

VIERA EAST CDD

2024 Newsletter Supplement for Our Community Subdivisions

LETTER FROM THE VECDD CHAIRMAN



Dear Viera East CDD Residents,

I have the pleasure of serving as the Chair of the Board of Supervisors since you elected me in 2020. Thank you for this opportunity. The Board, the entire District team and I are very proud of the progress and results we've delivered for our residents.

Our goal is to provide and maintain high quality public facilities and events for the entire Viera East Community Development District, without indebting our residents with another bond. Our facilities include Woodside Park and Nature Playground, Pieloch Dog Park, walking trails, many acres of preserve and scrub jay habitat, community fire lines and 84 ponds.

After our last newsletter, we achieved the following financial and community goals:

- Since 2020, lowered Viera East CDD taxes by roughly 25%.*
- Increased capital reserves to over \$1.5 million dollars at the start of this fiscal year.*
- Improved district equipment used in our duties on the nature preserves, park and golf course.*
- Significantly remodeled and repaired our infrastructure, including the golf course clubhouse, restaurant, pro shop, irrigation systems at the park and golf course.*
- Maintained high net revenues to meet our goal of self-sufficiency for the golf course.*
- Continued our annual nature preserve firebreak clearing, an alternate plan to controlled burns.*
- Developed a district culvert/flow way map, and plan for annual inspection.*
- Hosted weekly and monthly community events at Hook & Eagle Tavern, including Wing, Burger and Karaoke nights and Music on the Patio. Always open to the public.*
- Maintain the monthly Viera East Farmer's Market at Woodside Park.*

I'd like to thank fellow Board members Jennifer De Vries, Bill Macheras, Ron Rysztogi, and Denise Yelvington for their service to the community. I also thank the incredible team of people who work tirelessly to maintain our facilities and serve our residents and patrons. We couldn't do what we do without our staff, so when you see them at the Dog Park - Hook and Eagle - Golf Course - Nature Preserves etc., please acknowledge their hard work and dedication.

My Best Regards,

Rob Dale



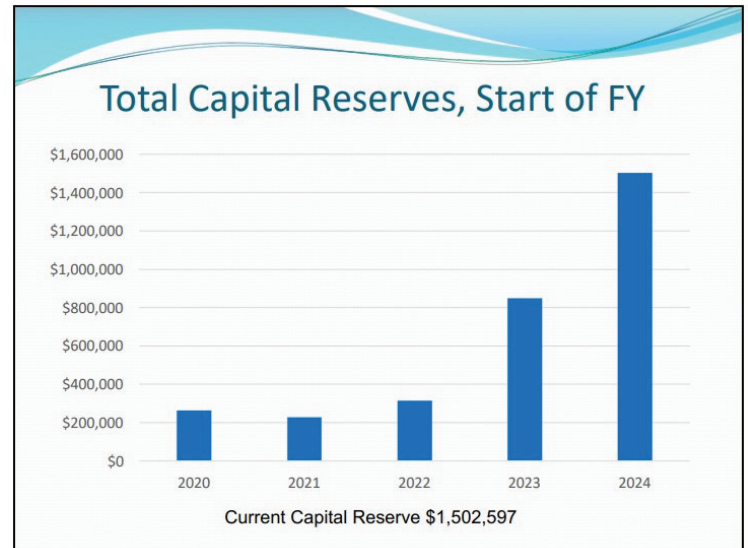
FISCAL REPORT



*The district has experienced very large expense increases over the past three years. Minimum wage increase requirements, fuel, equipment, golf course maintenance supplies and restaurant food costs have increased dramatically, and in some cases, tripled due to economic conditions. Heavy rains in January & February cost the golf course several hundred thousand dollars in gross revenue. Despite the tough economy and weather issues, **gross income** has increased for the past three years.*

*Annual golf course **net income** the past 3 years is still the highest since district inception, but has been impacted by expenses. We expect to finish 2024 in a good position. The golf course now meets the board's expectation of being self-sustaining. Excess golf course revenues go to capital savings, with the goal of eliminating the need to ever require another District bond for capital infrastructure like roofs, equipment, etc.*

Revenue collected from CDD assessments does not support the golf course. CDD assessments pay for our waterways, nature preserves, parks, trails, and are also used to build our reserves in the event of an emergency such as a hurricane. Viera East CDD assessments have decreased 26% over the past 3 years.



*complete financial presentation located on the Viera East CDD website @ <https://vieraeastcdd.com/>

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VIERA EAST GOLF COURSE



Coupled with winning the title “Best of Florida Regional Winner” for Guide to Florida 2023, our recent accolades include winning the “Best Course to Play” for 2024 Best on the Space Coast, Space Coast Living Magazine and maintaining the title of “Best Course on the Space Coast” for the past four years, VEGC is dedicated to continually enhancing the quality of service we provide to our valued community and guests.

Join us in welcoming David Owen, our new golf pro at the course. David Owen is dedicated to fostering a sense of community and inclusivity at Viera East Golf Course by championing the “family unit”. With a focus on increasing opportunities for women and youth golfers, David aims to create a welcoming environment where everyone can enjoy the game together further enhancing the overall golfing experience at VEGC.

HOOK & EAGLE TAVERN

In late 2023, Hook & Eagle Tavern welcomed new management, ushering in a wave of exciting changes our community. Along with our popular burger night and karaoke, the restaurant offers wings & whiskey, trivia, music on the patio and other events. The Hook & Eagle Tavern is open to the public and continues to be the go-to destination for unforgettable dining, vibrant entertainment and lively gatherings close to home. To see the schedule, see the Hook & Eagle Facebook page. <https://www.facebook.com/HookandEagle/> <https://www.hookandeagle.com/>



Viera East Golf Course and Hook & Eagle Tavern are located at 2300 Clubhouse Dr. Outside seating is available for Tavern.



<https://www.facebook.com/woodsideplayground/>

WOODSIDE PARK

Woodside Park is a unique eco-friendly natural playground. The VECDD board has indicated support to incorporate a music garden into Woodside Park Nature Playground. The Board recognizes its potential to enhance sensory exploration and foster inclusive play for children of all abilities. This type of investment reflects the board's commitment to enriching outdoor experiences within the community, ensuring that the park remains a welcoming and accessible space for everyone to enjoy. Keep watching for more to come!

PIELOCH DOG PARK

The Pieloch Dog Park and Nature Playground are located at 1705 Crane Creek Blvd. and are open from sunrise to sunset. Park rules are listed at each entrance to the parks. We ask all patron while using the park to clean up their trash and dog waste in and around the park in order to keep the park clean. Any vandalism or inappropriate use of the parks are to be reported to the VECDD General Manager Jim Moller at #321-639-2355. Keep informed by joining our facebook page at: <https://www.facebook.com/pielochdogparkvieraeast/>



PARK SPONSORSHIP PROGRAMS

The VECDD recognizes the need for community members to have an opportunity for individuals, families, and organizations to sponsor or to memorialize an outstanding achievement or the memory of a loved one. Current options include sign sponsorships, park benches and playground musical equipment. Please contact Uniquewebbconsulting@gmail.com for more information on our sponsorship programs for the park.



VIERA EAST MARKET



*Become a vendor! Send email request to:
vieraeastfarmersmarket@gmail.com*

*Nestled in the heart of our vibrant community, Woodside Park Farmers Market is a haven for food enthusiasts and supporters of local businesses alike. Mark your calendars, because every second Saturday of the month from 10:00 am to 2:00 pm, our beloved market springs to life, offering an array of fresh, handcrafted delights. Viera East Farmers Market is also a hub for talented small business owners, showcasing their unique creations and wares. From handmade crafts to eco-friendly products, there's something special waiting to be discovered at every turn. Join our Facebook Page at:
<https://www.facebook.com/VEfarmersmarket/>*

FIRE BREAK MANAGEMENT

District Nature Preserve fire break and preserve fire management is a top priority in VECDD servicing. To help accomplish this firebreak mission the district uses a FECON mulcher and tracked vehicle. The FECON purchase helps save the district annually roughly \$10,000 of money previously allocated for controlled burns. This process also prevents burn-related air pollution

The 2024 fire break cutting is now complete, ahead of schedule, with the exception of those homeowners living in Auburn Lakes and Herons Landing communities bordering Scrub Jay habitats. Scrub Jay nesting season runs from March through June. There was a delay in the firebreak schedule due to heavy rains in January and February which led to saturated conditions in the firebreak areas. The remaining 2 communities will be completed as weather and conditions allow, after June 30th nesting season.





YARD WASTE DANGER

We need your help! Please keep yard and other waste away from and out of storm drains and ponds. The best way to prevent flooding is to keep the drains free of debris.

BE WATERWAY CONSCIOUS - Do NOT place yard waste for pickup on top of or next to storm drains. In 2022, during Hurricane Ian, one of our Viera East neighborhoods had street and yard flooding. After a day of research, our District Engineer removed a large cut oak branch, covered in palm branches, from a Brevard County storm drain. Once the debris was removed, the water in the streets drained away quickly.

As hurricane season approaches, let's work together to keep our storm drains clear by keeping yard waste out of our drains and ponds.

When the drains are:

- *Clear* - the water drains to the St. John's River
- *Blocked* - the water goes into the streets, then your yard, and possibly your home
- *For emergencies, please contact Jim Moller at jmoller@vecdd.com or call # (321) 290-8622*

VECDD WATERWAYS

Pond care - The CDD employs a service, including a degreed biologist, to properly care for our ponds. This service treats the ponds to reduce insects, algae, emergent plants, floating and submerged plants. One of the insects we encounter are aquatic midges. Midges are non-biting, flying insects that emerge from ponds in swarms during certain months. Midges lay their eggs on top of the water and the eggs sink to the bottom and become larva. One way we control midges is by stocking the ponds with catfish, who eat the larva at the bottom of the pond. By having the fish eat the larva, the midges never emerge as flying insects. If you see catfish in the pond, they may be helping to keep the insects away!



VECDD WATERWAYS CONT.

Keep Pond Edge Plantings in Place - A littoral zone is the downward slope of a pond or a lake. The plants along the edge of the pond help maintain the boundaries of the pond, alleviating some of the need for lakeshore restoration. Littoral plants provide shelter and nutrients to aquatic life too. Most importantly, they help filter debris and unwanted nutrients. Help us keep our littoral shelf plantings. Contact our CDD General Manager if your community wants to aid in expanding these plants.



WHO MANAGES WHAT? VECDD - VECA - HOA - Brevard County

Wait.....the VECDD doesn't manage the Viera East Golf Club Homeowner Community?

No, It's run by the Viera East Golf District HOA. Only the golf course is managed by the VECDD

Viera East: Who Manages What?

Did you ever wonder "who manages that? This table was created to help you understand the responsibilities of each of these entities.

Viera East Community Development District (VECDD)	Viera East Community Association (VECA)	Homeowner's Associations (HOA)	Brevard County
Purpose: To plan, finance, construct, operate and maintain community-wide infrastructure and services specifically for the benefit of its residents. Participating Communities: https://vieraeastcdd.com/wp-content/uploads/2020/08/hoa-list-and-contacts.pdf Manages: <ul style="list-style-type: none"> 84 retention ponds and fire lines in participating communities Woodside Park playground and Pieloch dog park Scrub Jay habitat Viera East Golf Course & Pro Shop Hook & Eagle Restaurant Financed by: Property owners pay an annual fee on property tax bill regardless of property value Web site: https://vieraeastcdd.com/	Purpose: Maintains hardscaping, landscaping and irrigation systems on most major Viera East roadways, as well as certain parks and recreational facilities. Also oversees the Modifications Review Committee (MRC) to ensure consistency with the community's restrictions and architectural guidelines. Participating Communities: https://www.vecainc.com/interactive-map/ Manages: <ul style="list-style-type: none"> Landscaping and sidewalks on Murrell and other roads 7 retention ponds Clubhouse Park Suseda Park Financed by: Invoice sent to property owners annually in December Web site: https://www.vecainc.com/	Purpose: Each community in Viera East has their own HOA. The purpose of the HOA is to oversee and manage a community. Depending on community, HOAs may manage: <ul style="list-style-type: none"> Modifications Review Committee (MRC) to ensure consistency with the community's restrictions and architectural guidelines Community-owned streets, sidewalks, hardscaping, landscaping and irrigation systems Shared residential buildings Financed by: HOAs charge monthly, quarterly or annual fees Web sites: Each community may have their own Web site.	Critical Viera East Functions: <ul style="list-style-type: none"> Building codes, permitting and enforcement Animal services and enforcement 9-1-1 administration, law enforcement and court system Sheriff, fire and rescue Property taxes and collection Public schools and libraries Stormwater management, including storm drains on sides of roads Wastewater treatment Waste management including residential garbage pick-up And more... Financed by: Homeowners pay property taxes based on property value Web site: https://www.brevardfl.gov/



STAY CONNECTED

See what is happening at the park, the Tavern and the golf course through all our social media and webpages. Just use your camera on your cell phone, hover over the scan code, and click on the yellow link that appears.



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