr. Rysztogi seconded the motion.

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

On VOICE VOTE with all in favor the Check Register for September 21, 2023 through October 18, 2023 in the amount of \$331,147.26 was approved.

B. Balance Sheet and Income Statements

Mr. Showe: You have your Balance Sheet and Income Statement. We can take any questions on that.

C. Approval of Requisitions No. 168

Mr. Showe: Finally, we have Requisition 168, which was the final payment for the pavement.

Mr. Dale: Please tell me it's not another Macik invoice.

Mr. Showe: This is the final one. Again, we don't intend to pay him until the engineer gives the final approval, but we would like to have the check prepared.

Mr. Rysztogi: I did go out and look at the pavement yesterday. It had rained the day before. There were some puddles in the lot, but like I was saying, it's not a perfect world. There was no puddle larger than five-foot diameter. That was the largest one that I found and I thought it drained rather well.

Mr. Showe: Again, that will be something our engineer will look at. If there are issues like that, you have got a warranty. We have a performance bond.

Mr. Dale: For the purpose of the minutes, will you please share also what they found when they did all of the milling of the pavement, the disparity?

Mr. Moller: There was very inconsistent depth with the existing asphalt. They ran into some areas that were maybe an inch deep. Other areas were in excess of four. So, it was just a very inconsistent application.

Mr. Dale: In other words, it was a lousy parking lot, originally.

Mr. Rysztogi: It looks twice as big.

Mr. Moller: Yeah. Well, that's what I was telling you yesterday. It's because there were no construction vehicles and dirt mounds.

Mr. Dale: Yes. It's nice and shiny and it perfectly complements all of the other new stuff.

Mr. Rysztogi: Yeah, when you drive up now and you pull in there, you can see how nice and black the parking lot is and crisp lines and great parking. You can see where the handicapped spots really are.

Mr. Dale: Alright.

Mr. Showe: We need a motion to approve that requisition.

On MOTION by Mr. Colasinski seconded by Mr. Rysztogi with all in favor Requisitions No. 168 was approved.

NINTH ORDER OF BUSINESS

Organizational Matters

- A. Acceptance of Resignation of Peter Carnesale**
- B. Appointment of Individual to Fulfill the Board Vacancy with Term Ending November 2024**
- C. Administration of Oath of Office to Newly Appointed Supervisor**
- D. Consideration of Resolution 2024-01 Electing Assistant Secretary**

This item was discussed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Dale: We are on Supervisor's Requests. I have none. Let's start with the new guy.

Mr. Macheras: Real quick. I don't know what is normal, but I have some notes. Do you share emails like follow up questions or input?

Mr. Dale: Off meeting, I'm going to ask Jason to give you the Sunshine talk.

Mr. Showe: The quick answer is, if you have questions that you need to follow up on for the meetings, you want to get with Jim or I and not other Board Members. We can fill you in on where we're at and pass on whatever information we have.

Mr. Dale: Where that becomes extra special, is when they send out emails, do not reply to all.

Mr. Macheras: Okay.

Mr. Showe: You will see a reminder on the bottom of my emails that say that.

Mr. Dale: You can't have any communications between the Board Members.

Mr. Macheras: My second quick thing item is, Jennifer, I don't know your background, but my first career was in retail. I never owned my own business, but as somebody smarter than me told me to treat it like I did so as far. I am happily retired, but with input, the handbook, training, I'm happy to sit with you. As far as being on the other side of the table, I'm happy to look at some of that stuff.

Ms. DeVries: Okay.

Mr. Macheras: The last thing is, and I understand that residents make comments, because we have the same thing at VECA, most of our meetings are like this, not too high energy. I felt a little bad for the gentleman that came and asked about his backyard. A lot of you all are vets. My son serves and I get it. We got a letter we're going to send him. I just hope that maybe with that letter, there's some type of explanation. I don't know. It tugged at me a little bit that he stood up for 15 seconds. We did nothing wrong. Then his wife had a question and then in two minutes,

they were gone. Part of me says, we owe him a little bit more than just mailing him a letter. That's just coming from my heart, in seeing a veteran here. There's probably nothing that we're liable for. I don't know anything about it, but part of that, I felt bad. It's like my dad told me, there are the right things and then there's the right things to do. So again, without getting outside of what our responsibility is, hopefully something whatever that letter looks like, assists him in whatever he's trying to fix.

Mr. Showe: I'll draft it up. There was a memo that our engineer put together.

Mr. Macheras: Okay.

Mr. Showe: I have it on my list to try to find them. When they came, they didn't fill out the request form to begin with and I didn't have any contact information. I looked for it.

Mr. Macheras: I felt bad.

Mr. Showe: They sent in an HOA request form that didn't have a phone number or an email address. So, now that I have it, I'll get a hold of them. I'll put a nice letter together and help them.

Mr. Dale: But I do just want to touch on, because that has been the previous policy of this Board and I do want to remain consistent.

Mr. Macheras: I get that.

Mr. Dale: Believe me, we get some people and they come up and say some nasty things in their three minutes. It is their constitutional right, as far as I am concerned. I will defend that till I die, that they get to say that. However, it is then the Board's option, during the course of the meeting. What was starting to happen at the beginning of our tenure, is it turned into a tit for tat and all that. It kind of has to be like a School Board meeting now, where you get the three minutes. Then if it's an issue that is important enough for a Board Member to address, then they will address it.

Mr. Colasinski: I would like to insist that we stay with that protocol as well.

Mr. Macheras: I agree with that too. I do also want to say thank you. I appreciate your kind words and your support. I'm excited to be a part of. this Board and I'm looking forward to following in that young man's footsteps and hopefully be an asset. I appreciate your vote of confidence.

Mr. Dale: Thanks, Bill. Ron?

Mr. Rysztogi: When I was at the golf course yesterday, I was told that the Board is putting in a miniature golf course.

Mr. Dale: Let the record reflect that there was a large amount of laughter right now.

Mr. Rysztogi: I just wanted to let you know.

Mr. Dale: I thought we were past that. Jim, do you have those windmills yet for the putting green? Can we get those windmills up?

Mr. Colasinski: Are there AC or DC motors on those windmills?

Mr. Moller: I forgot to do that.

Ms. DeVries: Someday, Ron, we'll give you the backstory.

Mr. Rysztogi: Everything looked great yesterday. Like I was discussing with Jim, I'm really impressed with how things have been working out. It looks so clean now. It's so nice. Everything I looked at, whether it was the facility itself, the building, the restaurant, I was really impressed. They were trying to put the range in yesterday.

Mr. Dale: Right.

Mr. Showe: That was a little disturbing mess there. Everything looked great. I was very happy.

Mr. Dale: Awesome. Thank you. Steve?

Mr. Colasinski: For Veterans Day, we had a plan for giving veterans a discount in both the restaurant and in the pro shop on rates. Can we get an advertisement out about that, because no one knows about it now.

Ms. Webb: I know.

Mr. Colasinski: I'm just saying that is a Supervisor Request.

Ms. Webb: It's on my list of things to do this week.

Mr. Colasinski: Okay, but is the information squared away? Do you know what he's proposing?

Ms. Webb: 20% with a free hot dog.

Mr. Colasinski: Okay.

Mr. Dale: 20% off of what?

Mr. Moller: The golf rate.

Mr. Dale: What if you're a CDD member?

Mr. Moller: Its 20% off.

Mr. Dale: Okay.

Mr. Colasinski: Thank you.

Mr. Moller: It's just cleaner if it's 20% off of anything.

Mr. Dale: I got it. It does not apply to CDD members.

Ms. Webb: They would get a veteran rental when they check in.

Mr. Colasinski: Just let them know what's in store for them.

Mr. Dale: Awesome.

Ms. Webb: I let Jamie know, too, that he has his hot dog account.

Mr. Dale: Yeah, that's a good point.

Ms. Webb: They need to make sure that they are ready for hot dogs, because we gave out over 200.

Ms. DeVries: So, Bill, since you asked about my background, I worked in management in corporate America for about a little less than half of my career. I've started my own business and run my own business. My expertise, which I've been doing it for decades, is in training and development. I have a bachelor's degree in business and a master's degree in instructional and training technology. I have many certifications and years of experience.

Mr. Macheras: Excellent.

Ms. DeVries: So, I'm very familiar with all the online learning programs that are out there.

Mr. Macheras: I appreciate that.

Mr. Dale: I have nothing to add.

Mr. Showe: I do just want to point out that we actually have a meeting next week because we moved them up for November. So, it's just a reminder for everybody. We'll see you again next week.

Mr. Dale: It's a workshop. Lovely. Alright, well, with that being said, we will entertain. Motion to adjourn.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Rysztogi seconded by Mr. Macheras with all in favor the meeting was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman