

**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, May 22, 2025** at 6:30 p.m. at Faith Lutheran Church, 5550 Faith Drive, Viera, Florida.

Present and constituting a quorum were:

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|----------------------------------|---------------------|
| Jennifer DeVries <i>by phone</i> | Chairperson |
| Rob Dale | Vice Chairman |
| Bill Macheras <i>by phone</i> | Treasurer |
| Ron Rysztogi | Assistant Secretary |
| Denise Yelvington | Assistant Secretary |

Also present were:

| | |
|---------------|---------------------------------|
| Jason Showe | District Manager |
| Jeremy LeBrun | GMS |
| Jim Moller | Golf Maintenance Superintendent |
| Jenn Worshel | Hook & Eagle |
| Michelle Webb | Lifestyle/Marketing Director |
| Residents | |

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order at 6:30 p.m. All Supervisors were present.

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 is the public comment period. We have three Request to Speak Forms, which we'll take in the order that I've just picked them up. We will ask you to keep your comments to three minutes and state your name and address before you speak, so we can make sure we get it on the recording properly. This is not necessarily a question-and-answer session. This is more a chance for you guys to take that three minutes and say what you want. The Board

can choose on its own to either respond to it or not. With that we will go in order and start with Ms. Janet Eggerton.

Mr. Dale: I will just add, we probably won't respond, whatever the issue is. I don't want you guys to take offense at any of that. We just have a full agenda for tonight and during the course of the meeting, if Board Members have additional follow-up questions, they will be able to do that during the course of the meeting.

Resident (Jeanette Egerton, Morning Glory Drive): That's fine. I understand. We didn't expect that. We just wanted to hand this out. I'm Jeanette Egerton. I live at 1725 Morning Glory Drive, Melbourne, Florida. I handed out some information about the benefits of having a fountain and what we are requesting on behalf of the Hammock Trace community, which is to put a fountain over here like at Fawn Ridge. I saw it today and it is absolutely beautiful. The oxygenation as you know, the water circulation, algae control, I've never complained before, but last year I called into the office several times for algae growth that had grown so big. You guys were very responsive and came out immediately. They put in chemicals, but the next week they came and put in more chemicals and it finally dissipated, like after like two or three treatments, but it had taken over, because it was growing so much that it was taking over the water. The oxygenation and water circulation, including the visual appeal, would definitely be a plus for our community. So, we got some signatures and Pat, who is probably on your next Request to Speak Form, has helped tremendously, to get a bunch of signatures to represent our community. We didn't know if that would help in making our case or not. So, that's all I'm here for. Thank you.

Mr. Showe: Next up, we have Mr. Patrick French.

Resident (Patrick French, Hammock Trace Drive): I live in Hammock Trace. We are trying to get a fountain. The one lady, I forgot her name, the one that couldn't see her fountain built.

Mr. Dale: Marianne.

Resident Patrick French, Hammock Trace Drive): I was very sad to hear about her passing, but she's watching from up above.

Mr. Dale: She is.

Resident Patrick French, Hammock Trace Drive): I'm just reiterating what Jeanette said. I got 35 signatures. If you give a Marine a job, you're going to get it done. I can get a lot more if you need them. But I just want to reiterate, I appreciate your consideration for that fountain for

us. I just want to say also, the last four years since you guys have taken over, it is like night and day, as part of this community. It's unbelievable and I'm very happy and a lot of people are happy with what you guys have done. I'm not kissing you know what, I'm just telling you how it is. That's what I do.

Mr. Dale: I appreciate it.

Resident (Patrick French, Hammock Trace Drive): Like I said, I can get signatures and whatever else, but we appreciate you guys just taking a look at it and if you can help us out, it would be nice. That's it. I appreciate it.

Mr. Dale: Thank you. On behalf of the Board, as the person running the meeting tonight, that is a team effort and the Board thanks you for your comments.

Resident (Patrick French, Hammock Trace Drive): I understand completely. Thank you very much.

Mr. Dale: Thanks.

Mr. Showe: The last one that we have is from Ms. Terry Mott.

Resident (Terry Mott, Wexford Drive): I'm Terry from The Villages, 4899 Wexford Drive. I'm here to give you an update from the last meeting, when you approved our training education program. I've been working with Mr. Moller and I drafted out an agenda and have copies for you. That's just the proposal to see what you like. The date we selected was Saturday, October 18th. I already reserved Clubhouse Park, which is what Mr. Tom Jarris wanted. That's the agenda. I have speakers lined up already and everything is taken care of. The only glitch so far, is that the policy for the Viera East Community Association (VECA) is not to rent that park to the Viera East CDD. So, I had to put it in my name. I'll work it out with the VECA Board. But other than that, everything's set to go. We have speakers. I have a nonprofit that we can use to try to help get money donated for the food. So that's it. Thanks. Oh, and I second what they said. I've been here for 23 years and you're the best ever. You're not even in the same category as the rest. Also, we have the same quality of leadership at the county level. Now is the time for all of us to get everything done and I'm working with the county to do other projects. But it's just amazing. So, thank you all for your leadership.

Mr. Dale: Thank you, Terry

Ms. Yelvington: Can I ask a question?

Mr. Dale: Yeah.

Ms. Yelvington: How will you communicate this to the HOA Boards?

Resident (Terry Mott, Wexford Drive): I'm going to go to every Board personally and ask them, because this is a ground up education and training program. We want the individual HOAs to be responsible for assessing the ponds that are in their area and we have a training program to put volunteers through that. So, that's what we're trying to do. We established two volunteer positions, preferably one would be on the Board. There would be an additional duty called a Stormwater Manager. That person would be responsible for accepting the forms for approval. Just like your front yard has to go through an approval process, the backyard would have to do the same thing. The form would go from the individual HOAs, to Mr. Moller and then we would find out whatever type of restoration they want for that pond, would be approved by the St. John's River Water Management District. It's not much work, but it's somebody overseeing the management and the form. I got a sample form. The Board would put in a similar form to the Architectural Review Board, only you would state what type of restoration you'd want for that particular pond. Because Mr. Pete Carnesale had said, *"We want to be sure and will let the HOAs decide what type of restoration."* There are several different types, which this training program will show. But we want the individual HOAs to be able to select the type of restoration that they want for the pond in their area. But we would have to go through an approval process. So that's what that is. Then the other volunteer would be the worker bee, who actually goes out and does pond water testing and pond assessment. Those assessments would be done, whenever Jim decided how often they would be done. But we would put those people through a training program called the Florida Master Naturalist Program. The UF IFAS is willing to come down and do a special workshop just for us, as long as we can get 15 people there. The total cost is \$249 per person, but that's nothing. You get a fantastic manual on how ponds are supposed to be maintained. You'll get all the best management practices in that manual for the \$249. The workshop would go over a couple of weekends, but they're going to do a special one just for us in our area. So that's already on board. All we need to do is come up with 15 people. The target is to get two volunteers per HOA, which is a very simple process, but we get the residents educated, get the management practices and get these ponds restored so they're no longer a health and welfare issue for this community.

Mr. Dale: Okay, Terry, I just want for clarification purposes, just to make sure we're all on the same sheet of music. Number one, I love the enthusiasm.

Resident (Terry Mott, Wexford Drive): Thank you.

Mr. Dale: I appreciate that. If you can get the HOAs to participate, you're going to be another level in my book, because that was the first thing we tried to do, when we first took over. We wanted all of the HOAs to come once or twice a year, but only had two people show up. One of them was Marianne, who Pat just shared and then the other one is now a Board Member who's with us by phone, which is Bill. It was real tough getting the HOAs to participate and stuff. So, if you can get that done, God bless you on that. I'm loving that.

Resident (Terry Mott, Wexford Drive): Can I tell you why I'm not worried?

Mr. Dale: Well, let me get to the main point that I just want to clarify, to make sure we're on the same sheet of music. The first issue that I want to make sure we're clear on, because I thought I may have misheard, I thought I heard the word "*Committee*" and stuff like that. All I'm saying, is anytime we're talking committee or subgroups, all of those kind of things, I want to make sure that you're working with Jason, real close, hand in hand, because anything that has the CDD stamp of approval, goes through the Sunshine and we can't have separate committees.

Mr. Showe: It's not a committee of the CDD and this Board hasn't authorized it. It's a Resident Committee.

Mr. Dale: Okay. Which is great. That's kind of the way I'm taking it. I just want to make sure we're on the same sheet of music.

Resident (Terry Mott, Wexford Drive): I talked to Jim, about this, because there is an issue here that needs to be addressed. Because what we're technically creating, is a volunteer army for him.

Mr. Dale: Right.

Resident (Terry Mott, Wexford Drive): So, we've already discussed that. But these people would actually be under the individual HOAs and would be a part of the HOA.

Mr. Dale: Gotcha. I'm not trying to take the wind out of your sails. I love the idea. I think it's great.

Resident (Terry Mott, Wexford Drive): It's an important point.

Mr. Dale: Right.

Resident (Terry Mott, Wexford Drive): We are working on that, because I talked to Jim about it. I said, "*You need to check with your people, because you're creating a channel, an army.*" So, there is a connection there and you're right, we are working on that.

Mr. Dale: Okay. Then the only other point that I just want to clarify, which does not mean that this is going to be the way it is in the future, but to this date, the Board has approved no expenditures for anything.

Resident (Terry Mott, Wexford Drive): I understand.

Mr. Dale: So, I just want to make sure that we're clear on that. That doesn't mean there wouldn't be something in the future that we wouldn't do. As you know, we've already done a couple of littoral shelf plantings.

Resident (Terry Mott, Wexford Drive): However, I do believe, unless you voided it, I do believe there was a \$10,000 budget for stormwater education demonstration sites, a couple of years ago.

Mr. Dale: It's in the budget, but we still have to approve the expenditure.

Resident (Terry Mott, Wexford Drive): I put in here that we want to serve breakfast, pastries, juice and box lunch for 50 people. However, I'm working with a nonprofit to try to get you extra funds on that also.

Mr. Dale: We're all good, as long as we're on the same sheet of music with that stuff. Man, I want it to work.

Resident (Terry Mott, Wexford Drive): No, thank you. I'm not worried about the Boards and you might as well hear this now. Several years ago, I asked the prior Manager, *"Aren't you worried about a lawsuit, because I have a legal background and this is not a good situation here."*

Mr. Dale: Right.

Resident (Terry Mott, Wexford Drive): The answer I got from the prior General Manager, was that he had asked the attorney if there was an issue with how we're maintaining our ponds and whether he thought there would be any type of legal liability there.

Mr. Dale: Right.

Resident (Terry Mott, Wexford Drive): The answer was that he couldn't find any cases on point, as he thought that everything was fine.

Mr. Dale: Right.

Resident (Terry Mott, Wexford Drive): Well, since then, there is a case on point that I'm going to bring up. So, this is now an issue.

Mr. Dale: I understand the point and don't mean to cut you off, because I don't want to go too far into this.

Resident (Terry Mott, Wexford Drive): I'm not worried, because when I present it to the Boards, I'm going to get a copy of the case. It's an Orlando case.

Mr. Dale: Right.

Resident (Terry Mott, Wexford Drive): When I present it to the Board, I'm going to tell you, come up with two volunteers or risk several thousand dollars for a lawsuit.

Mr. Dale: Right.

Resident (Terry Mott, Wexford Drive): So that's my answer.

Mr. Dale: Right.

Resident (Terry Mott, Wexford Drive): So, I'll see you later. Thank you very much.

Mr. Dale: Thank you for your comments. Please make sure that Jason has all of your contact information. What you're talking about is something that is bigger in scope than this meeting. It's going to involve discussion. I'll be flat out, you're talking about a chunk of money, probably \$30,000 for the fountain. As I understand there are some electrical challenges over on your neck of the woods. All I'm just saying is, if there are no challenges, we're talking at least \$30,000 for the fountain, that kind of stuff. There's also an issue of whether that can fit into this year's budget or next year's budget, all of that kind of stuff. We also have to have a discussion about what type of fountains we're talking about. If we're talking algae growth, then you're not talking about a decorative fountain. You're talking more about the aerators that go into a lake that have the bigger effect. So, there's also the environmental impact stuff. So that's why I'm saying it's more than just a one up.

Resident (Patrick French, Hammock Trace Drive): It was basically, God rest her soul, just like the one that Marianne had.

Mr. Dale: Right. Well, and I know that's what you guys are looking for, but there was a combination of reasons why the Board chose to go that route with that one for that lake. We have to look at the main thing we're trying to accomplish.

Resident (Patrick French, Hammock Trace Drive): You do have power.

Mr. Dale: Right.

Mr. Moller: The pool is right there. The brand-new boxes, all of that stuff is right there.

Mr. Dale: Right, right. But I think kind of where we're probably going with this, is this is a workshop discussion. We have workshop meetings every two weeks or every other week.

Resident (Patrick French, Hammock Trace Drive): Can I attend?

Mr. Dale: You're perfectly welcome to attend, but we don't do like a Q and A or anything like that, at the workshops. But I'm going to be blunt. The bulk of the effective stuff happens outside of a meeting. So, that's why I want to make sure everybody has everybody's contact information.

Mr. Moller: I just kind of wanted to be clear, too, on what the goal was. Was it lake health or was it decorative?

Resident (Patrick French, Hammock Trace Drive): Both.

Mr. Moller: A lot of the points were basically lake health and that can be done with diffusers. We're looking at \$12,000 versus \$40,000 for a fountain. So, that's the point that I think Rob is trying to get.

Ms. Yelvington: Is the size of that lake smaller?

Mr. Dale: Yes.

Ms. Yelvington: It is much smaller. So, it would potentially need a smaller fountain, not as large of a fountain. Wouldn't it?

Mr. Dale: Potentially. So that's another part of it.

Ms. Yelvington: I wanted to go over all of the options.

Mr. Dale: Forgive the pun, because we're talking about lake health and algae growth, but I don't want to get into the weeds on that now. I'm sorry. That's it.

Resident (Patrick French, Hammock Trace Drive): I want to say something. The first pond as you come in off of Wickham Road, on Murrell Road, is VECA's pond, I guess.

Mr. Dale: Right.

Resident (Patrick French, Hammock Trace Drive): Next to where Unos used to be.

Mr. Dale: Right.

Resident (Patrick French, Hammock Trace Drive): That's a huge freaking fountain for a small pond. Ours is three times that big.

Mr. Dale: Yeah.

Resident (Patrick French, Hammock Trace Drive): We're not asking for a big one. I just wanted a fountain.

Mr. Dale: Keep in mind, I don't even know if that lake is in the CDD. You're talking about the decorative one by Uno that was purchased by The Viera Company.

Resident (Patrick French, Hammock Trace Drive): That's a huge body of water. I get that. It's beautiful. I'll be honest with you. It looks beautiful out there.

Mr. Dale: Right.

Resident (Patrick French, Hammock Trace Drive): I sat on a bench. It's just a good thing to see. We don't really want nothing fancy, but ours is about probably half that size. It doesn't have to be as big as that one.

Mr. Dale: Right.

Resident (Patrick French, Hammock Trace Drive): We're just requesting it.

Mr. Dale: No, I understand. I understand that. When we did that one, also there were other dynamics, because it's directly across from Woodside Park.

Resident (Patrick French, Hammock Trace Drive): It's lit up in different colors, but then it went away. I don't know why.

Mr. Moller: I need to change it.

Resident (Patrick French, Hammock Trace Drive): You can do that. I can change colors for Christmas. I love Christmas. I decorate the front and back entrance. It looks good, but all we're asking is just to take a look at our stuff.

Mr. Dale: Absolutely.

Mr. Rysztogi: I would like to add something. I did give a presentation to the Board at the last meeting and the Board is aware of the location and your idea. I did do the presentation. Also, for the record, just so everything is clear, I am a Hammock Trace resident and I did sign that I am in favor of the fountain in my neighborhood as a resident. So, I just wanted to let you know. As a Board Member, I think I'm almost obligated to let you know that.

Mr. Dale: Thanks, Ron.

Resident (Jeanette Egerton, Morning Glory Drive): I'm not sure if you wanted the signatures.

Mr. Showe: Yeah. I'll take those from you.

Mr. Dale: Yeah. That does have some bearing. I'm not going to say it doesn't.

Resident (Patrick French, Hammock Trace Drive): I appreciate you guys taking a look. I understand the money thing. We all do.

Mr. Dale: Right. That's why we're doing the balancing act right now.

Mr. Rysztocki: I also know that Tom and people have been asking for this, prior to Fawn Ridge. So, this is not like a new thing. They saw Fawn Ridge, so now we have to have it. They have been asking for it for a number of years, as long as I lived there.

Mr. Dale: Right.

Resident (Jeanette Egerton, Morning Glory Drive): You can definitely tell the difference, because we walk a lot. We walk through all of the different neighborhoods and you can see the difference between the ponds that have the fountains, because the water is moving. They don't have as much algae.

Mr. Dale: Not as much stagnation as what you're saying.

Resident (Patrick French, Hammock Trace Drive): Exactly.

Mr. Dale: I understand. The big dilemma that we're going to have in the discussion, is we literally have 84 lakes in the District. I know we're going to have a number of other entities, but you guys are here. So that's the discussion the Board's going to have to have at the workshop.

Resident (Jeanette Egerton, Morning Glory Drive): You have to maintain them.

Resident (Patrick French, Hammock Trace Drive): That's a good question for you, though. I'm getting old. But bottom line is to save everybody money. I can still do things. I grew up here in Florida. Right here in Brevard County, before I joined the Marine Corps for 20 years. To save money for everybody, is there any way I can go through a class and be able to paddle out on my board and clean the filters? It's not rocket science.

Mr. Dale: No. It's a discussion that we'll have. I don't want to speculate or get into the weeds on this one, but I understand where you're coming from. I think we also have to look at it from a liability perspective, too, like everything else. Believe me, I mean, we've gotten sued for the most incredible things that would just amaze you. You're a Marine and I love you and thank you for your service.

Resident (Patrick French, Hammock Trace Drive): Exactly. But anyway, I'm just trying to save everyone money. It's not rocket science. It's a freaking filter and a pump. Not a big deal. But I'm sure when the thing's put in initially, the people that you bought the product from, probably the first year, they have to be there. It's like an AC and we can go from there.

Mr. Dale: Right.

Resident (Patrick French, Hammock Trace Drive): I'm just trying to put that out there.

Mr. Dale: Gotcha.

Resident (Patrick French, Hammock Trace Drive): I'm thinking, I will still be pretty strong in 10 years. After that I'm probably out checking out a little bit. I'm just saying that. Do you know what I'm saying?

Mr. Moller: We can put you on part-time employment.

Mr. Showe: Having you as part-time employee would be cheaper, but the District would have to get Workers Compensation liability for volunteers.

Resident (Patrick French, Hammock Trace Drive): I don't need that.

Mr. Showe: We would require it.

Mr. Moller: The easiest route, if you really want to do it, is to hire you on a minimal hour part-time basis.

Resident (Patrick French, Hammock Trace Drive): I'll do it for \$1 per day.

Mr. Dale: We appreciate it, Pat.

Resident (Patrick French, Hammock Trace Drive): I don't need money, but if that's what it takes, I can get pennies on the dollar and go out there and do my little thing. I enjoy water very much. I grew up here.

Mr. Rysztogi: How many signatures did you get?

Resident (Patrick French, Hammock Trace Drive): 35 in two days.

Mr. Rysztogi: You've been working.

Resident (Patrick French, Hammock Trace Drive): They all know me. I've been here 25 years. I lived there all my life.

Mr. Dale: Pat, we will be in touch, I promise you.

(Resident (Patrick French, Hammock Trace Drive): I'm trying to sell this.

Mr. Dale: I know what you're doing.

Resident (Patrick French, Hammock Trace Drive): I know you guys work hard, but I'm pitching just for our little District.

Mr. Dale: I hear you, brother.

Resident (Patrick French, Hammock Trace Drive): I'm not going to lie to you, but any way I can save money on both sides, I'll do whatever it takes. If you have to give me a dollar every time I go up and do the little paddle outboard crap, I'll take the dollar. Sir, you're a lawyer.

Mr. Showe: I'm not a lawyer.

Resident (Patrick French, Hammock Trace Drive): That sounds about right. As long as you pay me something, I don't really care.

Mr. Dale: Alright, guys, we're going to move on.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the April 24, 2025 Board of Supervisors Meeting

Mr. Dale: We're going to move on to approval of the minutes from the last meeting.

Mr. Showe: Those minutes are included as part of your agenda package. We can take any corrections or changes at this time or take a motion to approve.

Ms. Yelvington: Can we make a couple of just quick typos, error changes?

Mr. Showe: Certainly.

Ms. Yelvington: There are a couple of places. Page 9 was one, that I noticed where "*Littoral Shelf*" was "*Literal Shelf*" in a few places in this document. Can they just do a spell check for "*Literal Shelf*" and correct that?

Mr. Showe: Yeah.

Ms. Yelvington: Thank you.

Mr. Showe: Are there any other comments?

Mr. Dale: Actually, it's funny because that always kind of drove me nuts too.

On MOTION by Ms. Yelvington seconded by Mr. Rysztocki with all in favor the Minutes of the April 24, 2025 Board of Supervisors Meeting were approved as amended.

FIFTH ORDER OF BUSINESS

New Business

A. Consideration of Resolution 2025-02 Approving the Fiscal Year 2026 Proposed Budget and Setting Public Hearing to Adopt

Mr. Showe: The next item is the start of our Fiscal Year 2025 budget process. We presented to you Resolution 2025-02. This resolution does several items for the Board. First, it approves a Proposed Budget, which will be attached as Exhibit A. We've included a draft for you and that will include any changes that the Board would like to make tonight. It also sets a public hearing, which is August 28th, your regular August meeting here at 6:30 p.m. It also directs us to transmit this to the local governments as well as place it on our website, which is in accordance with Florida Statutes. To kind of prep some folks, we go through this budget process once a year.

This first step is really more about making sure that you don't make any adjustments to your assessment levels. That's really the mechanical thing, thing you're doing tonight. We have several workshops set up over the next few months between now and August, to refine the budget and kind of put all of the line items where you want it. But it's more about setting the assessment levels for now. We built this budget with no assessment increases. So, it is the same assessments that were assessed last year. We feel like we have enough funding in all the places, to really accommodate the goals of the Board that we've had over the last few years, without any impact on service.

Mr. Dale: Jason, I would like to ask you just for the minutes, a real quick question. There was a nasty accusation made, a few times that I've heard this week, that the \$100 CDD tax, we could have reduced two years ago, that we were using to build up our reserves, just disappeared, which is not the case. But I was wondering if you could share with me where the reserves were four years ago and where they are right now.

Mr. Showe: Sure. I'll look at the 2022 reserves.

Mr. Dale: I know there's also the issue that we've talked about at previous meetings, that we have to get cycle through this year. But essentially the profit from the previous year, still has not been deposited.

Mr. Showe: Correct. Your Capital Reserve Fund in your adopted Fiscal Year 2022 budget, started at \$315,696.

Mr. Dale: Okay, so that was 2022. What about 2021?

Mr. Showe: 2021 started with \$229,000.

Mr. Dale: \$229,000 is really our starting point.

Mr. Showe: For reference, this budget would start you in 2026 with \$1.398 million.

Mr. Dale: Right. So, a little over a million dollars in the past year. To your knowledge, any of the tax money that has been collected from CDD taxes, I'm not talking about golf course profit money, but from CDD taxes, has that been spent on anything other than the CDD?

Mr. Showe: No.

Mr. Dale: Okay, thank you.

Mr. Showe: Certainly, when we do a budget, we try to be as conservative as we can. We're using expenses from April of this year, to project out through October of next year. So, you may see some of these numbers adjust between now and then. But again, I think we've got

enough to accommodate it all. Also, behind all of those, we do a line-item detail, where we detail each single account line. In the cases where there are contracts or other items, we try to detail those out as much as possible as well. So, it's really clear to residents. Page 9 of the budget includes your Capital Reserve Fund. Right now, we're projecting, like I said, almost \$1.4 million at the end of the year, which is split between the Golf Course and General Funds. The Golf Course Fund has over \$800,000 and the General Fund has about \$600,000. Then there is your Debt Service Fund, for Series 2020. We've still separated the Hook & Eagle. We just wanted to show those separately for now, but anticipate by your final budget, it will be integrated, similar to how we do the regular financials. We just thought that since it was done that way last year, it may be easier to compare the two back and forth while we're working through the budget.

Mr. Dale: Gotcha. Again, just for a point of clarification, the General Services Fund is where the CDD tax money goes. Correct?

Mr. Showe: Correct. The CDD assessment goes there. The recreation assessment gets split between essentially the recreation debt service, which is still remaining and then a small portion that goes into the General Fund, for park maintenance.

Mr. Dale: Right.

Mr. Showe: But none of that recreation assessment at this point is really allocated towards any golf course funding.

Mr. Dale: Right. But at the end of the year, the expectation is we'll have somewhere around \$1.5 million. Okay, thank you.

Mr. Showe: Again, in the golf course, we've tried to adjust both restaurants and golf course for budgeting purposes for now. We've profited or basically leveled out assessments or revenues. That's kind of what we do for the budget process. Then we let Jim kind of work his magic on the expense side, to bring the profits and increased revenues. It's also important to point out, that this is the last year for your recreation debt service. So, May 1st of 2026 will be the last recreation debt service payment and approximately \$558,000 a year will go away.

Ms. Yelvington: Does that happen within this next year that we'd be budgeting for.

Mr. Showe: Yes. We still have one more payment left and then that portion of your recreation debt should drop off of your assessment as well.

Mr. Dale: What was that amount again?

Mr. Showe: It's approximately \$550,000, but that's the \$129 assessment for recreation. So, that would get reduced by that amount.

Mr. Dale: If you're talking about the average homeowner, not a business or anything like that, I believe the homeowner assessment is somewhere around \$508.

Mr. Showe: Its \$504.

Mr. Dale: Okay. We're talking roughly how much of a decrease?

Mr. Showe: It should drop off approximately another \$100.

Mr. Dale: Another \$100 or so is what we're talking about. Okay. Then we also have to weigh that against inflation, emergency reserves, that kind of stuff. The reason why that's such an issue, is it cost us a \$250,000 to repair two culverts.

Mr. Showe: That's why you guys have done the hard work to make sure you build up reserves for those big expenses when the time comes.

Mr. Dale: Right. We'll deal with that when the time comes.

Mr. Showe: So again, we typically don't go through line item by line item at this stage. We really reserve that for the workshops that we anticipate having over the next several meetings. Again, we built this with no assessment increase and you're setting the ceiling at this meeting. So, I think if the Board's comfortable with that, we would just recommend approval of the resolution as presented and then we can use the next several workshops to refine those lines.

Mr. Dale: Would that be for this August meeting or would it be the year after, where we would have one of those meetings where we have to send out the legalese statement that says that we're not raising fees?

Mr. Showe: That's only if you chose to increase the General Fund. So, even when the debt service goes away, if you raise the General Fund by even \$10, you have to send out that mailed notice. That's what is required by law.

Mr. Dale: But you know what I'm talking about. We didn't raise anything when we did that. I see what you're saying. So, if it's going to drop off \$100 and we don't allow that \$100 to drop off, that's when we would have to have that mailing.

Mr. Showe: Correct.

Mr. Dale: Okay. That would be for this August.

Mr. Showe: No, it would be in 2027.

Mr. Dale: That we would have that discussion. Okay.

Mr. Showe: If there's no assessment increase, no notice is required.

Mr. Dale: Okay. Alright.

Mr. Showe: It's only if you're increasing those portions.

Mr. Dale: Okay.

Mr. Showe: Individually.

Mr. Dale: Got it.

Mr. Showe: Even if one is decreasing.

Mr. Dale: Got it.

Mr. Showe: It's the same rules that the county follows. So, that's why you get the trim notice. It kind of gives you those details and when the public hearing is, that you can come and talk to the Board.

Mr. Dale: Okay. I think it's all going to come down to our Reserve Study that we did, which shows what we're going to need.

Mr. Showe: Yeah.

Mr. Dale: Let's move on to Old Business.

Mr. Showe: We need a motion to approve the resolution.

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| On MOTION by Ms. Yelvington seconded by Mr. Rysztogi with all in favor Resolution 2025-02 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing for August 28, 2025 at 7:00 p.m. at this location was approved. |
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Mr. Showe: So, we'll get that posted to the website and will continue to work on it. I know we're going to have some meetings that are going to be a challenge with a quorum over the next few weeks. So, what we can do, is we'll still circulate it and just provide us any questions or comments you have. Again, the General Fund is typically not really all that controversial. It's the golf course where we get into a lot of discussions and we have several workshops set specifically for that.

SIXTH ORDER OF BUSINESS

Old Business

A. Action Items List

Mr. Showe: Next is our Action Items List. We are still just tracking a couple of items. I have not had a response from the Viera East Golf District Association about the withdrawal. So,

we're just keeping that pending there. I think Jim is still working on any park improvements as well as the resurfacing.

Mr. Moller: Yeah, I actually had it in mind. They sent me the updated proposal and the link is a dead end. So, I contacted them. They're trying to work on it. I don't have the updated proposal yet.

Mr. Showe: That's all that I have for Old Business. So, we can go to Jim's report.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. General Manager's Report

Mr. Moller: Okay. I will start with the CDD. We're kind of still a man down. Right now, we have two full-time and one part-time employee. We're trying to find a temporary replacement for Will but had no luck as a yet.

Mr. Dale: Did we do an Indeed ad? Is there something that I can forward to Indeed?

Mr. Moller: I've done Indeed before. I've always had the best luck for maintenance positions on Craigslist, to be honest with you.

Mr. Dale: Okay.

Mr. Moller: I had inquiries for the golf course, but nothing for the CDD maintenance.

Mr. Dale: Is it something that you can send to me?

Mr. Moller: Yeah, I can forward the job description.

Mr. Dale: Yeah, send it to me, because I'll post it on my page.

Mr. Moller: Wes and I had conversations if there was anyone on the golf maintenance crew that wanted to slide over.

Mr. Dale: Right.

Mr. Moller: Since it's easier to hire.

Mr. Dale: Right.

Mr. Moller: So, we're looking at that as well.

Mr. Dale: Yeah. I know a few people that might be interested.

Mr. Moller: But speaking of park improvements, Pete's got some improvements going on at the Clubhouse right now, for storage and whatnot. We walked the park a couple weeks ago and once he's done with the improvements at the Clubhouse, we're going to tackle the doghouses. Some of the wood is starting to rot. There are some nails rusting out that are pooling. So, we're going to go through, give all of the wood features on the dog park, a facelift. I know the one

broken rail on the small dog park was repaired and replaced, but we want to secure the bottom of all the fences, to try to keep the little and big dogs from burrowing under. So, we're trying to come up with some cost-effective ideas to put barriers, because even just the single rail on the bottom of the fence, doesn't seem to stop the little ones. So, we almost need to try to figure out if we can bury some kind of barrier to keep them out. The most cost-effective way was to install a metal landscape edging. We're just afraid of dogs getting cut.

Mr. Dale: Right. I've seen things done with PVC pipe and tying that into the fencing.

Mr. Moller: Yeah. We talked about the 365, where we did the cart path repair. We're going to do it during the July aerification, which is the second week of July.

Mr. Dale: Which cart path?

Mr. Moller: The one going from 16 to 17 that's low. We're going to raise it up.

Mr. Dale: Okay, gotcha.

Mr. Moller: Speaking of aerification, our first aerification of the year is scheduled for the week of June 2nd. We're actually going to be building small diameter holes on the greens. The guys are also going to aerify the tees and get started on the fairways. Some Summer projects that we're going to be starting, is to do all of the transition areas from the cart path to the turf that are very jarring. There is a lot of uneven ground. So, we're going to get all of that.

Mr. Dale: I noticed that this past Saturday.

Mr. Moller: Yeah, we're going to get that all leveled out. We've identified some areas that tend to be wet during the rainy season. We're going to add some drain lines in there to try to keep those areas dried up.

Mr. Dale: On that issue, our marketer missed that. Can we make sure that she's tied in with the aerification date, so we can get that out to everybody?

Mr. Moller: Yes.

Mr. Dale: June 2nd is coming up real quick. It sounds like this is a bigger aerification.

Mr. Moller: It's still real small, but it's more than what we've done last year.

Mr. Dale: Right.

Mr. Moller: It's going to be a little disruptive, but the heal time should be less than a week. So, by the weekend the green should be fine.

Mr. Dale: Okay.

Mr. Moller: Regarding the financials, last April, our gross revenue for golf was \$273,606. Last April, we were at \$263,984. That was an increase of 4%. The expenses last April or this April, were \$209,073, versus \$190,566 last April, for an increase of 9%. So, our revenues went up 4% and our expenses went up 9%. Some of the reasons, I noticed our overall insurance went up about \$3,000 compared to last April.

Mr. Dale: What kind of insurance?

Mr. Moller: Property insurance. There's an \$8,000 difference in labor and golf course maintenance. I know we weren't understaffed and looking at last year's budget, it seemed that March was high, May was low and April was higher. I don't know if that's just the way the pay periods fell. There was an \$8,000 difference in golf course maintenance. Then also this April, on the golf course maintenance equipment line item, there was a property tax that was hit. I think in years past, we spread it out 12 months. We didn't do it this year, but we'll probably do that.

Mr. Dale: So, it's a bookkeeping issue, is what you're saying.

Mr. Moller: It's a one-time hit.

Mr. Dale: Right. It made the month look worse than it should be.

Mr. Moller: Yeah.

Mr. Dale: How many thousand are we talking there?

Mr. Moller: \$8,000. For April food and beverage, gross revenue was \$89,414. Last April, was \$80,615. I totally forgot to do the percentages on those. Expenses this year were \$39,453. Last April, it was \$41,122. So, expenses went down and revenues went up.

Mr. Dale: I think the percentage is 12%.

Mr. Moller: Our cost of goods this April was \$39,516 for a 44% cost of goods. Last April, it was \$37,529 for a 47% cost of goods. So, our cost of goods overall went down this April versus last April. Same thing with our restaurant labor. Our restaurant labor was at 34% this April, which looks great on paper, but with some of our staffing issues, it's killing some of our guys in the back. I know Jen hired a new part-timer to work a couple nights. It's going to take a lot of the stress off of some of the guys. They can actually get some downtime. My goal for the restaurant is a 40% labor cost. I think we'll still be fine and keep our employees sane.

Mr. Dale: Right. We have to keep them.

Mr. Moller: Total nets for this April, was \$74,978. That's both golf and restaurant combined. Fiscal year to date, we're sitting at a \$359,791 net profit. Last year, we were at \$259,834. So, we're 30% better off this year than we were in net profitability.

Mr. Dale: We're \$100,000 over last year. Okay.

Mr. Moller: If we take the inventory adjustment out, we're still 16% better than last year.

Mr. Dale: Right.

Mr. Moller: So, this April basically makes the restaurant turning a profit three months in a row. I know historically September through January, even looking years past, the restaurant has always thrown a negative number in there from October through January. As of May 21st, golf round revenue was sitting at \$135,000. Last year, it was at \$129,000. So, we're \$6,000 ahead of last May. Last May, we finished at \$189,000. So, we should finish over \$190,000 or \$195,000 this May. The restaurant as of the 21st, was sitting at \$54,000. Last May, was at \$52,000. So, we're running about \$2,000 ahead of last May and last May, the restaurant finished at \$80,000. So, I think May will still be another good month for us.

Mr. Dale: Right.

Mr. Moller: In both operations. A couple things for golf operations. Most of it is just working on a new POS system, but one of the bigger things, is as part of my presentation that I just handed out.

- **Discussion of After Hours Event** (*Item 7Bi*)

Mr. Moller: Actually, before I get to that, I know in the restaurant workshop, we had talked about an event that we have coming up in October, with a live band from 6:00 p.m. to 10:00 p.m. I know we wanted to table that and move it to here. I didn't know how you wanted to address that.

Mr. Dale: I know the Marketing Manager had a few comments regarding evening events, as we head into the Summer.

Ms. Webb: We received a lot of complaints about *Music On The Patio* between 5:00 p.m. and 7:00 p.m., because when the sun is coming down, it is right into people's faces. It's really harsh and we don't have a way to block it. So, a couple people asked if we could start at 7:00 p.m. instead of 6:00 p.m. However, from 7:00 p.m. and 10:00 p.m., I can't really hire the musicians as it's only a two-hour span. Most of them require a three-hour span. I know we

haven't had any complaints about *Music On The Patio* from any residents since we started it. They are not big bands, just small musicians. So, it's not like we're beating on people's doors and things like that. Through Summer, I was wondering if we can change the hours from 7:00 p.m. and 10:00 p.m., to beat the harshness from that direct sun during that period of time. The band wanted 6:00 p.m. and 10:00 p.m. We just had a new guy that was singing and they said it was great being out there after 7:00 p.m. and there were new people that have never been there before. I think that's something we might want to look at, especially during these later hours, 7:00 p.m. until 8:30 p.m. It's great when it's 5:30 p.m., when the sun is down and it's done. It doesn't affect that area, but 6:00 p.m. is powerful right now. I don't know if you guys ever been there, but people are trying to block it, because we have no shade for that area. So, I recommend that maybe we change it to 7:00 p.m. and 10:00 p.m., just for the Summertime or until the time changes again, to where it's not as harsh for them, because it's hot. That sun hitting you in the face during that time, is really hard.

Mr. Rysztogi: So, they accept three hours.

Ms. Worshel: Most of them are a three-hour minimum.

Mr. Rysztogi: I thought they would want four hours, but okay.

Mr. Webb: Most of the ones that I've been hiring, I'm hiring them on a three-hour minimum, from 6:00 p.m. to 9:00 p.m. They're okay with that, but if I move them to 7:00 p.m. to 10:00 p.m., they are going to sing for two hours for the same cost of three hours.

Mr. Dale: What are your thoughts on that, Ron?

Mr. Rysztogi: What would it cost if got them to go from 6:00 p.m. and 10:00 p.m.? Because they take breaks, right?

Ms. Webb: Yeah, they take breaks.

Mr. Rysztogi: Would that be financially feasible?

Ms. Webb: Right now, I pay an average of \$150 to \$200 per person. It would probably take them another \$50 from \$150 to \$200 or \$200 to \$250. It just adds cost.

Mr. Rysztogi: If you like entertainment at 6:00 p.m. and they don't like the sun, why can't we do it from 6:00 p.m. and 10:00 p.m.?

Ms. Webb: It just costs a little bit more.

Ms. DeVries: We stop at 9:00 p.m., because the restaurant is in the middle of a neighborhood.

Ms. Webb: Right.

Ms. DeVries: All I'm saying is that we've made a rule for no music outside after 9:00 p.m., because the facility is in the middle of a neighborhood. So, I don't understand why we're talking about 10:00 p.m.

Mr. Dale: Well, and I think that's the crux of where we're at. I think based on what we talked about in the workshop, the Board had questions about 9:00 p.m. versus 10:00 p.m. and I think that's why we wanted to move that discussion to this meeting, to decide whether or not we want to revisit that.

Ms. Webb: They do come and they set up at 5:30 p.m. or 6:00 p.m., but they want us to do something about the sun, because it's too harsh out there. I can't fix the sun. It's going down.

Ms. Yelvington: It's too harsh out there.

Ms. Webb: It's very harsh out there. They said, "*Can you put those things down?*" and I have to say, "*I can't put those things down.*" By 7:00 p.m., it's not as harsh.

Mr. Dale: Well, the other component of this also, was the event that Jim was talking about at the workshop, which was a rather large event that requested a band and wanted them to play until 10:00 p.m. in November. The group itself is very commendable. It's a disabled veteran group and the kind of people that we want to support. The issue was the band outside. I know where Jen is coming from. I do recall the one time we had the Highway 1 band, they were exceptionally loud. You could hear them from the parking lot. I will add to that though, that is really the only time I've heard anybody that was playing, including *Music On The Patio*.

Ms. DeVries: I can hear *Music On The Patio* from my patio.

Mr. Dale: Generally, depending on which way the wind is blowing. I've never heard it at that decibel level that the Highway 1 band was at.

Ms. DeVries: Okay. It has not been at the decibel level, but I can hear *Music On The Patio* on my patio of my house.

Mr. Dale: Right.

Ms. Webb: I'm not trying to debate, but there are times that we hear in Osprey, the bands that are playing at Viera East.

Mr. Dale: Do you mean at the softball stadium?

Ms. Webb: Yeah, when they have Music Of The Bands.

Mr. Dale: I got you.

Ms. Webb: There are times when we hear those at our house, when we sit in the back patio and we're like, "*What is that?*" Oh, it's that festival. Sometimes it's all about the wind.

Mr. Dale: Right.

Ms. Webb: I talked with Jim about, if that band does come, instead of putting them right next to the Hook & Eagle, because that band will affect a lot more of the houses and if we move them over where the carts are, the cart barn is more that way and we can kind of face it out to the driving range and maybe out to the lake area.

Mr. Dale: Well, it does send the sound downrange, instead of into homes.

Ms. Webb: It's going to send the sound not right up at the houses. We can definitely calm it down. That's one day. It just happened this new guy that came out on Saturday night and the people that came out for him said, "*Man, that sun is harsh. It was fine up until 7:00 p.m. You guys should do 7:00 p.m. and 10:00 p.m.*" and I'm like, "*Huh,*"

Mr. Rysztoigi: We don't have a performance area. We should actually look into having one.

Mr. Dale: That's a presentation that Jim wants to make, which we're going to address, but let's deal with this issue.

Ms. Webb: Well, I mean, if he has a solution for the sun, then we can say 6:00 p.m. to 10:00 p.m.

Mr. Dale: Well, we've got the band thing.

Ms. Webb: I'm just trying to get us through Summer.

Mr. Dale: I got you.

Mr. Dale: Well, here's my issue. I don't want to keep reopening the wound, pulling the band-aid off, whatever analogy you want to use here, but whatever we do, I think we kind of need to put it out there and this is the way we do things. I do understand the need from time to time, to have 10:00 p.m. as the hour. I don't think that's too late. I think if we were talking Highway 1 band levels, yeah, that's an issue, but the *Music On The Patio* stuff is not exceptionally loud. We are on a golf course. Everybody knew that they were moving to a golf course that has activities. I looked this weekend and I believe the Last Call Band is playing at Twisted Birch over at Turtle Creek. I know Duran has bands that they put out on the patio, all of that kind of stuff.

Ms. Webb: We don't have to change the hours, if I can buy some of those attachable table umbrellas. We just need to have a solution.

Mr. Dale: Well, kind of what I was thinking that the Board might be amenable to, instead of us taking a vote on it every six months or every 12 months or depending on the season, this is what we hired a Golf Course Manager for. For certain events and certain tournaments at certain times of the year, maybe we keep the 7:00 p.m. to 10:00 p.m. hours. Then when we're in the Winter, maybe we go back to 6:00 p.m. and 9:00 p.m. or something like that. But it's kind of my feeling that we should empower the Golf Course Manager to make that decision.

Ms. DeVries: I actually think this is a Board decision. I think this is a policy decision and it's something that as a Board, we need to set. I know we're not setting hours, but I think we're affecting the residents who elected us and the residents have very strong opinions about this.

Mr. Dale: I do want to address that point, because you brought that up in the workshop, Jen, and that was one that stuck with me. There are 12,000 people that live in the District, not just the handful of people that live around the Clubhouse.

Ms. DeVries: Think about it if it was your house.

Mr. Dale: If I had moved to a golf course, I would have expected things to get a little rowdy at certain times.

Ms. DeVries: I wouldn't and I never did until now.

Mr. Dale: Yeah.

Ms. DeVries: These people have been living here for 20 to 30 years and it's never been that way.

Ms. Webb: I'm going to bring this up too, because I know we've talked about events. People have asked me if we want to do weddings and things like that.

Mr. Dale: Well, that is another factor, weddings.

Ms. Webb: This is where I go back to, if we do have a wedding and somebody wants the reception there and I tell them 9:00 p.m. I'm not saying all the time.

Mr. Dale: Right.

Ms. Webb: I think it should be based on an event that is discretionary, based on what we want to offer.

Mr. Dale: Right.

Ms. Webb: But this isn't going to be all the time. If it's an event or a group of people that came for like *Music On The Patio*, we can do table things that could block the shade or whatever the shade issue is. I'm fine with not changing it. It's just getting harsher out there.

Mr. Dale: Right.

Ms. Webb: I have to pull it inside or I have to change the hours. It's a Summer issue.

Mr. Dale: This is what I mean by empowering the Golf Course Manager. I agree with you, Jen. It would require a policy change. It would mean that the Board would vote up to 10:00 p.m., but it would be at the discretion of the Golf Course Manager. What I don't want to do, is have a Board vote every time we have a wedding or a tournament or somebody that wants to do something special out there.

Ms. Webb: If we know in advance far enough and we post it, if I take it to the front office and we say, "*Hey, we're doing this event and there is going to be music until 10:00 p.m., please let your residents know,*" I think that's respectful.

Mr. Dale: Right.

Ms. Webb: Because even when we hear the big bands from the other side at Osprey, I'm like, "*How long is this going?*" So, I hear you.

Mr. Dale: Denise, I'd like some input.

Ms. DeVries: Is everybody invited? Because generally the polite rule is if you have a party at your house and you're going to make a whole bunch of noise, then you invite your neighbors.

Ms. Webb: Well, I mean, we'll have karaoke going on in the Hook & Eagle. When they have their thing out there, they will have two options.

Mr. Dale: I understand what you're saying, Jen. I think, to answer that, would depend on the event. Obviously, if it's a wedding, not that we're doing weddings now, but in the future, if ever we decide we want to do something like that, we don't want everybody from Parkstone joining the wedding party. But I understand what you're saying with regard to tournaments and things like that.

Ms. DeVries: Yeah. I'm just throwing it out there, because I don't think this is going to go over well with the Viera East golf community. As a person who lives there, I represent the entire District, but I also represent them.

Mr. Dale: Right.

Ms. DeVries: Now, what I could buy into, we might allow up until 10:00 p.m. during the time of the year when it's light later. Right at this Summer period when the days are long, it's light later. We could define a season for that.

Ms. Webb: Right?

Mr. Dale: I agree with you and maybe we could add language, that it would be the preference of the Board for the General Manager to consider that, but I also don't want to get where we're 10 months down the road and Tiger Woods has got some great tournament that he wants to do. I know I'm being a little facetious, but I think the gist of what we're talking about, is what you just said, but I still kind of just want to leave that with the General Manager, because I don't want to keep bringing this up at Board meetings.

Ms. DeVries: I don't either. I think we have to decide who we are. Maybe this facility is not the facility that does late night events. We do karaoke inside, but maybe we're not the facility that does these big events.

Ms. Webb: Well, the question is whether we want to have a two-day golf tournament.

Mr. Dale: Right.

Ms. Webb: There are a lot of two-day golf tournaments.

Mr. Dale: Right, like the Wakefield golf tournament.

Ms. Webb: Yeah, the Wakefield Golf tournament. We always had music on a specific night of the tournament round.

Mr. Dale: Right. What is happening, is we're kind of victims of our own success, in that we're getting more popular.

Ms. Webb: That one was 11:00 a.m. and it was at Baytree. Baytree is in a housing area.

Mr. Dale: Right. Bill, do you have anything you want to input here?

Mr. Macheras: A couple things. I do agree with Jen that we did pass a policy for music until 9:00 p.m., but thank goodness we meet twice a month. Let me use numbers that Jim is throwing out. We made \$350,000 year to date and revenue is up 38%. So, I'm thankful that as a Board, we look at that and we see what things we can do and what things are out there. So, I'm grateful that we don't set something in stone and as we progress and grow, we can talk about it changing. So, let me do one of two things. First of all, I'm okay with moving it to 10:00 p.m., but let's look at it in two different ways. If we're just talking about Saturday nights at 10:00 p.m., then I do agree with Jen and I do have it written down. But if it's specifically because of the sun,

then I don't see any reason why we can't set the parameter that whether it's the time change or whether it's August, because if that is the reason and the sun is going to change in three or four months, then let's move it back to 9:00 p.m. Then we take out the event in November and we look at that as a one-on-one basis, because I don't know if I would want to say 10:00 p.m. year-round, to cover all of those, if we're only going to have three or four a year. If you're telling me that we're doing it for the reason of the sun, then I would be okay with setting a parameter when the sun is not a factor and then we go back to 9:00 p.m. Then as we have these events that might come up, we do it on Monday and Tuesday, versus leaving it at 10:00 p.m. throughout the year. Again, we're looking at Summertime and I agree with Jen. If I sat out on my porch at 9:00 or 10:00 p.m., I could hear the traffic on I-95. I can hear the train. I can hear Beef o'Bradys. I don't sit outside at 9:00 p.m. in the Summer. So, I'm not sure how many of our residents might. If I'm inside watching TV, I'm not going to hear anything. I think the level of music that we have on a weekly basis, I'm just saying, I don't think we'll be at that level. Hopefully it will be a distraction. But taking away a special event, if we're looking at going to 10:00 p.m., I'm okay with that. I will have to push back a little bit on my buddy at the end of the aisle, Ron. Again, if we're looking at it because of the sun, then let's just move it to between the hours of 7:00 p.m. and 10:00 p.m., but we can still leave it from 6:00 p.m. to 9:00 p.m. But if we're moving it because of that reason, then I'm okay with 7:00 p.m. to 10:00 p.m. I would certainly want to make sure that we have a very hard 9:50 p.m. last month. No exceptions. We don't want to go to 10:05 p.m. If we're going to do it, then 10:00 p.m. better be it. I don't think it would be that much of a hindrance, in my opinion, as a Board to say we're doing it. I think, to be honest with you and I'm going to work with Jen on this too, if we want to be honest and transparent, if we're truly doing it for the sun, then when that changes, we're going back to 9:00 p.m. We're strictly doing it for this reason. Then the outside event, the golf tournament in November, we should look at that as a one on one and I don't think we have to leave it at 10:00 p.m. year-round. So anyway, that's my two cents from calling you long distance.

Mr. Dale: Thank you, Bill.

Ms. Webb: My thing is, I'm still looking for things that I can attach to the table that would block it a little bit and not be directly in your face.

Mr. Dale: I got it and I don't want to get into the weeds on all of that. But Denise, I haven't heard anything from you yet and I really want to get your input here.

Ms. Yelvington: Well, I think it is way too hot in the Summer at 6:00 p.m. I've tried to go to *Music On The Patio*, but I don't particularly love being out there in the Summer. However, I do like the idea of starting at 7:00 p.m. Whether it goes to 9:00 p.m. or 10:00 p.m., I don't really care. But I see 7:00 p.m. is probably a much more reasonable time to start the music.

Mr. Dale: Right, but I think the bigger issue is the 10:00 p.m. issue.

Ms. Yelvington: The 10:00 p.m. issue, I mean as far as that tournament goes, that's a one-off issue and we have so much time to notify the residents. So, I don't think that should even be a point of contention. There's plenty of time for people, if they were going to be uncomfortable with that, they have six months to figure out where they want to be that night, if they don't like the 10:00 p.m. So, I have no problem with that at all. That's perfectly reasonable. On an ongoing basis, I understand that the residential community is affected by the later hours. So, I don't know what you do with that.

Mr. Rysztogi: I don't really care what the decision is, but what I don't like is, *"Well, when it gets this time of year it's 9:00 p.m. and later we'll get 10:00 p.m. and if it's daylight-saving time...we're making this complex when we make a decision."* It should be 10:00 p.m. at the manager's discretion and that's it or 9:00 p.m., but I don't agree with, *"If it's an April day it's 9:00 p.m. and if it's an October day it's 10:00 p.m."* That's what I don't like. I don't like to make it complex. Just set a time. Say, *"The manager has the right to go to 10:00 p.m. at his discretion for the proper event."* That's just my opinion. Make it 10:00 p.m. at his discretion, no matter if it's February or October. It doesn't matter. That's my opinion.

Ms. Yelvington: Is the attendance in the Summer still strong in the heat?

Ms. Webb: It has been.

Ms. Yelvington: Do you typically have to move the act inside, because it's too hot outside?

Ms. Webb: It depends on the act. A couple of our older acts that we had, the saxophone guy, would only perform inside. So, we'd move him in.

Ms. Yelvington: I do think we as a restaurant, we definitely need to prioritize doing something with that patio for that sun, some kind of a better shade system.

Mr. Dale: Hold that thought. That's coming up.

Ms. Yelvington: That's part of our bigger plan for sure, because it can be really miserable out there.

Mr. Rysztogi: You keep saying there's a performance area being kicked around. Right? Is that what you're saying?

Mr. Dale: No. Jim has a proposal that he has handed out to everybody.

Mr. Rysztogi: I think we're lacking a performance area.

Mr. Dale: Right. That's what this is all about.

Ms. Yelvington: Yeah. So, I don't know what the right thing to do with the later hour is, but if it's super-hot in the Summer anyway, why not pull it in? Do you think that many people enjoy being out there in the heat?

Ms. Webb: There are a lot of people that like the patio. They just don't want to be out between that 5:00 p.m. and 6:00 p.m.

Mr. Dale: Alright. It sounds like we've kind of beat this a little bit and we're getting a little late in the evening. I will ask the Board, is there anyone that would care to make a motion?

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| Mr. Macheras MOVED to move the outside activity time from 7:00 p.m. to 10:00 p.m. at the discretion of the General Manager and Mr. Rysztogi seconded the motion. |
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Mr. Dale: The thing that I would add to that, it wouldn't be amending the motion. It just would be adding language that the preference of the Board, is for the General Manager to give him guidance, which is essentially what we talked about looking at 10:00 p.m. for the Summer months. However, if it's a special event such as your tournament or another tournament or whatever, 10:00 p.m. is okay, but then let's be sensitive to the residents like Jen is talking about, where maybe we do 9:00 p.m. in those months. We're not making it mandatory for the General Manager, but it keeps it so we don't have to keep coming back and pulling the band-aid off every 12 months.

Ms. Webb: I'll watch it too, because if I see that people are leaving by 9:00 p.m. and not staying until 10:00 p.m., that's irrelevant too. Right? We don't want to move something where everybody still disappears at 9:00 p.m.

Mr. Dale: Right.

Ms. Webb: Why have music going from 9:00 p.m. to 10:00 p.m.?

Mr. Dale: If nobody's there.

Ms. Webb: Right. So, I will definitely keep on with what you guys prefer. If we moved it and they want to stay inside, the problem with taking it inside, is the sound.

Mr. Dale: Do we have any further discussion on the motion?

Mr. Macheras: I just have one comment and I appreciate the input that Ron provided, but I just want to remind the Board that I agree with Ron, just like when we talk about changing the venue. We don't want to do it nilly willy all the time and like, Ron, I don't want one week 9:00 p.m. and one week 10:00 p.m. I understand where Rob is coming from. I think this is a seasonal thing. Let's be honest, we do it with our restaurants. Many businesses change their time based on the season, but I'm just putting it out there, that when those times come, per what Ron said and Rob, we're not doing it week to week. I trust changing it to 9:00 p.m. I'm just throwing it out there. Then it's going to be for a period of time based on outside elements, such as the snowbirds are gone.

Mr. Dale: Right.

Mr. Macheras: Temperature change, etc.

Mr. Dale: Right.

Mr. Macheras: So, we got to remember, we do that with our restaurant. Anyway, that's all I have.

Mr. Dale: Thank you, Bill. Alright.

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| On VOICE VOTE with Ms. Yelvington, Mr. Dale, Mr. Macheras and Mr. Rysztogi in favor and Ms. DeVries dissenting, moving the outside activity time from 7:00 p.m. to 10:00 p.m. at the discretion of the General Manager was approved. (Motion Passed 4-1) |
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Mr. Dale: I appreciate everyone's comments. One of the things I appreciate so much about this Board, is the fact that on 98% of the issues, we're generally of similar mindset and I appreciate that. So, just because we have one where we're not unanimous, doesn't mean anything.

Ms. Webb: Anything I plan and I think we all do, we're trying to respect the community around us.

Mr. Dale: Yes.

Ms. Webb: But also, I'm not going to put a six people band out there either.

Mr. Dale: Right. I understand. Yeah.

Ms. DeVries: I appreciate that.

Ms. Webb: You're welcome.

Ms. DeVries: But for the sake of my own community, I have to vote no.

Ms. Webb: Oh, I get you. I get you 100%. I just know that it's not comfortable out there between certain hours anymore. People don't want to come if they're too hot.

Mr. Dale: Right. Alright, we're going to move on to our next item.

Mr. Moller: Let me finish my report.

Mr. Dale: Yep. Jim has another presentation that segues into this discussion.

Mr. Moller: I handed everyone a pamphlet. Jen and Bill, I emailed you a conceptual business plan. This is to include an indoor simulator and an outdoor patio deck expansion. So, I will start with the indoor simulator. We aim to expand revenue streams, attract broader demographics, enhance guest satisfaction, ensure long term sustainability for both the golf course and the Hook & Eagle. The combined capital outlay, I estimate is anywhere between \$209,000 and \$338,000, with a potential annual return of \$152,000 to \$200,000, translating to anticipated return on investment (ROI) of 45% to 96% and a payback period of 1.5 to 2.3 years. On the patio deck, I didn't want to oversell, so I don't include any special events. This could open us up to doing small weddings and bigger *Music On The Patios*. Not bigger bands, but just bigger attendance. Only peak weather times a year will be used, basically January through April, when the temperatures are right, on Friday and Saturday nights. Only about a third of the year, there is about 90 days of actual usage, on 12 to 16 tables, with 60 people at an average head about \$25. That gave me around like \$80,000 a year in revenue. That could possibly go a lot higher, but just for this, I left it at that. Starting off with the indoor bay, the concept that I'm going to use, are the old mechanics area in the cart barn, which is basically dead space. There's an old eyewash station, which we don't need any more, because we're not servicing carts. There's a workbench that we don't need, because we're not servicing carts. Basically, there's a big area, which is large enough to house a golf bay simulator. We were just going to wall it in and cut a hole in the concrete wall, as you're walking through the breezeway, to allow access to the simulator bay. By adding the simulator bay, we can have casual play. Our golf pros can have lessons and instructions. We can do private events, possibly small league play, food and beverage service, things like that. Year-round revenue, rainy days we can attract new demographics; women, the youth, families, especially beginner golfers. I know taking my girls to Topgolf and some of the

other ones, they love doing that. That kind of is a launching pad for people to get into playing golf. Extended time spent there, can drive cross sales to the bar and the pro shop. Estimated revenue streams for similar rentals, generate about \$3,000 to \$5,000 per month. Food and beverage generate \$2,000 to 3,000 per month. Additional lessons and events generate anywhere from \$1,000 to \$2,000 per month. So, we're looking at anywhere from 36 to 60 for simulator rentals per year, 24 to 36 food and beverage, 12 to 24 in lessons, anywhere from 6 to 10 per month and up to \$72,000 to \$120,000 per year in estimated revenue from the golf simulator startup costs. Since it's still a concept, I did have a rough quote from a contractor on what the build-out would be for both the patio and the simulator bay. The simulator system, we're looking at between \$40,000 to \$50,000, depending on how many bells and whistles we want to add to this. The build-out is anywhere from \$35,000 to \$60,000. Furniture inside, is anywhere from \$8,000 to \$10,000. I'm thinking a small little love seat, a couple of high tops and a couple of single chairs. Electrical and IT is anywhere from \$1,000 to \$3,000. I threw some branding and signage in there and about \$5,000 in contingency. So, the cost for that is anywhere between \$85,000 and \$130,000 and we're looking at anywhere from \$72,000 to \$120,000 in revenue.

Mr. Dale: It is usable regardless of weather conditions.

Mr. Moller: Unless we have a power outage.

Mr. Dale: So, on rainy days we'd be able to still make money.

Mr. Moller: Yeah. The one simulator that David turned me onto, was called About Golf. You can look it up online. It does more than golf. It has Skee-Ball, cornhole and kid games like dodgeball. Kids can just throw balls at a pirate ship and try to win the game. It has a driving range. It has over 96 different courses. It has the capability of doing picture in picture. So, US Open time, we can put a premium on it. Let's say the US Open in a couple years, is at Bethpage Black, you can play Bethpage Black, while watching the US Open at Bethpage Black in a picture in picture on the simulator screen.

Mr. Dale: You'd be able to market that.

Ms. Webb: Yes.

Mr. Macheras: Just a real quick question. If I do that, I won't lose any balls, correct?

Mr. Moller: Correct.

Mr. Dale: You will not lose any balls.

Ms. Webb: You will just save money.

Mr. Macheras: I just want to make sure.

Ms. Yelvington: How many people can use it? Is it one person at a time?

Mr. Moller: I would probably go no more than eight. That's going to be very crowded, but you can do four easily.

Mr. Dale: Then you have a private room with table service.

Ms. Webb: Well, I will tell you, it's starting to become the thing. It is very popular. We've actually got one here. We need to get moving on this, if we're going to do this, because there's one here and they're already booked. I called just to see the next time I could book it and I was told not until the end of July.

Ms. Yelvington: Where is that?

Ms. Webb: It's in Melbourne somewhere.

Ms. DeVries: What about that one that's on Murrell Road, right around the corner from the Aldi. It's like a club for this kind of thing.

Mr. Dale: Thank you, Jen.

Ms. DeVries: It is like simulated golf.

Mr. Moller: Yeah, that one is membership only. I think they sell 2,000 per year in memberships, they give you a key card and you can basically come and go as you want to. But they also have quite a few simulators in there.

Ms. Webb: I'll have to find the one that I just called. Because I said, Jeff, "*We better hurry.*"

Ms. Yelvington: We have *Topgolf* moving in. So, it that seems somewhat important for us to stay relevant in that space.

Mr. Moller: Yeah.

Mr. Macheras: First of all, I think it's a great idea. Like Michelle said, it's something that's certainly coming up. Then of course, we could use it for lessons or using it for these little field trips with the second graders. To be honest with you, if I had a ROI that I could get stuff back in 18 to 24 months, I'd probably still be in retail. But the other thing that I like and you guys correct me if I'm wrong, because you have been on the Board longer than me. But when I'm looking at this cashflow, here's an opportunity to put money into something, versus in a CD or something, that's going to generate funds versus that \$250,000 plus we're making a year, making

a few percent on. So, I like that too, not only because I think it's a great idea, but it's another way that we can use our money to build what we have and generate more funds.

Ms. Webb: Yes. Because the one that I was interested in, was called *Golf Garage*, which is on New Haven Avenue, across from the Crane Creek Reserve golf course.

Mr. Dale: They're already booked until when? July?

Ms. Webb: She said July.

Mr. Dale: Wow.

Ms. DeVries: Wasn't there something like this set up at Spartans as well?

Mr. Moller: Yes. *Pockets and Putters*.

Ms. DeVries: I'd have to look it up.

Ms. Webb: *Pockets and Putters*, but they also have other kid things going on.

Mr. Moller: Yeah, it's called *Pockets and Putters*. I think it has pool tables and some simulators.

Ms. Webb: Yeah, but not the type that he's got.

Ms. DeVries: Okay.

Mr. Dale: I think you're talking about a different level of simulator.

Mr. Moller: I want to say the simulator at the one on Murrell Road, *About Golf*, is the same simulator.

Mr. Dale: Okay. Alright.

Mr. Moller: There are different levels to that, but it's the same company.

Mr. Dale: It's not some cheesy thing.

Mr. Moller: Oh, God, no.

Mr. Dale: Yeah.

Ms. Webb: I can show you a picture.

Mr. Moller: There's one that if we really want to spend some money, it has a 180-degree screen.

Mr. Dale: Oh, wow.

Mr. Moller: It's total immersion. It's probably another \$30,000.

Mr. Dale: Wow. You're talking like Star Trek type stuff.

Ms. Webb: Which is definitely totally marketable.

Ms. DeVries: Jim, I love the thinking. I love that you're looking at using some of our space to try to find a way to make some additional revenue on it. I really was impressed by this. I liked it.

Mr. Moller: Thank you.

Ms. DeVries: Yeah. Like Bill said, it looks like it has a good ROI. I had a similar question about how we're going to serve people who are in here, because it is not really adjacent to the restaurant. Are we going to have food and beverage or a vending machine?

Mr. Moller: We will have food and beverage table service and it's no farther a walk than the girl service and the patio tables.

Ms. DeVries: I guess that's true.

Mr. Moller: If you can envision where the liquor storage is, that blank wall right to the right of liquor storage, is where the door would be.

Mr. Dale: So, we just take out a part of the wall, is what you're saying.

Ms. DeVries: We need signage too to point people there.

Mr. Moller: Yep.

Ms. Yelvington: We could have a grand opening.

Mr. Rysztogi: How many feet are you're talking between the overhead door and the edge of the building? How far is that?

Mr. Dale: You know where the roll down is?

Mr. Rysztogi: Yeah, I'm looking at it. On the right-hand side, you're talking about the wall between there and open space.

Mr. Dale: Yeah. In the cart barn.

Mr. Rysztogi: Yeah. So, how much wall is between the...

Mr. Moller: There is no wall. Once you blow through that concrete, it's just the cart barn. So, 25 x 20 is the size of the room and then I think the simulator bay would be like 17 x...

Ms. Webb: We even talked about, if a party of 16 wanted to come, you could actually get a couch for the outside area, right around there, so that people can sit outside waiting to play. It's a nice party size. Because if you can't only get like eight people inside, that's not a big party. But if somebody wants to have a bigger party, you can have a couch area outside, where they can sit and have drinks. Saturday night, they could have *Music On The Patio* and then they go in and out of it. So, it could be a nicer area for that type of stuff.

Mr. Dale: My question on this is for Jason. I love Bill's comments on the CD or the money market rate, because as a financial advisor, we've got this great study that we've done, the Reserve Study and we're putting 20 plus year money into things that are making 2% and 3% or low interest rates for a 20-year period. That just drives me nuts. Whereas we're talking about an ROI here on some of this stuff at a much higher rate. I think you did some calculations on this, Jim, like if we did it on a five-year basis, what do you think?

Mr. Moller: I don't know. I found an online calculator and just had an ROI of 45% to 96%.

Mr. Dale: Okay. Alright. So, I guess where I'm going for my question with Jason is, because I wouldn't want that money just to get absorbed into the system or whatever, from a bookkeeping perspective, would we be able to designate the profits from this? I get that it's just on paper and that all goes into the same thing.

Mr. Showe: It would create an additional revenue line that would just be dedicated to the profits here? The question would be, would you roll the food into that? But that's more of an operational question. We can create as many account lines as you want and track them any way that you want to.

Mr. Dale: Right. I'm not trying to decide how that would look right now, but so it just doesn't go into the black hole, I guess, what I'm saying, then 10 years down the road, you got a new Board and they want to spend it all on Palm trees or something, they would know that this money is designated for an irrigation system or whatever we want to designate it for.

Ms. DeVries: Are we able to run this with? I don't see any additional labor costs here.

Mr. Moller: No.

Ms. DeVries: Are we able to run this with our existing labor?

Mr. Moller: Yes.

Ms. DeVries: How do we manage it?

Mr. Moller: You don't.

Ms. DeVries: How do we get the simulator started? Would it be automated?

Mr. Moller: It could be just automated. One of the cart guys could just go in there and check them in. They would have it for an hour or two where they rent it and then when they're done, someone would come through for 10 or 15 minutes to clean it up.

Mr. Dale: Or maybe they check in at the pro shop, just like when they're going out on the golf course.

Mr. Moller: That's what they would do, but they would have to go in, set the simulator bay up, give them the speech for their first time.

Mr. Dale: Right.

Mr. Moller: But yeah with the current staff. There is no additional labor.

Mr. Dale: Nice.

Mr. Rysztogi: You done here?

Ms. Webb: Now if we get really busy on a Saturday night and we have great *Music On The Patio*, we might need extra people.

Mr. Moller: It might take an extra server, but it won't be a dedicated server just for that.

Mr. Showe: I think I got the point you were making. You could certainly allocate a revenue line, which would be accountable to this and if you wanted, then directly under the expenses, just transmit that to the capital reserve. Then that way it offsets each other.

Mr. Dale: Anything generated from this, goes back to reserves. It's our ROI. Because effectively what we're talking about, is taking from our reserves. What I don't want to do, is take from the reserves and then just have it go into general operating income and we get to spend it. No, we're taking from reserves, but we're doing it because we're trying to get a better rate of return than 3%. That is what the objective here is.

Mr. Showe: Yeah. I think the policy would just be whatever revenues are generated as a result of that service, would go straight back to capital.

Mr. Dale: Right. Interesting.

Mr. Rysztogi: Okay. On the patio expansion...

Mr. Moller: That's where I'm going next.

Mr. Rysztogi: Oh, you're okay. Alright, because I have some questions on that.

Mr. Dale: Okay.

Mr. Moller: Are there any more questions on the simulator?

Ms. Yelvington: Will we get to see a mock-up of what it looks like?

Mr. Moller: This is the conceptual for me to move forward and get more detailed estimates. A lot of the contractors, because this was conceptual, are like, "*I really don't want to spend that much time putting everything together.*" So, they gave me ranges of costs.

Ms. Yelvington: Okay.

Mr. Moller: So, once you guys give me the right conceptual approval to move forward, then we will put together costs.

Mr. Dale: Jason, is that going to require a vote?

Mr. Showe: Yes. Any expenses of that level are going to require Board approval.

Mr. Dale: Well, no, I mean to move forward. Just the inquiry.

Mr. Showe: No. Getting quotes is free. Jim can get you free stuff all day.

Mr. Moller: Alright, so let's go to the patio expansion. So, we have some lawn area behind the patio currently. Yes, it's lawn, but it's kind of dead space. So, I wanted to expand off the patio, to the existing cart path, right off the patio. Basically, from the corner of the patio by the driving range, all the way to the first set of steps from the breezeway down to the putting green, will all be outside patio.

Mr. Rysztogi: The elevation would be patio.

Mr. Moller: We'll just go straight off of straight elevations.

Mr. Rysztogi: So, when you're down by the cart, you're 4 feet in the air or something.

Mr. Moller: Probably about 3 to 4 feet.

Mr. Rysztogi: Okay. Alright.

Mr. Dale: That's a good spot for benches.

Ms. Webb: We also talked about a seating area.

Mr. Moller: So anyway, I want to make it out of composite decking. Most of your composites have about a 25-year warranty lifespan, anywhere from 25 to 50 years. None of us will have to worry about any kind of repairs or replacements. The maintenance on this will be very, very minimal. What I wanted to do, was on the patio, have an outside railing, because of the elevation. Then every other post of the railing, will have a riser almost like a pergola. So, then what we can do, is we can have the power roll up shades, that will wrap all the way around the patio. That would help with the setting sun. We'll have room for anywhere from 12 to 16 tables out there.

Mr. Rysztogi: What are the dimensions? Do you have a ballpark?

Mr. Moller: I don't have the exact square footage.

Mr. Rysztogi: Are you talking 50 x 50?

Mr. Moller: Much bigger.

Mr. Rysztogi: Much bigger than 50x50?

Mr. Dale: Essentially the length of the existing patio, is what you're talking and pushing it out probably to roughly 25 feet.

Mr. Rysztogi: The only thing that I have, is we have a heat issue, as composite material generates heat. It doesn't cool, it gets warmer.

Mr. Moller: Correct.

Mr. Rysztogi: Just keep that in mind.

Mr. Moller: Yes. Some of the tables I was thinking of, we can either have the tables with the umbrellas or because we have the pergola effect, we can actually have sun shades, kind of like we have over top of the back of the restaurant right now. That will give midday shade for the cooler months. They have some rectangular, circular tables that actually have fire pits in the middle of the table. We can have a couple of those out there. We can also have space heaters and put the walls up. Space heaters I think, will be very enjoyable in some of the colder months.

Mr. Dale: So, the concept I'm getting for the walls, is kind of, forgive me for putting it like this, but like grills around the patio deck area. I'm getting that vision.

Mr. Moller: Just a power roll up, roll down shade screen.

Mr. Dale: Okay. Alright. Interesting.

Mr. Moller: With the composite decking, we can have built-in cornhole boards. So, if we want to have special events out there, we can pop them up and use the cornhole boards. If we don't have the event, we can slide them down and it's flat area walkways. Slide a table over there, but it gives us that opportunity for events. Like I said earlier, I estimated about \$80,000 for annual revenue out there, with the additional seating, especially on peak weather days and nights. It gives us expanded event hosting, such as golf tournaments and *Music On The Patio*. What we can do now, is we can actually have the performers at the end of the patio playing back towards the Clubhouse, so that the sound kind of gets trapped and absorbed by the Clubhouse and up underneath the roof.

Mr. Dale: Especially if you're aiming it towards the Clubhouse and then it's going back against the wall that they would be up against.

Mr. Moller: Correct. There's no wall.

Mr. Dale: Well, you know what I'm saying. The shades, which would be sound absorbing.

Mr. Moller: Yes.

Mr. Dale: Okay.

Mr. Moller: Yep. It will then open up the doors to private functions and small weddings. It will improve traffic flow. It gives us a little bit modern look off the back of the Clubhouse. Like I said, minimum maintenance with a 25 and 50-year lifespan. It would provide improved customer satisfaction, better ambiance and extended stay for guests and golfers. The estimated cost for the composite decking, is anywhere from \$50,000 to \$60,000. The labor and the contractor build-out, is anywhere from \$20,000 to \$40,000. The railings, the bar tops, I know Michelle said something about that. The railings on the far end, as you look out over the driving range, I was thinking about just having just almost like a little bar top area where you can have taller seats, so that golfers at the end of the round can have a cocktail and look out over the driving range and over the golf course. In addition to the tables, there would be about \$1,000 to \$3,000 for permitting and inspections, anywhere from \$20,000 to \$35,000 depending on how aggressive you want to get with shading, umbrellas, sun shades, etc. and \$20,000 to \$40,000 in outdoor furniture. I would pretty much go with the same design that we have right now on the patio. Then I just added about anywhere from \$3,000 to \$10,000 for contingency. Of the two projects, this was costlier, just because of the scope, anywhere from \$124,000 to \$208,000. That's why I combined the two. I think the simulator would be more realistic.

Mr. Dale: It would have an immediate impact right away, is that what you're saying.

Mr. Moller: Yes. We are actually talking about using the revenues from the simulator to pay this off and give us a better return on the money.

Mr. Rysztogi: I like the idea that the entertainment faces the restaurant goers, because the way it's set up now, you have a choice of having your meal and not seeing what the entertainment is. This way you could be inside the glass and still at least see and hear the entertainment at the same time and everybody will see the entertainment that way. That's the big plus, I think out of the whole thing. You're not blindsided by the way we are now.

Mr. Moller: Yeah, I mean like right now we have our *Music On The Patio* standing in front of a glass door in a corner.

Mr. Rysztogi: It looks...

Mr. Moller: Yeah.

Mr. Rysztogi: Never mind.

Mr. Dale: What do you think, Denise?

Ms. Yelvington: I think it is fantastic.

Mr. Rysztogi: If I'm sitting in a restaurant and I'm looking out at the golf course at the starting tee or whatever you call it, the starting building, it doesn't block my view in any way?

Ms. Yelvington: No.

Mr. Moller: All it is, is just the patio.

Mr. Rysztogi: Because you're high enough up.

Mr. Moller: Yeah, just the patio with railings. Worst case scenario, if the shades are up because of the sun, it might block your view of the driving range tee and the 18th hole, but you really can't see that from the restaurant anyway.

Mr. Rysztogi: Right.

Ms. Yelvington: My only thinking, is that we need a more powerful fan out there for that large of a space, to keep air moving. I don't know if that's part of the plan, but I would think we would need to keep the air circulating.

Mr. Dale: Think about those mister systems.

Ms. Yelvington: I love those to some extent, but not everyone would like that.

Ms. Webb: Well, we could put one in that corner when the music's not there.

Ms. Yelvington: It would be good to have it somewhere, if you wanted, that you could go cool yourself off and then go back to your seat. So, it would be good to have maybe that in some location, but even like a big fan that move massive amounts of air, would be a good thing, I would think, even for the golfers coming off of the golf course.

Mr. Dale: Right.

Ms. Yelvington: To just have air circulating.

Mr. Rysztogi: What are you doing for lighting?

Mr. Moller: I haven't thought that far. But initially I was just thinking if you just kind of ran those bulb lights around the outside of it.

Ms. Webb: They have so many nice solar power lights now, that you can get, that are very powerful.

Mr. Moller: Oh, and one other thing that I forgot to add. This would also include running water out to the existing bar now. That's one of the things with the outdoor bar that we ran into

issues with, because there was no running water. So, for sanitary purposes, the servers cannot wash their hands and things like that. So, we would have running water to that bar.

Mr. Dale: Which is why we use the temporary sink whenever we have events, so we meet the Health Code.

Ms. Yelvington: That area stays in place.

Ms. Webb: It would get more popular.

Mr. Moller: It would open up more uses for the bar too.

Mr. Dale: More uses for the bar. I've had a thousand comments made and we used to get it from one of our ex-Board members, but he was there when we designed it. That outside bar was never designed for weekly use. It was designed for special events. That's the way the contractor presented it to us when we first put it up. But now what you're talking about, is having the option to be able to utilize it. I assume we would have somewhere for storage for liquor, so we don't have to schlep stuff back and forth.

Mr. Moller: If we get to that point, Yes.

Mr. Dale: Okay.

Mr. Moller: I've already brainstormed and we've come up some ideas for liquor storage and cabinets out there.

Mr. Dale: Right. So, we're talking about really turning that into a functional full-time space, if we choose to do so because of staffing issues. If it makes fiscal sense.

Mr. Moller: Yeah. Honestly this patio, I wasn't doing it, to promote more use of the bar, but the fact that it's there, we can use it if we need to.

Mr. Dale: Gotcha. Then the other question I have for you, is in your study, what I heard you say and correct me if I'm wrong, I'm just seeking clarification, for your ROI calculation on this, it didn't utilize the full year.

Mr. Moller: No.

Mr. Dale: In other words, what did you exclude? Did you exclude the Summer months?

Mr. Moller: I excluded pretty much all of the Summer months except for Friday and Saturday nights. Even that I only did like 25% capacity for those.

Mr. Dale: Right.

Mr. Moller: Basically, I used December through April and then I only used 30% of them.

Mr. Dale: So, in other words, where I'm going with this, is you were very conservative with your estimates on return.

Mr. Moller: This does not include special events or functions. If we should happen to do a private function, such as the teachers want to have an event there or we want to do one or two small weddings, between the venue space rental and the food and beverage revenue, that ROI goes a lot higher.

Mr. Dale: That was another question that I had. What do you consider special events? It sounds like we're considering the possibility of opening ourselves up to allowing weddings. What do you think?

Mr. Moller: We would have to do a max head count. So, if we say 50 to 75 or whatever the case may be, that would be what we can service.

Mr. Dale: So, you're saying like small scale weddings.

Mr. Moller: Yes.

Mr. Dale: Nothing big and not as a primary source of revenue or anything, just something additional.

Mr. Moller: I didn't include that at all.

Mr. Dale: Then special events also mean what? Parties?

Mr. Moller: For instance, for the White Cap tournament, they usually have to rent a tent, so they have enough room for their party. We can now house them.

Mr. Dale: We'd be able to put them all on the patio. We wouldn't have to have a big old tent in the middle of our thoroughfare.

Mr. Moller: Correct.

Mr. Dale: Alright, interesting.

Ms. Webb: It's a lot better looking for events.

Mr. Dale: Right. It's more professional, is what I'm hearing. Alright, interesting. At this point in time, what we could do, is give Jim essentially a consensus to move forward. It doesn't require a vote?

Mr. Showe: No.

Mr. Dale: I guess my question right now, is there any Board Member that would not want Jim to move forward with getting actual quotes, with the assumption that we like everything

we've heard? I'm not asking for a commitment on this, I'm just trying to gauge the level of support from the Board at this point in time.

Ms. DeVries: I like what I've heard; however, with any capital investment, I think this should be part of a strategic plan. The way that I think of it is that it's more of a phased approach and I think we should pick one that we want him to address first. Once we get that going and successful, then I think we then start looking at the second one. That's my take.

Mr. Dale: Let me quickly ask along those lines, are there any economies of scale to look at, in other words, like when we hired...

Mr. Moller: Mobilization fees and things like that? I don't know that.

Mr. Dale: Well, I don't know if that's a mobilization, but getting your manpower there. In other words, it was cheaper for us to do a lot of the stuff with Landirr in bulk than piecemealing it out.

Mr. Moller: I don't believe so, because they're two different projects. But I will get a firmer answer to that, once I get more precise quotes.

Mr. Dale: Okay. Alright. Bill, do you have anything you want to add? Any thoughts?

Mr. Macheras: No, I mean, I'm like everybody else. I think it's great. I like the idea of utilizing the fund, as the old cliché is, it takes money to make money. I'm just going to throw this out there, if this goes through like we think we're heading towards and it does what we hope for it to do, for those few naysayers, you got to remember, and I hope I wrote these down right, in 2021, the budget was \$229,000. They didn't have the funds to do anything like this and I'll be honest with you and you mentioned it earlier, Rob. I attended a lot of those meetings as a member of other association, so I know what was going on. I didn't even get the feeling during that time that there was any of this, that the other Board cared to do. So, if there are any naysayers, the budget now is \$1.4 million. We're looking to utilize that money in a positive manner and I think Jen said the same thing. So, again, I appreciate the idea. I appreciate not only the idea, but what it looks like we can do for the community and that we're at a place, an appointed time, with this Board, that we can do this and continue to upgrade this for the entire community.

Mr. Dale: Yes. What are your thoughts along the lines of what Jen had to say? She sounded like she'd prefer to focus on one over the other. What are your thoughts there?

Mr. Macheras: I agree. I think for sure that the simulator will generate money. The other is we hope to build it and they will come, so to speak. But just thinking for myself, anywhere that we might go out to partake in an evening dinner or an activity, depending on the weather, 90% of the time, I want to sit outside. I think we all know from pictures that most of us have taken, there's not a better sunset, I think, in our area. So, I'm good with both.

Mr. Dale: Yeah and the reason I ask that is, what I don't want to do. I want the Board to give him clear guidance. I'm not picking one or the other or saying one idea is better than the other, but whatever we do, I think we need to clear with Jim that we're leaning towards just doing one project or we're looking at doing both projects. Whatever we wind up doing, is fine with me either way. We're going to have trouble with contractors wanting to work with us, though, if we're out soliciting quotes for something that we really don't intend on doing, you know.

Mr. Macheras: Well, again, I see what you're saying and that's a good point. I would certainly lean towards the simulator, because, again, I think we're going to see an ROI come around pretty quickly. If we want to see what that generates, in a certain amount of time before we move on the other, I'm like you, Rob, I would be okay with that. I don't know if that answers your question or not, but I do see a difference in it, too, as far as, I feel we'll see money come back more often with that simulator than maybe with the other. But that's something we don't know until we approve and build it, to be honest.

Mr. Dale: Right.

Mr. Moller: I think it's just easy if I go to the contractor that gave me the quote and then get a second quote.

Mr. Macheras: Right.

Mr. Moller: And just say, *"I want a quote for both of these, Phase 1 for the simulator and Phase 2 for the patio,"* I think they'll still be fine with giving me a quote.

Mr. Dale: Okay. Alright.

Mr. Showe: We'll certainly have a price at the same time and then separately.

Mr. Dale: Yeah. I would like to know if there are economies of scale, like I said, because we're already going to have the framer. If having him there for two weeks is going to be a lot cheaper for us, then we want to know that. Denise or Ron?

Mr. Rysztogi: I am not really the person to talk to when it talks about this simulator, because I don't really have enough knowledge about that.

Mr. Dale: Yeah.

Mr. Rysztogi: But I am strongly in favor of the deck. I think that's a great idea. It solves so many of our problems. Personally, I would hate to see the deck be delayed, just due to the fact that I think the restaurant benefits the way the restaurant is run now. It would benefit just having that deck that there, whether or not we utilize it with more people or not. as we have an entertainment space which would be a big deal. I can't speak on the golf side.

Mr. Dale: Gotcha.

Mr. Rysztogi: I'm blank on the golf site, but I'm a big fan of the deck.

Mr. Dale: Denise?

Ms. Yelvington: I would rather us go under construction once than twice, however we do it.

Mr. Dale: Okay. Jen, did you have anything?

Ms. Worshel: I love both ideas, honestly.

Mr. Dale: Okay. Thank you, Ms. Jen Worshel, our Restaurant Manager. Well, at this point in time, it seems to be the consensus of the Board for Jim to get quotes on both and inquire into some of the things that we talked about and let's see what we come back with. Let's get some hard numbers.

Mr. Moller: Thank you.

Mr. Dale: Alright. Do you have anything else?

Mr. Moller: That's the end of my report.

Mr. Dale: Okay. I want to thank Jim. I'm going to make the Board aware that Jim and I attended a couple meetings over the past week, including a County Commission meeting on Tuesday. I spoke before that, regarding the issue that we have with signage and that kind of stuff. I guess where I'll leave it, is we will find out for sure in August, but we did get a very favorable 5-0 vote from the County Commission in support of allowing what we're looking for to move forward. So, that was a very positive development. We also did attend a meeting that Senator Mayfield attended and she asked me if I was attending for the wall. Jim attended that meeting also. Jim, correct me if you think my interpretation is wrong here, but kind of what we seem to

get from the transportation folks. They were being very polite and didn't want to shoot anybody down, but it was sounding like we're looking at a 10-year process to get a wall.

Mr. Rysztogi: I sent an email asking how long it was going to take to do it and they were talking about an interim solution.

Mr. Dale: Well, the interim solution was, when I started getting the vibe that we were talking about a very extended period of time, because they were going to be doing studies for three or four years. I was like, *"Yep, we're not getting a wall anytime soon."* So, I started inquiring about alternative solutions.

Mr. Rysztogi: Bamboo.

Mr. Dale: Bamboo. I kept using the Fisk interchange as an example. I will tell you, that seemed to be very favorably received by the transportation folks. In fact, the one lady that works for the county, started writing it down and she said there may be different pots of money we can go to for this, because they can utilize beautification funds for something like that. It's not all transportation funds. So, I'm hopeful they're going to look into the stuff and in the July, August time frame, maybe we'll get a little better feel for if there's something a little quicker than 10 years that we'd be able to look at.

Mr. Rysztogi: That's the opinion I get that they wanted to proceed with a different material.

Mr. Dale: Right. What I kept telling them was that the bamboo at the Fisk interchange exit, is bigger than a wall.

Mr. Rysztogi: Does that affect our golf course in any way?

Mr. Dale: I did make the comment that we would not want any kind of deciduous tree that would be blowing leaves and debris all over our golf course. It does seem that bamboo is the leading candidate, but I'm not the expert. Jim was very useful at that meeting. Everybody was talking about it. I said, *"Well, you know, it sounds like what we need here is an expert."* Fortunately, we have one in the room. So, Jim did add his two cents to the meeting and it was very, very useful.

Mr. Rysztogi: Good.

Mr. Dale: So, we may come away with half a loaf on that. I don't know. We'll see what happens.

Mr. Rysztogi: Ms. Debbie Mayfield was there?

Mr. Dale: Her aide, Will was there.

Mr. Rysztogi: Okay.

Mr. Dale: He communicates everything back to the Senator.

Mr. Rysztogi: They were up to speed on what's going on.

Mr. Dale: She was making it a priority and everything, but it sounded like we were talking tens of millions of dollars for a wall that just isn't there. They had printed off of a newspaper article from Florida Today that said that the State is \$2.1 billion short for roads and construction. Then they started talking about people dying at the Eau Gallie interchange and Malabar interchange and that's the priority right now.

Mr. Rysztogi: Yeah, I wouldn't hold my breath.

Mr. Dale: Yeah.

Mr. Rysztogi: I don't see that in my lifetime.

Mr. Dale: Right. So that's kind of where we were at. I just wanted to add that to your report, Jim.

B. District Manager's Report

i. Discussion of After Hours Event

Mr. Dale: Moving forward, District Manager. Well, actually, one last thing that I want to add, we have our Restaurant Manager here. Jen, the number that we just heard was \$10,000 profit last month. So, thank you on behalf of the Board of Directors. Please share that with all of the employees. We now have three months of very solid numbers that have come out of the restaurant. I know last year we had all sorts of obstacles and none of that was any of your fault. That was from years prior, where that shortfall came from. You and the staff have been working exceptionally hard and we appreciate that. We appreciate the profit numbers and thank you. So, with that said, District Manager's Report.

Mr. Showe: The only update that I have, is you should be receiving or should have already received your reminder to fill out your Form 1s via email. If you haven't, please let us know or you can contact the Department of Ethics. But those are due July 1st and it's the same electronic process as before. They should have contacted you via the same email that's in their system. I would encourage you, if you want to go do that, just wait a couple days. We've had some folks that have tried to put it in and they are apparently having some challenges with the system.

Mr. Dale: Oh, God.

Mr. Showe: So, it might save you a little bit of a headache. I managed to get mine in, but there were some snags along the way. So, maybe give them a couple days to see if they can work out or let some of the traffic go down. We'll keep reminding the Board, but the date is July 1st. They won't start finding you until September 1st. So, we start checking all of our Districts after July, to make sure we try to get everybody through the process. That's it.

C. Lifestyle/Marketing Report

Mr. Dale: Lifestyle/Marketing Report. We're at 8:40 right now.

Ms. Webb: I really don't have a lot. I'm adding trivia every opposite Tuesday from Salsa Night. Salsa Night is twice, the first and third Tuesday of the month. So, we're going to try the second and fourth for trivia. He comes highly recommended. He does it at Hogan's. He's got a following. I've actually seen people already on the post that I've done on other sites say that he's really good and fun.

Mr. Dale: I've had people on Viera Vibes from our community, talk about him.

Ms. Worshel: Yes. I've had tons of people call already.

Ms. Webb: Yeah. So, I think he's going to bring a good crowd. He's old school. He doesn't use the computers. He puts it on a whiteboard. So, I got him a whiteboard. He already sent me pictures. He's got it set up. He said him and his wife do a fun thing. They're retired, very nice people. So, we're going to try it out. I wanted him to do Wednesday, but he already does Wednesday at Hogan's and he fills their restaurants.

Ms. Yelvington: I think I've seen him at Hogan's. I think I've played Hogan's.

Ms. Webb: So, I heard really good things.

Ms. Yelvington: We did win.

Ms. Webb: Everybody keeps telling me that he's fun. You put your money in, but then he gives the pot to whoever wins. It's kind of a betting thing, but as long as we don't make a profit and as long as there's no betting to it, we're good. His awards are like \$20.

Mr. Dale: You do bring up something. Are there 50/50 drawings or anything?

Ms. Webb: No. You don't keep any money.

Mr. Dale: Okay. Because that is an issue.

Ms. Webb: It's not 50/50. I already asked him.

Mr. Dale: Okay.

Ms. Webb: All of the money he collects, go back to whoever it is. As long as they're not making any tips off of it, they don't bring anything and we don't make anything. But he said, no, it's a bag of money. It's like if you put \$5 in, you get a ticket. So, if you put \$10 in, you get two tickets. So, it's a draw.

Mr. Dale: Jason, does that sound kosher to you?

Ms. Webb: It's not for us. It's for them. All of the money goes back. It's called *A Bag of Money*.

Mr. Showe: I would probably refrain from doing that.

Mr. Dale: Do me a favor, the two of you off meeting, please coordinate.

Mr. Showe: Yeah.

Ms. Webb: Nobody profits. It just gets back to wherever it is. But that's what he does, and people like it. But it's not cheap. The maximum that he gives out is \$30 and it's more of a beer tab and a food tab. That's it. I think he's going to bring in more than what we have to spend.

Mr. Dale: Good.

Ms. Webb: The only other question I asked you guys, I don't know if you guys talked about this before I got here. You know who, has been posting again on social media, and it's caused a couple of stirs of people sending emails, making a response and asking questions, like people in our District saying, "*Hey, is this going on?*" I know that we didn't want to use the CDD site as a way of responding or posting anything about it, but I do think we have to have an outlet. I think you guys have seen that I'm gracious when I respond. I don't say negative, negative things, but I think we do have to have a way of responding to it without posting on his site on there and say, "*Go to this site,*" because then people will go to that site. But I do think if he's going to continue to do this and only give half information, I think we need to give the information.

Mr. Dale: So, in other words, what you're talking about, is quoting what is said.

Ms. Webb: Yes.

Mr. Dale: Without acknowledging where it came from or anything like that.

Ms. Webb: Right. Like this quote has been referenced out there in social media about the Vera East CDD. It says, "*I want to clarify this as blah, blah blah and if you have any further*

information, reach out to them,” because I think it's going continue to keep stirring, if they don't know that they can go back to this site and get the real information.

Ms. Yelvington: So, I would say to that, you don't even need to quote it. You could just as easily post actual facts on the CDD site, in response to that other post. They wouldn't even need to know what's being stated.

Ms. Webb: Right.

Mr. Dale: Well, here's the issue. I know that the Board received the letter that I sent to the resident that wrote me, in regard to what was written on the other site. I had two or three other instances in the past week. One of them, Jim, was there. We were at the county complex, and we got caught by a resident of Canterbury who asked, *“Is this true about blah, blah, blah, blah, blah.”* They were actually considering moving. I mean, it was to that level. It's on them if that's what they were considering doing. But it's to the point now, where we're a year and a half down the road. We were hoping that the problem would just go away. Well, the problem's not going away. The problem is getting worse and we're getting residents now believing a lot of the nonsense.

Ms. Yelvington: I totally understand that point. I'm just saying we don't necessarily have to highlight his to be able to state the facts that counter his.

Ms. Webb: I just don't want people randomly posting this thing up, because it was basically saying that we're giving donations to schools. Well, it's actually ad sponsorships that we're buying. I will tell you that the ad sponsorships that I bought for area schools around here, have already generated revenue. So, we did one at Rockledge and Bayside.

Mr. Dale: Have they already generated revenue or paid themselves back?

Ms. Webb: Well, they paid themselves back.

Mr. Dale: Okay, thank you. I want a clarification.

Ms. Webb: Bayside actually came and did a golf tournament for us, because of that. Rockledge, we've already had people coming in from that. They said that they've seen it. What we do for McWilliams, they come in all the time with the teachers and they do an end of the year party. So, his statement that we give the taxpayers money, the taxpayers are worried that we're just handing out all this money to them, but they don't understand it's ad sponsorships that create banners that are hung up on their fences that generates people coming in.

Mr. Dale: Right.

Mr. Moller: I do want to correct what you said. It wasn't Bayside that we just had. It was a different volleyball team.

Ms. Webb: It was a school.

Mr. Moller: The AD reached out to me and wants to do something next summer for the entire program.

Ms. Webb: Yeah. So, we're getting a lot of schools, because of our influence at these schools with banners.

Ms. Yelvington: Right. So, because of the current issue, maybe you highlight his and you say the proper facts.

Ms. Webb: Right.

Ms. Yelvington: But if this is a continuing problem, where we have one person over here saying half the story, we could easily be telling the whole story on our page without highlighting that.

Ms. Webb: As long as you guys are good with it. I know before, we would just be silent about it, but because people are thinking, *"Oh, you guys are just handing these schools money and not giving it back to us."* I'm like, *"No we're buying sponsorships which create ads that go in their newsletters that go on the signs that are posted on their fences."* For people that are listening to this, they need to understand that we can't have a sign out on their fence without a sponsorship. It's advertising and they put in their newsletters as well for those programs. So, it's a cheaper way for me to even do advertising.

Mr. Showe: It's a marketing effort. It's not a donation or a sponsorship.

Ms. Webb: I probably gave it wrong when I submitted, because normally my stuff goes under miscellaneous, so they probably just put it as a sponsorship or a donation. Just give me the right codes and I can make sure it codes it correctly.

Mr. Dale: Well, Jason, I think you were going to comment on that.

Ms. Webb: Yeah.

Mr. Showe: So, Jim and I had a conversation on those. Because some of the marketing efforts come out of the General Fund and these got coded to the General Fund, Jim and I felt like it's more appropriate to move some of those to the golf course, because there are specific marketing efforts that benefit the golf course. That way, again, it goes back to the golf course being self-supporting, self-generating and those efforts will support that.

Mr. Dale: Well, it ties to the big question that I had as a result of all of this, which is addressing the accusation that taxpayer money was utilized for charitable contributions. The way I responded online and you tell me if I was right or wrong, but this is golf course profit money that was utilized. It was not CDD, non-ad valorem tax money.

Mr. Showe: Correct. That's what Jim and I talked about upon looking at it. We're going to recode those from the General Fund to the golf course.

Mr. Dale: Right.

Mr. Showe: But this was a golf course marketing effort.

Mr. Dale: Right. So, in other words, just to be crystal clear for the minutes, there was no non-ad valorem, CDD tax money utilized for charitable contributions.

Mr. Showe: Correct.

Mr. Dale: Thank you.

Ms. Webb: Yeah. So, I just want to make sure that's very clear on the record, because anything that I do that's school or community related, sponsorships is generally based off of advertising.

Mr. Dale: Right.

Ms. Webb: It's a revenue based on what I see. Everything I've done actually through the schools, have brought us money, brought them to come in. I want that to be clear, because what he's indicating, unfortunately on this page, is not true.

Mr. Dale: I guess kind of where I'm at with it, is we're playing Whac-A-Mole. One month we aren't doing fire management the right way, which was absolutely ludicrous because it's something he voted for multiple times and he knows he's not being truthful with it. But regardless, I don't want to play Whac-A-Mole with somebody. I don't want to keep bringing this stuff up at meetings. I don't want to respond in a meeting to him. I believe the best way that we can address this, is through social media and along the lines of what Denise said, we just say whatever the topic du jour is, whether it's fire management or the restaurant profitability or whatever silly thing is being brought up for the month that isn't truthful. We just handle it on social media and say, *"By the way, this is what the restaurant did this month or this is where they're at year to date or this is our fire management policy or those kind of things."* Michelle, is that what you're asking? Not that you need a vote, but you just want to know, if the Board is behind you, if you start doing something like that?

Ms. Webb: Correct. That's all I want to know, if we can use our Viera East CDD site to respond to these.

Mr. Showe: Just send me what you want and we'll edit it. I think we can even keep a running list, just so that we have a place for that. You don't even have to put out that post.

Ms. Webb: Right.

Mr. Showe: You can just go, *"Hey, residents, see the latest updates from the CDD here."* Then you can link it and it's all right there.

Mr. Dale: Right.

Mr. Showe: If you see somebody you know, you could even send a message. I know you're sending messages to folks sometimes that respond.

Ms. Webb: Yes.

Mr. Showe: You could just send them that link.

Ms. Webb: Right. I can say, *"I saw that you posted on this account. Here's a link."*

Mr. Showe: I think that makes it cleaner for you if and then we have one place where all of these things are kind of just in a running list.

Mr. Dale: Right. Kind of a rumor mill type ledger of lists.

Mr. Showe: Yes.

Ms. Webb: Yeah.

Ms. Yelvington: We'll have to come up with a marketing title for that.

Ms. Webb: I have a couple.

Ms. Yelvington: Yeah.

Mr. Macheras: A couple of quick things. I agree with what's been said. I don't ever let anybody else's behavior dictate my attitude. One thing, like Michelle said earlier, for the record, we've got an individual that has never been to a meeting since he left the Board. He never reached out to us. This site blocks everybody, so we cannot respond. Thankfully, we had numerous residents that understand what's going on and they share that with us, so that we can respond. If anybody can find, which I can't because I've been blocked, my wife's been blocked, my 90-year-old mom's been blocked, anything on something that's titled based on our community, that has ever had anything to do with our community, like a golf course, Hook & Eagle or Woodside Park, please let me know. I'm going to differ a little bit. I don't have an issue that we don't have to mention, as people know who it is. With what I just stated, I'm not a super

intelligent guy, but I'm going think it's more of a personal thing than a professional thing, because if an individual was concerned, they want to say, *"Hey, Bill, what do you think?"* So, that I can respond. I don't have an issue letting residents know that we're having to respond this way, because of certain social media sites that have blocked us and we can't respond. I'm like, Rob, we're not going to do every Willy Dilly thing, but some of these things that you discussed, Michelle. When you've got four or five people that meet you downtown, meet you at the Clubhouse, we need to get out there. Listen, we still got people that know the difference between VECA and the CDD and we have new people coming in all the time. So, I got no problem. I'm just putting it out there that if you start with a statement, *"Hey, there's some things going on that the powers to be, however you want to word it, had been blocked. But we owe it to our residents to respond and here's where you can get that information."* So, I personally don't have a problem with that, because that is why we're responding. Otherwise, we would have responded on that. But anyway, that's, that's my two cents.

Ms. Yelvington: I would just say, he's a person that likes attention and I would rather he doesn't get it from us.

Mr. Dale: Yeah.

Ms. Yelvington: We don't reward bad behavior.

Mr. Dale: Right.

Ms. Webb: Yeah. I would only pick those. I'm not going to respond to every single one, because it doesn't matter on every single one. But when you start hearing from people going, *"Should I move,"* we don't want that.

Mr. Showe: There are certain ones that rise to a level where we feel like we should.

Mr. Dale: Right. I guess when you get four or five people in the course of a week coming to you. All I envisioned was the little old lady that lives in one of the apartments that essentially eats peanut butter and couldn't afford anything, making a comment and thought what was being put out there was the gospel, when he was totally lying to her. But I felt for her and all that did, is instill fear in that resident. I do think we have an obligation to counter certain things like that. You don't let people be afraid that we were jacking up all of their taxes and fees, when in actuality we're probably the only local government entity that's decreased their taxes 26% over the past couple years.

Ms. Webb: Okay, so everybody's good if I do respond to it in social media. Do you want me to respond first?

Mr. Showe: Yeah. That way we can take a look at it and then simultaneously you tell me when you post it. We'll keep a running total on the website and just keep it updated. We'll just add to or we can move them down and keep the old ones at the bottom.

Mr. Dale: Collaboration of you and the District Manager.

Ms. Webb: Then the only other thing I was going to discuss, was the newsletter. It's about that time of our annual newsletter. I know sometimes that it takes a couple of months to get everybody's collaboration on it. I don't know who wants to pick what parts of what that they want to put in it.

Mr. Dale: Well, Jen, do you want to take the ball on the letter from the Chair of the Board?

Ms. DeVries: Sure, I can do that.

Mr. Showe: She sounds so excited.

Mr. Dale: Yeah.

Ms. DeVries: I can do the letter from the Chair.

Mr. Dale: The only thing that I would add is, whatever the word count was on the last one, I don't think we could have fit in like but maybe three more words. So, I would use that as a benchmark for your word count.

Ms. Webb: The front runner is the letter from the Chair. Then we have the physical report. Then we have the Viera East golf course. So, whatever you want to put on the golf course. Then we have the Hook & Eagle. Whatever you want to say about the Hook & Eagle. Then we have Woodside Park, the dog park, the park sponsorship program, which three more people asked me about that this week, so that's good. We also have the Farmers Market, firebreak management, I don't know if those are what you want, the yard waste, the waterways and then we also have who managed what. I think we probably should keep that in there every time we put it out there.

Mr. Dale: Yeah. Ms. DeVries put that together.

Ms. Webb: That's what it consists of. So, if you guys think of something that doesn't need to be, I can send out a copy of what we put out last year.

Ms. DeVries: Speaking of which, I talked about the littoral shells in that article. So, we need to talk about that one.

Ms. Webb: Yeah, so if we want to add anything or take out anything, let me know. Do you guys want me to send a copy?

Mr. Showe: Well, I was just going to mention that. If you want to send me a copy, I'll circulate it out to the Board. That way we can all take a look at it.

Ms. DeVries: The concept of the article, was that we were responding to things that were happening.

Mr. Showe: Right.

Ms. DeVries: So, for example, we were responding to that incident that we had with the flooding. I think part of this, is just thinking through as a Board what it is we want to talk about this year. I don't know if we have the same articles over and over again. I think we could have some new stuff if there's something new that we want to talk about.

Mr. Dale: Yeah, I think the general breakdown, the waterways, fire management, restaurant, golf course Chair letter, all of those kinds of things where you talk about profitability and everything to dispel any rumors that we're not making any money. I think talking about those things are fine, but they don't have to be in the same format. In other words, if we talk about water management, maybe we talk more about littoral shelf. We don't have to talk about keeping the refuse off of your storm drain this time.

Ms. DeVries: You might.

Mr. Dale: Yeah, maybe we do.

Mr. Showe: That's probably our solid reminder every year.

Mr. Dale: Yeah, it is a good solid reminder.

Ms. DeVries: Maybe we talk about algae. That seemed to be something that came up. Things that have come up for us.

Mr. Dale: Right. But yeah, like you said, I think you're onto it. I think we have the same kind of subcategories, but let's make it pertinent to this year.

Mr. Showe: Certainly, if we know going into it, that we're going to be doing improvements or upcoming things at the golf course, it's a chance to re-advertise.

Mr. Dale: Yep. Funny you mentioned that. We could sell advertisements.

Ms. Webb: Well, so we talked about this before. I do have a couple people that said that they have to offer something back, like \$5 off storm shutters or whatever. Because that's what we talked about two years ago, that we're going to do a sponsorship or advertising in there and they had to give something back.

Mr. Showe: My only concern is that once you open it up, you're opening it up for everybody or you're going to have to make individual decisions on which types of businesses you want. It could blow it up more than it's worth.

Mr. Dale: Well, you two have that discussion off meeting. I get you. I'm just trying to be entrepreneurial here, but I get what you're saying.

Mr. Showe: I'm not sure that the juice is worth the squeeze on that.

Mr. Dale: Yeah. I get you. Because I think it costs roughly about \$5,000 to send the thing out to the entire District. Actually, it does. Don't we send it to the voter roll or what do we send it to? No, it's a CDD tax roll, is what we send it to.

Mr. Showe: We use the property addresses. So, it goes to properties, not the owners.

Mr. Dale: Right. So, the number of households will be the same. That won't go down, because of the large voter roll change that we got last month.

Mr. Showe: It goes to each property.

Ms. Webb: We're still waiting on the logo. He sent me something and we sent it back, showing them what we like. I talked to them and they're still working on it.

Mr. Dale: Has he sent you anything since I talked to him?

Ms. Webb: No.

Mr. Dale: Okay. Because I had a good talk with them about Nike Swoosh.

Ms. Webb: Listen, everything that they sent us, was probably what we could have used.

Mr. Dale: It's all singular. Not ducks and swans.

Ms. Webb: So, those are the things on my list of what I wanted to bring back up. The newsletter is due. I responded to him. Our new event that we're going to try out, is on Tuesday nights from 6:00 p.m. to 7:30 p.m., by the way.

Mr. Dale: The new trivia. Good. The girls will get out of there at a reasonable hour. Okay. Thank you, Michelle.

EIGHTH ORDER OF BUSINESS

Treasurer's Report

A. Approval of Check Register

Mr. Dale: Treasurer's Report.

Mr. Showe: Sure, I can run through this quickly. We have your Check Register. In your General Fund, we have Checks #5421 through #5454 and Checks #32537 through #32619 for the Golf Course Fund, for a total amount of \$379,343.69. Following that, is the Summary of Invoices. As we talked about earlier, we're going to go ahead and reclassify some of the sponsorships over to the golf course, so that those get cleared out and put in their proper place. Again, that happens from time to time with invoices. They just get put in the wrong place and we move them.

Mr. Dale: Right.

Mr. Showe: Other than that, we can take any questions or comments or a motion to approve.

Ms. Yelvington: I just have one quick question. The Air2G2 rental, that's in May, is that for the upcoming thing that you said would be in June?

Mr. Moller: No.

Ms. Yelvington: How often do we do that?

Mr. Moller: I try to do that four times a year.

Ms. Yelvington: Okay.

Mr. Moller: In conjunction with just a solid tine aerification. It just gets more air down in the root system during the peak season, so we're not struggling to find services.

Ms. Yelvington: So, what was the thing you said you were doing the week of June 2nd?

Mr. Moller: That's core aerification. So, we have machines on property. We do everything in house.

Ms. Yelvington: Okay. That's all I had.

Mr. Dale: Jen, go ahead.

Ms. DeVries: Okay, so I had a couple of questions on the April 16th charge for Regions Bank. Why are we paying \$106.59 in interest? Are we not paying our bills on time?

Ms. Yelvington: We've asked that question before.

Ms. DeVries: I know and the last time, GMS, I think, said that they would pay the interest or fees or whatever, because the bills weren't getting paid in time. But I'm not asking for that. I really just want the bills to be paid in time.

Ms. Yelvington: Right. What date was that?

Mr. Showe: Let me find out.

Ms. DeVries: Okay. The other question that I have is for Jim and you may have told us this, but why are we charging food to the Region's credit card? Shouldn't we be using Cisco or a Cheney or something like that? I see that on April 22nd and May 1st.

Mr. Moller: Yeah, there's usually a bunch of just odds and ends that they need to run to either Costco's, BJ's, Winn Dixie. Just things we might run out of. Things that we don't need to buy a lot of just odd and end purchases. The Hook & Eagle has their own card through Regions for that. Basically, they're not taking cash out of the till.

Mr. Dale: It's like if we run out of hamburger buns.

Mr. Moller: Correct.

Ms. DeVries: I saw things like lettuce and vegetables, stuff like that.

Mr. Moller: There was more than normal with the changeover and the new ordering. We had run out of some things. So, they had to go run and get some stuff.

Mr. Dale: When we lost our Head Chef.

Ms. DeVries: Okay. I got it. Alright. If we need to do that, we need to, but I would think that would be cheaper from Cisco or Cheney.

Mr. Dale: Jen, I agree with you 100% and I've approached Jim about the same thing. He's had a number of discussions with our Restaurant Manager about that. I hear you and I'm with you.

Ms. DeVries: Okay, thank you.

Mr. Showe: We would need a motion to approve the Check Register.

On MOTION by Mr. Macheras seconded by Mr. Rysztogi with all in favor the Check Register for April 16, 2025 through May 15, 2025 in the amount of \$379,343.69 was approved.

B. Balance Sheet and Income Statements

Mr. Showe: Behind that, is your Balance Sheet and Income Statement for April 30, 2025. No action is required by the Board. It is there for your information. Just let me know if you have any questions. But we are at 98% collected on our assessments, so obviously we're in great shape there.

Mr. Dale: Okay.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Dale: Okay. We'll move into Supervisor's Requests. Bill?

Mr. Macheras: Yeah. Just two quick comments and I appreciate you all allowing me to phone in tonight. I just want to thank Jim for including percentages. You know, again, I think of somebody that might not know anything about tracking. Let's say a kid ran a 12:5, 100-yard dash and nobody knows what that means. But if I said I beat 98% of all the other kids in the country, it means something. So, when he throws out increases and percent, I'm not a finance person or a tax person, like the rest of the Board, but a percent to me, just defines how well we're doing or if we're not doing well versus just a number. I just want to second what Rob said earlier. I appreciate all of the discussions tonight. I've got Ron, that lives in an area that wants a fountain. We have Jen that lives in an area. We're about talking about music. I think we know what happens when you have a Board where all five people live in the same area or think the same thing. You don't really do stuff for the residents. So, I appreciate everybody's input and I think that's what moves us to continually try to do what's best for our residents, because we come from five different angles. I think tonight reiterated that. So that's it. I appreciate it.

Mr. Dale: Thank you, Bill. Jen?

Ms. DeVries: I just have one. Well, I guess I have two. One is, I saw that the telephone charges are \$7,000 over budget. Is that right or are they just, like, going in the wrong place? I'd like Jim to look into that.

Mr. Moller: I think they're going in the wrong budget.

Ms. DeVries: Okay. That would be my guess. The other thing is, I just wanted to really give some kudos to the restaurant. I don't know if Jen is still there.

Mr. Dale: She's indisposed at the moment.

Ms. DeVries: Okay. Well, it's hard to give kudos if she's not there, but I just want to say, well, the \$10,000 profit is awesome. Now overall, it looks like for the year, the restaurant has a \$4,000 profit. That is the first time we have seen a profit since we started this four years ago. So, I just really want to give high praise to her and thank the whole restaurant team for that.

Mr. Dale: Could you say that one more time, Jen? She just walked back into the room.

Ms. DeVries: I just want to say that first of all, the \$10,000 profit this past month, was awesome. I also noticed that for the year, we have a full \$4,000 profit. That is the first time we have seen a profit in the four years that we have been doing this job and I just want to give high praise to Jen and the whole restaurant team. Thank you so much.

Ms. Worshel: Thank you, Jen. (*Applause*)

Mr. Dale: I believe that's the first time anybody has gotten applause at one of these meetings. Alright, thank you, Jen. Ron?

Mr. Rysztogi: I have really nothing to add, other than it was really nice to have four residents come out to our meeting. When you see residents, they're usually here to complain. All four residents came to compliment the Board and it felt good.

Mr. Dale: That was very refreshing.

Ms. Yelvington: Yeah, that was very nice to hear.

Mr. Rysztogi: You don't usually get that.

Mr. Dale: Yep. I appreciate all of them.

Mr. Moller: Can I add something to Jen's praise?.

Mr. Dale: Yes. General Manager, what would you like to add to the Restaurant Manager?

Mr. Moller: The running total nets for the restaurant over the last four years, in Fiscal Year 2021-2022, as of the end of April, they were at a deficit of \$20,000. In Fiscal Year 2022/2023, they were in the positive by \$588. In Fiscal Year 2023/2024, there was a negative of \$61,000 and this year, there was a negative of \$5,182. So, we're seeing the best we've ever had after the month of April.

Mr. Dale: And again, why \$61,000? That was a big chunk.

Mr. Moller: That was the inventory adjustment in March.

Mr. Dale: Inventory adjustment from the previous couple years that we explained on the website.

Mr. Moller: Right.

Mr. Dale: You're doing a good job there, Restaurant Manager. We need you to work overtime, though, the rest of the week.

Mr. Moller: So basically, nothing is changing.

Ms. Worshel: Exactly.

Mr. Dale: Denise?

Ms. Yelvington: My only Supervisor Request is the Oak trees at the park.

Mr. Moller: I was told that they were done.

Ms. Yelvington: They weren't done. Were they along the water line?

Mr. Rysztogi: Yeah.

Ms. Yelvington: Could you double check?

Mr. Moller: Okay.

Mr. Dale: Hitting carts?

Ms. Yelvington: No, it's blocking view of the Farmers Market. As you're coming in to Murrell Road, the overhang is so low towards the water, you wouldn't know there's a Farmers Market back there.

Ms. Webb: Yeah, those up by the road are getting really...

Ms. Yelvington: The ones by the road, but I'm talking about the ones not on the road.

Mr. Moller: That's where we're different, because the ones on the road were done.

Ms. Yelvington: Okay. I'm talking about the ones along the water, if you're coming down Murrell Road. You can't see into the park until you're right next to the park, because the tree line is drooping down.

Mr. Dale: I mean, there is only one row, though, the one that parallels the sidewalk is what you're talking about.

Ms. Yelvington: Yeah, but along the other edge.

Mr. Dale: Not the sidewalk side, but the other side of the tree. Is that what you're saying?

Ms. Yelvington: This is the sidewalk. I'm talking about over here. Along the water's edge into the park, not along Murrell Road anymore.

Mr. Dale: Along Crane Creek, you mean.

Ms. Yelvington: I could show you on a map. Anyhow, it blocks the view. I also heard from a few people that we should have some kind of swaying flags.

Ms. Webb: We have them, but we get in trouble for them.

Ms. Yelvington: We can't put them out on market day, though? Somebody that's doing yoga has one.

Ms. Webb: That's in the park. I put them out on the side of the road.

Ms. Yelvington: Even on the day of, we can't have anything coming in?

Mr. Dale: Well, a member of the VECA Board complained to the county.

Ms. Webb: That was for the golf course. She's talking at the park. When we put the banner up, the HOA President complained and said that we're not allowed to have it up there, even though it is our property. They complained to the Code Ordinance people. So, they came out one to one of the markets and said, *"You can't have that."*

Mr. Dale: All of that stuff hopefully goes away in August.

Ms. Webb: I did buy the flags. I had the flags and put them up there, but the same person came back around again to the market and said, *"You can't have them out there, unless they're Viera signs and I'm going to call Code Enforcement."* This was a long time ago.

Mr. Dale: From the county?

Ms. Webb: I think it was the county. I don't know if he was fire county or Brevard County. He said, *"You can't have them."* I have the signage. We just have to get permission to do it.

Mr. Dale: Yeah, all of that goes away in August.

Ms. Webb: I think it is just people calling in.

Mr. Dale: It's harassment is what it is. It's sort of like when we used to get the Sheriff's Department called on us every time we would do something on the patio.

Ms. Webb: Yes.

Ms. Yelvington: So, here's where I'm talking about. Here are the trees along Murrell Road.

Mr. Dale: Are you good with yours?

Ms. Yelvington: Yes.

Mr. Dale: I don't have any additional Supervisor Requests and would entertain a motion to adjourn.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Rysztogi seconded by Ms. Yelvington with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

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Secretary/Assistant Secretary


Chairman/Vice Chairman