

**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, July 31, 2025** at 6:30 p.m. at Faith Lutheran Church, 5550 Faith Drive, Viera, Florida.

Present and constituting a quorum were:

Jennifer DeVries *by phone*
Rob Dale
Bill Macheras
Ron Rysztogi
Denise Yelvington

Chairperson
Vice Chairman
Treasurer
Assistant Secretary
Assistant Secretary

Also present were:

Jason Showe
Jeremy LeBrun
Jim Moller
Michelle Webb
Tom Luckern

District Manager
GMS
Golf Maintenance Superintendent
Lifestyle/Marketing Director
Resident

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order at 6:30 p.m. Mr. Dale, Mr. Macheras, Mr. Rysztogi and Ms. Yelvington were present in person and Ms. DeVries was present via phone.

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 Tom present, if he can state his name and address for the record and keep his comments to three minutes.

Resident (Tom Luckern, Hammock Trace): A couple of residents came to your last meeting, to discuss the possibility of a fountain in one of our ponds. I don't know where we're at with that. Jim just handed me the estimate. I met with Jim in the field too. We have power access right nearby. If you have an electrician, we have access to trenches and whatever we have to do with that part of it. But we have no budget for a fountain, whatsoever. Some of the factors, of course it's helpful for the pond, but this pond is also closest to the road and the first thing that we see, as we come into the Viera East community. I think be very visible from where the pool is and can be seen from the street. It gets more usage than our residents. You can drive by any day and see kids along Murrell Road, fishing in that pond and it's a great spot for everybody to go. I would love to see that happen. So, I don't know where we're at with it. Have you guys taken that into thought along with this?

Mr. Dale: I'm letting you finish.

Resident (Tom Luckern, Hammock Trace): Jim said it looks like a good price.

Mr. Dale: I don't know where we're at. We'll discuss it as part of the business part of the meeting and we'll give it an honest discussion.

Resident (Tom Luckern, Hammock Trace): One of the things that we did, that's why I mentioned ponds to you Jim, I had a campground before I moved to Florida 20 years ago in Maine and we put two fountains in and we did it with a company called Pond Street. I didn't spend more than \$2,000. We didn't have lights, because the lights were simplified. We just attached them. Just food for thought, so don't have to be locked into one price, along the way.

Mr. Dale: Alright. Let us move along in the agenda and when we get to that part, then we'll get to it, but thank you for your comments, Tom.

Mr. Showe: That's the only member of the public that we have here tonight.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the June 26, 2025 Board of Supervisors Meeting

Mr. Showe: We have approval of minutes of the June 26, 2025 Board of Supervisors meeting minutes. Jennifer provided some comments, just some scrivener's errors, which will be included as part of the final minutes. We can take any other corrections or changes at this time or a motion to approve as amended.

Mr. Macheras: Okay. I would guess, normally it is going to be right around \$24,000 to \$25,000. Is \$30,500, figuring extra meetings?

Mr. Showe: Well, no, that's the full budget. Board Members are eligible to receive up to \$2,400 per year.

Mr. Macheras: Okay.

Mr. Showe: So that's the full slate, plus there are processing fees, as well as the FICA on top of that and the withholdings on there, too. So, we're just budgeting at the full amount.

Ms. Yelvington: Inclusive of payroll taxes?

Mr. Showe: Correct? So, that's the full slate.

Mr. Dale: You mean, \$4,800.

Mr. Showe: Yeah, \$4,800.

Mr. Rysztogi: That's set by the State.

Mr. Showe: That's set by Florida Statutes. There's no flexibility on that. Now you could elect to take less, but you can't take more than \$200 per meeting.

Mr. Dale: Right. Then when we skip Board meetings...

Mr. Showe: It's reduced, which is what you're seeing in this year's budget.

Mr. Dale: Right. We've skipped how many? Three or four meetings?

Mr. Showe: At least. I'd have to go through and do the count, but yeah.

Mr. Macheras: Under *Operating Expenditures*, we had *Salaries* in several different places, which went from \$183,900 to \$187,425. I was just wondering, is there a \$1 increase in that and if there is, is that enough for the increase that we're expecting or for the hourly people?

Mr. Moller: That's basically just me and Lacey.

Mr. Macheras: Okay.

Mr. Showe: For all of the salary lines, we actually have an internal schedule. So, we take all of the actual payroll, include the inflationary 3% that we put in there, typically, and then we do the full schedule. We also include positions that might not be filled right now, so that Jim has the capacity throughout the year, if there are positions that need to be filled, to fill those. That's why you'll see, typically, especially in the grounds maintenance side, between what the projected is and the budget, because we're budgeting at full staffing.

Mr. Dale: Also reflected in that, is the increase in minimum wage.

Mr. Showe: Correct. That's the same thing.

On MOTION by Mr. Macheras seconded by Mr. Rysztogi with all in favor the Minutes of the June 26, 2025 Board of Supervisors Meeting were approved as amended.

FIFTH ORDER OF BUSINESS

New Business

A. Budget/Rules Rates Workshop

i. Discussion of Fiscal Year 2026 Budget

Mr. Showe: The next item, is that we wanted to have a little more discussion, as we didn't hold the workshop last time. So, I wanted to get some additional feedback from the Board on the budget, as well as the rules and rates. Jim's gone through the rules and rates. I know that Jim probably hasn't dove deep yet into the budget, but we have some changes to make on the golf course side, as well as the restaurant. It's important to note that I know we discussed earlier, we're going to roll the restaurant into the golf course, similar to what we do in our financials. That will be reflected on the next version of the budget that you will see. Both of those should be reflective of no profit. The revenue should match the expenses. So, Jim's got some changes to make with us on that, to balance both the Golf Course, General and Restaurant Funds. But other than that, we'll just take whatever questions or comments you might have on the budget side.

Mr. Macheras: I have a few things. They're probably real quick and easy reasons. So, looking on Page 70 under *Revenues, Interest Income*, \$19,900 is projected for this year and we are budgeting \$5,000. Are we just lowering that?

Mr. Showe: We try to be real conservative with that *Interest Income*. There is a lot of play in that market right now. It's to the good for us for now. The last thing that we want to do, is overestimate that line and then come up short later, but certainly we can push that up a little tighter, as we get closer.

Mr. Macheras: I figured that's what it was.

Mr. Showe: Yeah. We try to be real conservative at the beginning with all of the account lines.

Mr. Macheras: Right.

Mr. Showe: We would much rather do that, to line it up right, than the opposite.

Mr. Macheras: Right below that, *Administrative Expenditure, Supervisor's Fees*, is that us?

Mr. Showe: Yes.

Mr. Macheras: I'll go over one more, then I'll give somebody else a chance. Under *Grounds Maintenance Expenses*, I might have missed this, but *Bonus Program* was brought to zero.

Mr. Showe: We don't budget for that. That gets paid out at the end of the year, based on the profits. The reason we moved it to the General Fund, is we found out the first year, that when we paid it out of the Golf Course Fund, it actually was to the detriment of the next year's profits.

Mr. Macheras: Okay.

Mr. Showe: So, we just put it in this one account line, so that it's consolidated in the General Fund.

Mr. Macheras: I'll hold off for now.

Mr. Dale: Also, because it applies to all of the employees of the District, it's not fair just to take it out of one section.

Mr. Showe: Correct.

Mr. Dale: Ron, do you have anything.

Mr. Rysztocki: No, not at this time.

Mr. Dale: Denise?

Ms. Yelvington: Can you refresh my memory, as to the Reserve Study and how that ties into the budget? I think we went over it at the last meeting.

Mr. Showe: Yeah, we have some of the projects that the Board identified. I don't know that we necessarily put all of the projects in. Jim and I will go through a deep dive on that Reserve Study, to see which projects he wants to allocate anything for next year.

Mr. Moller: I'll email it to you.

Mr. Showe: Okay, perfect. So, he has an updated Project List, that will tie to that. Again, the Reserve Study is also pretty conservative. So sometimes you'll look at that and go, "*That can last another year or two.*" Even though they put it in this year, you might want to schedule it out a little bit more, based on actual field conditions. So, we'll take Jim's schedule and just put that in.

Mr. Moller: Yeah. In looking at the 2026 for both the General and Golf Course Funds, there was \$333,000 worth of repairs that they had in Reserve Study. For this one, instead of just doing it all in one year, we can probably just do a little bit, like cart paths or sidewalks. Just identify \$10,000 a year and do it over a couple years, than trying to do \$30,000 to \$40,000 in one

year. I think there was a beverage dispenser in the restaurant, which I thought he had taken off, but it was still on there. We get that through Coke. So, there's no cost in replacing that, if it ever needs to be replaced. Some of the restroom renovations, I didn't think that we needed to do all of them. We can put some paint on there and some new shingles, at a fraction of the price. What I'm thinking, is we probably need \$238,000 versus \$333,000.

Mr. Showe: Yeah, and your budget has \$195,000 right now, so we're not far off.

Ms. Yelvington: Okay.

Mr. Dale: Denise, anything else?

Ms. Yelvington: That's all for me.

Mr. Dale: Jen? Do you have anything on the budget that you would like to share?

Ms. DeVries: Oh, I actually have a whole page of comments, because I finally had a chance to go through it line by line and I have some questions and comments on that. I'll try to address some of the key points and send the rest to Jim and Jason.

Mr. Showe: Perfect.

Mr. Dale: Okay.

Ms. DeVries: Well, first of all, Jason, you mentioned that we're supposed to have close to a zero sum at the end and our profit should be about zero.

Mr. Showe: Correct.

Ms. DeVries: Or should be zero. So, when I see these and I see the negative numbers and that we're projecting a loss, I wonder, didn't we budget to get to zero or closer to zero on prior budgets?

Mr. Showe: 100% agreed. Yeah, we're going to clean those up. There was some lost in translation with our accounting staff, so that will be taken care of.

Mr. Dale: I'm going to want to add to that, once you're done with that, Jen. But yes, I would emphasize the zero-based budgeting.

Ms. DeVries: Yeah, I understand the zero-based budgeting. But when I saw the bigger losses, I was like, *"Well, I don't think we want to do that."* Alright. So, you'll work on it. Thank you for that.

Mr. Showe: Yeah.

Ms. DeVries: On the Hook & Eagle Budget, I noticed that the budget for the expenses for snacks and beverages, was greater than the projected revenue for snacks and beverages. It should

be the other way around or at least even. We shouldn't be paying more for things than we're projecting to earn from them.

Mr. Dale: Actually, could you hold that thought just for a second, Jen?

Ms. DeVries: Sure.

Mr. Dale: Jim, in one of our previous meetings, we had a discussion about how the snacks were allocated to the budget and it was going to a different line item, mistakenly.

Mr. Moller: Well, yeah, a lot of times snacks will just be rung up and the revenue is realized by food sales, rather than snack sales. So, actually what we're doing, is we're just rolling the food and the snacks together. Some of it was being sold in the pro shop and some in the restaurant.

Mr. Dale: It was our problem.

Mr. Moller: With Club Caddy and *Toast*, we actually had to physically go in and pull them.

Mr. Dale: Actually, in past years, mistakenly, the restaurant wasn't getting proper credit.

Mr. Moller: They were seeing all of the expense.

Mr. Dale: Seeing all the expense, but not the revenue from it and it was being improperly coded. The only reason I bring this up again, why we stress that, is because it's one operation. It's not two different businesses, because there is some fungibility going forth between the two entities. Not everyone completely understands that, if they don't have a good grasp of the budget.

Mr. Moller: Yeah. Snacks and beverages. So, bottles of soda and Powerade, sold out of the pro shop, weren't being realized before with the two different POS systems.

Mr. Dale: Right. Okay. I'm sorry, Jen.

Ms. DeVries: Now that we have a new POS system, when they ring up beverages and snacks in the pro shop, can that go towards the Hook & Eagle revenue line?

Mr. Moller: Yeah. So, when we pull the reports, they're all basically lumped into one. But I mean, just for ease with that, I think a couple of Board meetings ago, we just were rolling the snacks into the food and beverages will stay solo, but yeah.

Ms. DeVries: Okay.

Mr. Showe: So, we're just getting rid of the snacks account line.

Mr. Moller: Yeah.

Mr. Showe: So, we'll zero that out.

Mr. Dale: For the budget.

Mr. Moller: She already has it in the financials.

Ms. DeVries: It's a significant amount, budgeting a lot more for these things than we planned to earn.

Mr. Dale: Right. I think I may know where some of that is coming from. What I will emphasize is, if we're on the same sheet of music, it comes from a source that does not have a good command of the budget.

Ms. DeVries: Okay. Can we fix it?

Mr. Showe: Oh, absolutely. We're going to zero out all of the snack lines and just roll all of that into food, so it's in one line. That makes a whole lot more sense than trying to separate the two.

Ms. DeVries: Okay. Sounds good. Thank you.

Mr. Showe: The simpler we can make the budget, the less that you have these little minor issues that look strange.

Mr. Dale: Yes. What this really is, in some scenarios, is people picking at things. I'll just leave it at that.

Ms. DeVries: Okay.

Mr. Dale: Not you, Jen. That's not what I'm saying.

Ms. DeVries: It doesn't look good. When I look at it and go, "*What?*" The telephone budget was \$4,000, and now it's \$20,000 and the projected expenses in 2025, are \$12,000. I read the minutes and I know there was a discussion about this at the last meeting, but can we just decrease the telephone expense? Do we know that yet?

Mr. Moller: It should be spread out between the different entities, because they all share the same phone, but for some reason, it was being all lumped into one.

Mr. Showe: Yeah, that's how it was produced the current year. So, for the budget, we only have \$6,000 in the General Fund and I think the rest went to the Golf Course Fund.

Mr. Moller: Okay.

Ms. Yelvington: It was zeroed out.

Ms. DeVries: Okay. So, things are going in the wrong bucket?

Mr. Showe: Yeah.

Mr. Dale: Yes. Bingo.

Ms. DeVries: Okay, let's see, the FICA expense on the Golf Course Maintenance Budget, doesn't look right, because it's the same as last year, but the salaries spiked up as a percentage of salary.

Mr. Showe: Gotcha. Yeah. There's a formula error there.

Ms. DeVries: So, why are we projecting that the restaurant repairs are going to go down 50%?

Mr. Macheras: Can I just ask, what page are you on, Jen?

Mr. Moller: Page 86. Thank you.

Ms. DeVries: I was looking at the Golf Course Maintenance Budget. Restaurant repairs were down 50% from last year.

Mr. Dale: What page of the actual budget?

Mr. Showe: Page 17 on the budget. Under *Golf Course Maintenance*, there's a line for *Restaurant Repairs*.

Mr. Dale: Got it.

Mr. Macheras: That's not down much. On Page 81, it drops from \$15,000 to \$3,000. For restaurant expenditures, it looks like it dropped from \$15,400 to \$3,000, on Page 81. That was the question that I had too.

Mr. Showe: It may make sense, Jim, when we combine the two budgets, to just roll those into one account line, instead of having two separate restaurant repair lines, because there is one under maintenance as well.

Ms. DeVries: I did find it on Page 86 of the PDF. You guys found it, right? It's going from \$10,000 to \$5,000.

Ms. Yelvington: Yes.

Mr. Macheras: On Page 81, its going from \$15,000 to \$3,000

Mr. Moller: *Kitchen Equipment and Supplies*.

Ms. Yelvington: Oh, I see it.

Mr. Macheras: Because I looked at that too.

Ms. Yelvington: Page 86 is where she has the FICA question.

Mr. Macheras: I had that too. On FICA, we went from \$40,000 to \$25,000.

Mr. Moller: Yeah, I think all of the FICA percentages are off.

Ms. Yelvington: I saw that on Page 81, too.

Mr. Showe: It looks like there are formula errors.

Ms. Yelvington: Yeah. I don't know why FICA would go from \$41,000 to \$25,000?

Mr. Showe: It should not.

Ms. DeVries: I'll send these to you, Jim and Jason, so you can take a look and do a little bit more analysis on them.

Mr. Showe: Yeah.

Mr. Moller: Yeah. I kind of found a lot of the same ones that you're talking about. Like, even with the cost of goods calculations, I don't know what cost of goods percentage they were using. So, I kind of just changed it to the actuals. That kind of cleared up the \$47,000 loss, just by doing that.

Ms. DeVries: Okay. Those are things you can take a look at and figure out if we can adjust them, with the overall goal of getting to zero.

Mr. Showe: Yeah, it will. I can assure you that we will be there.

Mr. Dale: Yeah.

Ms. DeVries: But I have one that can decrease. We haven't spent that budget and are 75% under budget and I think fuel and oil costs are going to go down. That's my opinion.

Mr. Dale: I don't know. You should see the way Jim drives that Grand Poohbah golf cart around the golf course.

Mr. Moller: I'll trade it in and get a lithium one. Don't you worry. But actually, I did have one in the General Fund. The Rain Bird Pump System. That was paid off last March.

Mr. Showe: Oh, perfect.

Ms. Yelvington: What page was that on?

Mr. Moller: Page 71 of the agenda package and Page 2 of the budget.

Mr. Showe: Perfect. We'll knock that out. The General Fund is a little tighter, as we're projecting \$15,200 and we have \$20,000. So, maybe we can knock it down a little bit.

Ms. DeVries: Maybe we can cut that down to \$35,000 or something.

Mr. Showe: That's actually the same number that I wrote down.

Ms. DeVries: Okay, good. By the way, it's looking really good. It's really clean.

Mr. Showe: Procedurally, this is the time to do that. So, our goal would be to make all of these changes, present it to you one more time at your next workshop and then at the end of

August, you'll have your budget adoption. So, it should be perfectly clean by the time you see it the next time.

Mr. Dale: Yup.

Ms. DeVries: I have one more that I want to talk about and then I'll just send the rest to you guys. On Page 89 of the PDF, there is a cost for Club Caddy. I don't know if that's the new Lightspeed cost or if that's still the Club Caddy cost. It's basically rolling into *Dues, Licenses and Subscriptions*.

Mr. Showe: It's in the detail. It's in the verbiage.

Mr. Dale: Alright. I gotcha.

Mr. Dale: I see it, \$7,788.

Ms. DeVries: Is that our cost for Lightspeed or is that our cost for Club Caddy?

Mr. Moller: It's pretty much going to be our total cost for both combined, such as in the restaurant where they have the *Toast* cost. It was \$650 per month for both entities.

Ms. DeVries: It's just labeled wrong. That's all I have. It's looking pretty good. Just generally, I'm looking to try to squeak it a bit, to get to zero on the bottom line.

Mr. Dale: Right. Okay.

Ms. DeVries: To make sure these and the other few things, are addressed.

Mr. Dale: Jason, I have one. Thank you, Jen. Maybe I'm missing something, but in all of the different line items, whether it be operations or golf or restaurant or anything, I wasn't seeing marketing.

Ms. Yelvington: I saw it.

Mr. Dale: I saw it, but I saw a zero.

Ms. DeVries: It's not much the same budget as last year, which is \$95,000.

Ms. Yelvington: Yeah, it was \$95,000.

Mr. Showe: It's on the General Fund, Page 1 of the budget.

Mr. Dale: Okay.

Mr. Showe: Yeah, we moved that all to the General Fund.

Mr. Dale: Okay, that makes sense. Alright, then the only other issue that I have, is I do just want to stress, like we've said a couple times here already, this is what Jason called a what?

Mr. Showe: It's a Proposed Budget. This is also a workshop to discuss and make changes. So, this is kind of the purpose of what we're doing now, until we get to the Adopted Budget.

Mr. Dale: Right and how many chances have we had to discuss the Proposed Budget for this next fiscal year?

Mr. Showe: I think this is the second time, because we had some meetings that canceled. So, there haven't been a whole lot of chances.

Mr. Dale: Yeah. So, pretty much this is the first time that we've had an opportunity to look at this. I also just want to stress for anybody reading the minutes, that anybody trying to make hay out of what was supposed to be a zero-base budget, never understood or understands how budgeting works. So, that is the purpose of this meeting. The Board hasn't even had a chance to discuss it. I'm glad to hear the comments that we've had already, but I am very happy, because you'll notice when Jim gives his report, the actual numbers are vastly different from the Proposed Budget. This is just a template. It is like financial planning. When I do a financial plan for a client, it is outdated the minute that I give it to a client. The whole purpose is just to develop a plan and use that as a starting point. We are doing fantastically better than what Proposed Budgets have been over the past four or five years. So, I just want to stress that for the minutes.

Mr. Showe: Certainly, if the Board goes through it and you have any other questions or comments, please let us know. Again, this is a refining process. That's where we're at.

Mr. Dale: Yep.

Mr. Showe: This is a very fluid document. It's not anything fixed in stone, until you approve it and as Rob said, this is essentially just our plan on paper. You guys have full flexibility throughout the year to make any changes to it, that you would need, within the revenues that you have. Essentially, you're setting the revenue cap and then laying out potential expenditures, based on your current priorities, but that doesn't mean you can't change it.

Mr. Dale: Right. It seems like we do have a few folks in the community that don't understand zero-based budgeting. They are more than welcome to give Jason, our District Manager a call and he can explain how that works.

Mr. Showe: Yup. Absolutely.

ii. Discussion of Fiscal Year 2026 Rules and Rates

Mr. Showe: Beyond that, we have your rules and rates. I'll let Jim mostly go through the rates. The only change that we made on the rules and again Jim can kind of get more of that,

which we talked about earlier in the meeting, was just allowing gas carts under certain parameters. So, the parameters are in the rules?

Mr. Moller: Yes, 2016 electronic fuel injected carts are newer. Just with the decibels that are coming out of the newer carts, there's no reason why they can't be on a golf course. All of the other golf courses are allowing them onto theirs.

Mr. Showe: That was the only change in the actual rules, but I'll let Jim go through the rates with you.

Mr. Moller: They are pretty simple. I just did a 7% increase across the board, just to try to keep up with the cost of employment, cost of goods and things like that.

Mr. Dale: In the past year's budget, what kind of an expense increase have we generally seen across the board, with the Fiscal Year 2025 budget? It is roughly in the 7% range, isn't it? Roughly 7% to 8%.

Mr. Moller: Yeah. So, basically that will bring us peak season weekend for a non-resident, to \$93, which is kind of in that Brevard county range. I think if we start creeping above \$95 to \$100, that's going to be tough.

Mr. Dale: Alright, share with me where you are.

Mr. Moller: So, peak season weekend, the public rate is \$93. Last year, I thought we were at \$89.

Mr. Dale: I did notice the weekday being significantly lower.

Mr. Moller: Yes. That was on purpose.

Mr. Dale: Okay. How do we define weekend?

Mr. Moller: Fridays, Saturdays, Sundays and holidays.

Mr. Dale: Okay.

Mr. Showe: That's listed at the bottom.

Mr. Dale: Ah, I gotcha. Yep. Okay.

Mr. Showe: I think we learned from last year, to make sure we caveat all scenarios.

Mr. Dale: Right.

Mr. Moller: Then weekdays are pretty much 10% of the weekend rate.

Mr. Dale: Okay. Are you going to go into season passes?

Mr. Moller: Same thing. For season passes, there is a 7% increase over last year. The difference between a CDD resident and a non-resident, is \$600, basically the price that they pay

for their assessments. We did increase the price of range balls a little bit. We've just been seeing huge numbers on our driving range, especially with Duran doing all of their renovations right now. I know a lot of people enjoy our practice areas.

Mr. Dale: Approximately how many season passes do we have?

Mr. Moller: The last time that I looked, it was 30. That's pretty much it, in a nutshell. The only other difference we made, is we changed our peak season dates. Normally our peak season started on January 1st. However, the golf course is in great shape in December. It's the holiday season, so we rolled it back to December 1st. So, our peak season will start on December 1st rather than January 1st.

Ms. DeVries: Jim, I had a little comment about that. At the bottom of the rate sheet, there's a little asterisk that says, "*After 2:00 p.m. - \$18*" and then you have the dates. I think those dates should match.

Mr. Moller: I missed that. Sorry. Good catch. Thank you.

Ms. DeVries: You're welcome.

Mr. Dale: Oh, yeah.

Ms. Yelvington: Are you saying that the weekend rates are also for holidays? Do we say that somewhere or is that just known?

Mr. Moller: It's just kind of general. It's known.

Mr. Showe: We can add to the bottom, "*Weekend rates effective at all holidays.*"

Ms. DeVries: Maybe tweak a little for inflation, but they look good to me. That was my only comment with the little asterisk.

Mr. Dale: Yeah, that's a good catch. We'd have had the peanut gallery in peak season, taking advantage of that one.

Mr. Rysztogi: Do you know if other golf courses in the area percentage-wise, are in the same line that we are?

Mr. Moller: As far as percentages, I've heard rumors that we're still going to be not the most expensive golf course in Brevard County. I'll just leave it at that.

Mr. Rysztogi: There is less competition.

Mr. Moller: One less.

Mr. Dale: Are there any other questions about rates or season passes by the Board? I think 7% seems to be the consensus.

SIXTH ORDER OF BUSINESS

Old Business

A. Action Items List

Mr. Showe: The next item is the Action Items List. We are still tracking the same two. I know that Jim and Michelle are also still looking at park improvements.

Ms. DeVries: Did we talk about the rules?

Mr. Showe: Yeah, briefly. The only change in the rules, as Jim indicated, was to allow newer model gas carts on the golf course.

Mr. Dale: And Tesla cyber trucks.

Mr. Showe: That's not in here. I just wanted to clarify that.

Ms. DeVries: So that's the only change.

Mr. Showe: Correct.

Ms. DeVries: I reviewed it last year, but I didn't know what changed. That's what I wanted to know.

Mr. Showe: Yeah, that was the only change. We typically try to track those throughout the year. So, if Jim comes up with something, we just make a note and I list it. That was the only change that we had. I know we went through last year and the year before and really kind of gutted them and made them a little more streamlined.

Ms. DeVries: Okay, thank you.

Mr. Showe: Like I said, we have your action items. The park improvements, Michelle and Jim are still working on those, which includes the sign.

Mr. Dale: Since we're on the sign, do you want to touch on the sign? Just give an update.

Mr. Moller: I reached back out to the sign company, just to get a refresh quote. I haven't received that yet.

Mr. Dale: We expect the changes from the county anytime now, within the next several weeks. So actually, that is a question I have for the Board. We've essentially already given acknowledgment to the fact that, with the remaining bond money, we have \$50,000, which we said \$30,000 should go towards the sign and \$20,000 towards playground equipment. My question to the Board is, if we get our change that we're expecting to be made, Jim is going to be ready to pull the trigger on the sign. I would like for him to be able to do that and not be at the mercy of a Board schedule. Is there any thought on whether we could do an up to amount for a sign to, to give Jim the authority to move forward on it?

Mr. Rysztogi: Where exactly is the sign going to go?

Mr. Dale: At Woodside Park?

Mr. Rysztogi: On the building?

Mr. Dale: No, no, no. As close to the setback as we can place it on Murrell Road.

Mr. Rysztogi: Digital?

Mr. Dale: A digital sign.

Mr. Rysztogi: Approximately what size?

Mr. Moller: It's a 3x5 digital sign. The sign itself is 9 feet 7 inches tall, 6 feet wide, 7x2 if you include the molding and stuff like that.

Ms. Yelvington: So, we're not putting one at the golf course, we're just putting one at Woodside Park?

Mr. Rysztogi: That's not big, 3x5.

Mr. Showe: Well, the 3x5 is only the digital display. The actual sign is larger than that.

Mr. Dale: The HOA owns most of the property directly by the stoplight, so the closest we'd be able to put it at the golf course, would be well beyond the stoplight, which is pretty much where the banner is right now. It would kind of defeat the purpose of having the sign. We wanted to be able to also get the word out. I'm just summarizing from past meetings, the comments that I recall. In the southern part of the community, we want to get them more tied into the golf course and the Hook & Eagle and at our Rec Center, we wanted the bulletin board aspect, like for the Farmers Market and other community events that we do at the park there, like the Scarecrow Stroll and things like that.

Mr. Macheras: Is it about the same size as the one as you go to the left of the pro shop. Is that a 3x5? I'm just trying to fathom in my mind what it will look like.

Mr. Moller: I think so.

Mr. Rysztogi: I get what you're saying.

Mr. Dale: Yeah, roughly.

Mr. Rysztogi: The illuminated part as a non-illuminating part. That makes a big difference. It looks nice.

Ms. Yelvington: It does look nice.

Mr. Rysztogi: It's better looking than I thought it was going to be.

Ms. Yelvington: Yeah, it's better looking than I thought it was going to be too. We don't have an approximate cost?

Mr. Moller: It was \$30,000 a year ago.

Ms. Yelvington: Oh.

Mr. Macheras: So, if we approve a little bit over \$30,000, is that enough?

Mr. Moller: It does not include electric.

Mr. Showe: Would you feel comfortable with a not-to-exceed of \$40,000?

Mr. Moller: Probably.

Mr. Dale: Like we've done with past motions, it doesn't mean we're going to spend all of that.

Mr. Rysztogi: Right. No, I get it.

Mr. Showe: Does someone want to make a motion to authorize Jim to spend up to \$40,000 on the sign?

Mr. Rysztogi MOVED to authorize Mr. Moller to spend up to \$40,000 on a sign at Woodside Park and Mr. Macheras seconded the motion.

Mr. Dale: Do we have any additional discussion? I know we've been talking about this one for a long time.

Ms. DeVries: I didn't hear the amount. Could you repeat that?

Mr. Dale: Up to \$40,000. That doesn't mean we would spend that, Jen. But the last quote that we received, was for \$30,000 and then we imagine there's probably going to be a few thousand in there for electric work. Is there any further discussion?

Mr. Macheras: Is it going to be on two sides?

Mr. Moller: Two sided.

Ms. DeVries: I guess I still have a question on the amount. Does the \$30,000 come from the bond money and then any additional would come out of our reserves? Is that correct?

Mr. Dale: Correct. We could do it all out of the bond, but that would be at the expense of the playground equipment that we talked about.

Mr. Macheras: It was sitting there for several months, as we think about it. We should take it out of that and if it's more than \$10,000, we can put something there. Do you know what

I'm saying, versus keeping \$20,000 that we might be sitting on for six or seven months? I don't know.

Mr. Dale: Then still keep \$20,000 as a projection.

Mr. Macheras: Several months from now, we finally make a decision on that and we just pull that other \$10,000.

Mr. Dale: I know that that's still a priority for our marketer.

Mr. Macheras: We've been having that locked up for I don't know how long. Do you know what I'm saying?

Mr. Dale: That makes sense to me. If I hear you correctly, take it out of the bond money and use the remainder of the bond money for playground equipment and whatever we're short out of reserves when the time comes.

Mr. Showe: Essentially, Bill, we kind of do that anyway, because we just pay for it out of capital services and then reimburse capital services at whatever level the Board wants through a requisition process.

Mr. Dale: Right.

Mr. Showe: Otherwise, we're holding up the payment to go through the process to pay it out of the bond.

Mr. Dale: Yeah. That makes sense to me.

Ms. DeVries: Okay. Thanks for clarifying that. I'm ready to vote now. I have no further comments.

Mr. Dale: Okay.

On VOICE VOTE with all in favor authorizing Mr. Moller to spend up to \$40,000 on a sign at Woodside Park was approved.

Mr. Showe: The only other item that we're tracking, is I know that you guys approved the resurfacing, but I don't know if Jim had an update on the timing of that yet.

Mr. Moller: The last email that I got from them; they received the deposit check. I'm just waiting for their schedulers to schedule the dates.

Mr. Dale: Okay. Is now a good time to discuss the fountain, since its older business?

Mr. Showe: We're rolling into the General Manager's Report.

Mr. Dale: Because I don't want to keep Tom sitting here forever.

Mr. Moller: So basically, we got the rundown from Tom in the very beginning, but, yes, after the last meeting, at the Board's request, I reached out to a fountain vendor and we all met down at Hammock Trace. We looked at the lake and came up with a budgetary number. I know there was some talk back and forth about having a fountain with lights and one without lights. Lights is a pretty big chunk of this cost. Basically, just the fountain itself is about \$6,100; \$400 for positioning and installation. It does not include electric.

Mr. Dale: Is it an aerator or a fountain?

Mr. Moller: It is what they call a jet ring. It's very similar to the one we have in Fawn Ridge, just a much smaller fountain. It will have the single jet going up and then the ring coming over.

Mr. Dale: Okay. It's \$6,100.

Mr. Moller: For the fountain itself.

Mr. Showe: The total is \$8,656.

Mr. Moller: Before taxes.

Mr. Showe: With the lights and just for the fountain. No electric.

Mr. Dale: Okay.

Ms. Yelvington: How much do we think the electric costs?

Mr. Showe: We still have to figure it out.

Resident (Tom Luckern, Hammock Trace): It's going to be between 15 and 18 cents per hour or less than \$100 a month, based on 12 hours.

Mr. Dale: I think we're talking about installation.

Resident (Tom Luckern, Hammock Trace): We would use our own electricity. We have the panel for it already.

Mr. Moller: It's a pretty short run.

Resident (Tom Luckern, Hammock Trace): You may have to put a new panel up. I don't know.

Mr. Showe: Is the thought that you guys would do the electric portion and then we would just install the fountain?

Resident (Tom Luckern, Hammock Trace): Yeah. We can do the electric. We probably would cover the maintenance, too.

Mr. Showe: So, I think the only thing that we would need to do as a Board, since we are kind of splitting items here and they would be responsible for the electric, is we would draft up a License Agreement, outlining the terms that we expect them to pay for electricity.

Mr. Dale: How about maintenance?

Mr. Showe: That's a question. We would definitely recommend, at least twice a year maintenance, typically on these kinds of fountains. I've seen turtles get sucked into these things way too frequently.

Resident (Tom Luckern, Hammock Trace): The only other concern that I have, is a 3 horsepower one requires 6 feet depth of water. When you have a dry season, you probably need 3 or 4 feet. If you get a 2 horsepower one, it only requires 3 feet of water.

Mr. Moller: He did say, instead of a vertical, he uses a horizontal.

Resident (Tom Luckern, Hammock Trace): He said 3 feet could do it, but that 3 horsepower one is going to be a lot of draw and as soon as we get close to that earth, you know it's going to be pulling a lot.

Mr. Rysztogi: Well, we just won't run the fountain during low water levels.

Resident (Tom Luckern, Hammock Trace): You defeat the purpose.

Mr. Rysztogi: How often is it going to be dry?

Resident (Tom Luckern, Hammock Trace): It was dry for a long time this summer.

Mr. Dale: Yeah, every year between May and July.

Mr. Rysztogi: Okay.

Resident (Tom Luckern, Hammock Trace): He said that 3 feet of water would be fine for his surface pump.

Mr. Moller: Yeah.

Mr. Rysztogi: What's your depth now?

Resident (Tom Luckern, Hammock Trace): I don't know what the depth is now, but I know it gets down below six feet in the dry season. That's in the deep area of the pond.

Mr. Dale: Jason, you'd mentioned two prices, one for lights and one for no lights.

Mr. Showe: \$1,700 is for the lights.

Mr. Moller: \$1,800, with the lights and cable.

Mr. Showe: Oh, yeah.

Mr. Dale: So, if I'm understanding, you made the comment that we don't need lights.

Resident (Tom Luckern, Hammock Trace): Well, I think the benefit of having one that lights up, would be great, because in the evening there isn't enough lighting off of that pool to light that up.

Mr. Rysztogi: You definitely want lights.

Resident (Tom Luckern, Hammock Trace): There were a couple of the reviews from that company too, by the way, Jim. One fellow who had one installed, said within a week, the lighting looked like a candle.

Mr. Moller: The review from Lake Fountains.

Mr. Dale: On the one that's already installed on the other side?

Resident (Tom Luckern, Hammock Trace): Well, I don't know where it was installed. There were a couple of reviews that came out of that.

Mr. Dale: Oh, okay. For this fountain, not the existing one.

Mr. Moller: They were referred by ECOR, our lake service provider. I usually trust them.

Mr. Dale: Well, what about comments? How does everyone feel about this?

Mr. Macheras: I voiced before that I'm not in favor. I'll give you a couple reasons. One was because I wasn't on the Board at the time that it was first done and it was for the people coming into the community, et cetera, et cetera. I actually don't think that's a bad price. I'm curious, how many people are in your association?

Resident (Tom Luckern, Hammock Trace): There are 192 homes.

Mr. Macheras: Alright. So, do you know what each home would pay, if your association voted to add that? I'm just curious.

Resident (Tom Luckern, Hammock Trace): I'm not even considering that. We just got a special assessment this past year for renovation of the entire pool and building.

Mr. Macheras: You said 180 homes.

Resident (Tom Luckern, Hammock Trace): 192.

Mr. Moller: That is \$45 per home.

Mr. Macheras: They're not even willing to pay \$40?

Resident (Tom Luckern, Hammock Trace): I've been on this Board for 16 years and lived here for 20. When I got here, it was an annual cost of \$200.

Mr. Macheras: Right.

Resident (Tom Luckern, Hammock Trace): And they're screaming, because it's \$400 now. When we had the special assessment, we got \$300 out of everybody, to do a complete renovation. Ron knows the community well. These people won't spend a nickel.

Mr. Rysztocki: 30 residents signed a petition for the fountain and that was just in a two-day period.

Mr. Macheras: So, you see my point. My point is that you have signatures from 16% of your community. So, to me, I'm thinking if I'm part of that community, unlike you, I've been on mine probably that long, if it's not worth \$45 to them, then I don't know if the whole group really wants it, to be honest with you. I thought I heard at a meeting, that I was listening to on the phone, if we do this, is there going to be some type of maintenance savings?

Mr. Moller: It will probably save us a couple thousand dollars a year in algae treatments, special treatments, things like that.

Mr. Macheras: I'm only one vote, but what I would be willing to listen to, is if that was something that they incurred, like we put the upfront money and then if we're going to save that over the couple years, let's say. But if anything came up, it would be their responsibility. I would be okay with that, because if we put up X amount and in four years, they decided not to do any maintenance, then it washes out. This is my opinion. I don't want to send a message to the other 16 communities, that were in the fountain business, because we're not. So, I would not be willing to pay for one, but they would know that in the next four years, until it is that we think we would break even, based on past history, they're going to pay all of that. But for my vote, especially if they're not willing to spend \$45 each, that's just not the business we're in. Because I'm thinking of 4,010 homes and 16 communities and it wasn't the purpose when we built the first one. However, I think that's a pretty good price.

Resident (Tom Luckern, Hammock Trace): We're adding in our budget, the installation, electrical and quarterly maintenance.

Mr. Macheras: Right, but again, it's not something that I'm in favor of, unless it was something that we would sign, some kind of an MOU, over the next four or five years, until we broke even. Maybe nothing comes up that they have to pay, but if we're going to save that, so that at least to the other 3,800 homes, we're not in the fountain business. But if it's going to wash out after four or five years, then at the end of the day, we're not really out of anything.

Resident (Tom Luckern, Hammock Trace): How many ponds are visible on Murrell Road?

Mr. Macheras: Well, I'll be honest with you, kids fish in Bennington.

Resident (Tom Luckern, Hammock Trace): Well, they fish anywhere.

Mr. Macheras: We could put one there, as you're going to the elementary school. We could put one coming from Publix, as you come in. But I've also heard, I think at one meeting, there was some discussion within your community, of which pond to put it in. So now I'm thinking...

Resident (Tom Luckern, Hammock Trace): There are three ponds. Only one was visible.

Mr. Macheras: Right, but what I'm saying is, that gets me to the aesthetics, not the irrigation part and that's not the business we're in, in my opinion. So, again, if there's some kind of a plan where we're going to save money over several years, because of what the function of this is going to be, then I would consider that. Otherwise, again, if it's not worth \$45 to them, it's not worth it to me, representing 10,000 people. So that's my two cents.

Mr. Dale: Jen, do you have something?

Ms. DeVries: Bill, you're touching on one of my questions. I'm remembering back to these discussions and I'm trying to remember the purpose of this fountain. Is it because we have an environmental issue like algae or a fish kill or something like that? Then I kind of remember discussions too about, well, if that's the issue, then the fountain isn't necessarily the best solution for that and I asked Jim to address that. Because I thought there were other things that actually did a better job of fixing those issues. So, I guess I go back to what is the purpose of the fountain?

Mr. Rysztogi: Well, I think the residents stated at the meeting, it was a dual purpose. They clearly stated it in writing, that it was not only for aeration and for the condition of the pond, but also for aesthetics that were visible from Murrell Road. So, it was a dual purpose. That is not the perfect answer for everything. You have a trade-off of aesthetics for function. If you want something for full function, okay, maybe it doesn't look good or maybe you want something that looks good and doesn't work as well. So, I think it was a trade-off of both.

Ms. DeVries: Thank you for jogging my memory on that. I kind of remember that the aesthetics were a bonus, but I also remember Jim bringing up, well, if we're trying to fix the aeration problem, there are other devices that are better at doing that.

Mr. Rysztogi: Yes, yes, that's true.

Ms. DeVries: Am I remembering correctly?

Mr. Rysztogi: That's correct.

Mr. Showe: Yes.

Ms. DeVries: Okay. Is there a cost? Is there a trade-off for those devices versus the fountain?

Mr. Moller: No, no, I did not get a price, but I think just your aerators themselves, are a fraction of the price of an actual fountain.

Mr. Macheras: Well, if I could jump in, Jen.

Ms. DeVries: You know, that's what I remember too.

Mr. Macheras: Have we had any issues where we've had to go out and price stuff? Because the reason I say that, is Jen's asking for prices and other things, but to my knowledge, unless I missed it, have we had a concern in any of these lakes, where you had to go out and price stuff?

Mr. Moller: In other lakes, yes.

Mr. Macheras: But not here.

Mr. Moller: We ran into power supply issues, so we were looking at solar and that's when it got astronomically expensive.

Mr. Macheras: Okay.

Mr. Moller: For solar aerators. But yeah, I don't think this community was just looking for basic aeration. Like Ron said, it's just a combination of the aesthetics with the benefits of aeration.

Mr. Dale: What was your annual estimate again?

Mr. Moller: Annual, I would say probably \$1,000 per year.

Mr. Rysztogi: Obviously putting a light there doesn't help fish.

Ms. DeVries: No. Does a fountain fix the aeration problem? Does it fix it enough? I assume, we fix the problem and we get something prettier. Then what's the cost difference to just fix the problem?

Mr. Macheras: Is there a problem? I didn't know there was one.

Mr. Moller: No.

Mr. Macheras: So, that's what I'm saying, Jen. I don't think this started and correct me if I'm wrong, as an option to a problem that had already been identified.

Mr. Moller: Correct.

Mr. Macheras: It has not been. So, as far as asking for other quotes or something, there was no cause before this to do that.

Mr. Moller: Correct.

Resident (Tom Luckern, Hammock Trace): It is for the health of the pond.

Mr. Moller: From an environmental standpoint, it's like when we aerate the greens.

Resident (Tom Luckern, Hammock Trace): Right.

Mr. Moller: We can't aerate them enough. If we were able to aerify them every month, but the more air the better.

Mr. Macheras: So, as far as Jen, in my opinion asking for other benefits, there wasn't anything that prompted it, other than what we normally do every year.

Mr. Moller: Right.

Ms. DeVries: Okay. So, is there a problem or not a problem that we're trying to solve?

Mr. Dale: Well, even if there isn't a problem, from what I'm understanding from Jim...

Mr. Moller: There is not a problem per se with that lake, but every lake has different cycles.

Mr. Macheras: Right.

Mr. Moller: I'm not saying that in a year or two that lake might become a problem.

Mr. Showe: Yeah. They are living bodies. You know, as Jim and I are seeing, we've got pockets out there where algae are just blooming right now.

Mr. Moller: I get two or three emails a week and phone calls.

Mr. Showe: Yeah, but I mean if it feels well over 100 degrees and you're not getting a whole lot of rain, it's a living thing, these ponds.

Mr. Rysztogi: I live in the community that we're talking about and I know for the 10 years that I've lived there, a fountain was desired 10 years ago. This isn't because a lot of people say, "*Fawn Ridge got a fountain, so Hammock Trace wants one.*" People say that every community is going to want what Hammock Trace might get. I don't see that. Personally, I think this is the end of the line. This is just my opinion. Now I could be wrong. I've been on this Board

for a few years now and I've never heard anybody even say anything about wanting something on their ponds.

Resident (Tom Luckern, Hammock Trace): From this estimate too, Jim, our cost for electrical, is going to be equal to the cost of the installation. This would come out of our budget without adding any money to any residents.

Mr. Dale: So, you think the electric is going to be around \$9,000.

Resident (Tom Luckern, Hammock Trace): Yes, with the permits.

Mr. Rysztogi: So yeah, we have a community that is willing to invest in it. They are not asking, *"Give us this and we are not going to put any investment into it."* They are not asking for that. I think it's a reasonable request. The community doesn't have a long history of demands or requests. We need to do things for all of the communities, when they ask for something. We should see what we can do. I don't remember Hammock Trace asking for anything.

Mr. Dale: It sounds like from what I'm hearing from Jim, there's some kind of annual savings.

Mr. Moller: Yeah, I mean, if you want to look at ROI and savings, we're probably looking at eight to 10 years in pond treatment savings.

Mr. Dale: Right. Do you think above and beyond what you guys are doing on electric, you'd be willing to kick in anymore on some of this \$9,200 cost?

Resident (Tom Luckern, Hammock Trace): No. They're kicking in for the quarterly maintenance cost.

Mr. Dale: Right. Yeah.

Mr. Macheras: But then I think the question that you asked, Jim, just to be honest and open, is what if we need maintenance over the next couple years, are we still going to pay for that too?

Mr. Dale: Good question.

Mr. Macheras: It would be a tough sell for me, if we approve this 4:1 or whatever and then we're still maybe having to pay. I just don't think that's the best use of our funds. That's just my opinion. That's why I say, unless there's an MOU, if you think that there's more that has to be done than this fountain, then it's up to them to do it. If it was another HOA, I probably wouldn't agree to it either.

Mr. Dale: What about if in the MOU, we incur no future maintenance costs on it?

Mr. Showe: It seems good to say that, but in practicality, if at some point in the future, Tom leaves and they decide, "*We're not performing maintenance on that anymore,*" then it puts the CDD back in a position of having to maintain it.

Mr. Dale: But we would have an MOU, so they wouldn't be able to get out of it.

Mr. Showe: But it would create an obligation, at some point in the future, should they fail to perform the maintenance or it fails or when a pump goes out, who makes that repair? All of those things have to be considered.

Mr. Dale: Right.

Ms. DeVries: Given what I've heard, I would be inclined to do an Easement Agreement, to allow the community to be able to put in their own funds, if they wanted to. I don't really see a reason for the CDD to be doing this. I don't see that we're fixing a problem or there's something that we need. I don't see the need for the aesthetics. I agree that Hammock Trace hasn't really asked for anything, but I don't think we're really in the business of fountains. We're in the business of taking care of our lakes and our ponds. We do want to serve the community, but I don't know. I feel like this is just a different ask than we get usually.

Mr. Rysztogi: Well, can I ask, why did we agree to put a fountain in Fawn Ridge?

Mr. Macheras: Jim can answer that. It's not in Fawn Ridge.

Mr. Dale: That's the important part.

Mr. Macheras: I think maybe there was a representative from Fawn Ridge, but the reason was we wanted something, correct me if I'm wrong, because I asked this question before. Kind of like the fountain coming from US-1. It was just as we enter the area. It really wasn't because of one particular community.

Mr. Dale: That was a small percentage of the reasoning. The larger part of the reasoning is it's a larger body of water and we were potentially having issues there. The bigger issue, though, that you just brought up that I want to hammer home, is it's not the Fawn Ridge fountain.

Mr. Rysztogi: My mistake.

Mr. Dale: I'll be blunt. Originally, when we started all of this discussion four plus years ago, we were actually looking into two fountains. One of them was going to go into the lake by Woodside Park. After many discussions and then asking residents and that kind of stuff, we just decided it was not feasible nor warranted. But the one that is near Fawn Ridge, not the Fawn Ridge fountain, did have more than just aesthetic reasons. It was for the body of water and

everything. I think in looking at some of this, I'm kind of bummed. I didn't think it was going to come in at this high of a number. The original discussions that I was hearing, we were talking \$3,200 or something like that. I guess kind of where I'm at, is it would be more palatable to me if we were talking a smaller number. Mainly because of what Jim just said, he's estimating \$1,000 per year roughly in savings. If you have a break even at a four or a five-year point, okay, I can justify that. But we're at \$9,300 right now and it's almost a bridge too far for me.

Resident (Tom Luckern, Hammock Trace): You only got one quote, right?

Mr. Moller: Yeah, I only got the one quote.

Resident (Tom Luckern, Hammock Trace): I told you that I purchased something for a pond in Maine in 2001.

Mr. Dale: Do we want to table this issue and come back to it and give Jim and Tom the opportunity to see if they can come up with another proposal?

Ms. DeVries: I want to thank Tom for coming to the meeting and talking to us. We love to have our HOA representatives at these meetings. We do want to serve the community, but this particular ask, has a little bit of a higher price tag and I'm kind of looking at it going, *"Okay, why are we spending that? We really need to justify that amount."*

Mr. Dale: Right. Again, I want to build on that. Tom and his community have always been very supportive of everything that this Board has done over the past several years and we appreciate that very much.

Resident (Tom Luckern, Hammock Trace): I'm generally happy with the way this Board is moving. One of my arguments, was the fact that we could maybe get smaller interest in that end. What you do with the park is wonderful.

Mr. Dale: As well as what we're continuing to do at the park, because there are additional changes coming.

Resident (Tom Luckern, Hammock Trace): That dog park is wonderful.

Mr. Dale: Yep.

Resident (Tom Luckern, Hammock Trace): I take my granddaughter to the playground when I can, but I can't take her there if it's 90 degrees.

Mr. Dale: Yeah.

Resident (Tom Luckern, Hammock Trace): Everything's too hot. You can't even touch it.

Mr. Moller: Yeah.

Mr. Dale: Well, we got electric going in today to the center of the field and with any luck, that will help with maybe future *Music In The Park*, *Movies In The Park*, all of that kind of stuff.

Resident (Tom Luckern, Hammock Trace): At the playground, maybe you can have more of a canopy type thing, like we have at Suntree.

Mr. Dale: Right.

Resident (Tom Luckern, Hammock Trace): Have a little shade area for the kids to play in.

Mr. Moller: Yep.

Resident (Tom Luckern, Hammock Trace): So, they're not playing in the dirt.

Mr. Dale: Well, then in order to get things rolling, what I'm hearing is, let's table it. Let's see if we can get some other numbers here and something that would be a little more palatable.

Resident (Tom Luckern, Hammock Trace): That sounds good.

Resident (Tom Luckern, Hammock Trace): I did this for many years as a contractor in the Northeast. I negotiated everything.

Mr. Dale: I'll be blunt. Based on past discussions and the things that I had heard thrown around, I was imagining it was going to come in at \$5,000 or under.

Resident (Tom Luckern, Hammock Trace): Yeah, that's what I expected too. This company does a lot of customized work and things like that. I know that.

Mr. Moller: Reach back out. I don't know enough about fountains.

Resident (Tom Luckern, Hammock Trace): Can I send some stuff to you?

Mr. Moller: Yeah.

Mr. Dale: Let's do some more homework, is what I'm hearing from the Board.

Mr. Macheras: The only question that I had, you had mentioned something about trenching. Is it going to be the fountain cost, electrical cost and is there something else?

Resident (Tom Luckern, Hammock Trace): It's all one cost.

Mr. Moller: No. The trenching of the electric.

Resident (Tom Luckern, Hammock Trace): We've got about 60 feet of lines that go in the ground.

Mr. Macheras: So that would be part of the electrical?

Resident (Tom Luckern, Hammock Trace): Yeah.

Mr. Dale: That would be on them.

Mr. Macheras: Okay. I just want to make sure that we get all of the information.

Resident (Tom Luckern, Hammock Trace): The electrician will handle that with Code Enforcement. Then we'll have trenching down through to the pond of 65 feet. We're going to need probably 150 feet, rather than having it serviced by a boat.

Mr. Macheras: Right.

Resident (Tom Luckern, Hammock Trace): What you do is maybe anchor to both sides of the pond on a nylon, so you could just bring it in to service it and pull it back out. It would only take 10 minutes.

Mr. Macheras: Alright.

Resident (Tom Luckern, Hammock Trace): These guys came out and charged you what? \$500 a ton?

Mr. Moller: Yeah.

Mr. Macheras: I'll pull it for half of that.

Resident (Tom Luckern, Hammock Trace): It's ridiculous. If you could leave this matter open.

Mr. Dale: We're just going to table it.

Resident (Tom Luckern, Hammock Trace): I'll send Jim something to look at.

Mr. Dale: Yeah. We do appreciate everything you guys have done for us and for the District in the past.

Resident (Tom Luckern, Hammock Trace): Like I said, I can't ask for any more of our residents who just did this special assessment. Most residents in there have been there for a long period and never had a special assessment.

Mr. Dale: Right.

Resident (Tom Luckern, Hammock Trace): So that was the first one, there was a lot of whining.

Mr. Dale: I hear what you're saying about the HOA fees. I was surprised as heck, when I added up my Osprey HOA fees and found out that they were higher than the CDD fee.

Mr. Macheras: Well, you have the pool.

Mr. Dale: Yeah. So, it was interesting that the HOA fees are starting to surpass the CDD fees.

Resident (Tom Luckern, Hammock Trace): I've got two condos that monthly, cost more than what they pay at Hammock Trace.

Mr. Dale: Thanks, Tom.

Resident (Tom Luckern, Hammock Trace): Thank you for hearing me.

Mr. Rysztogi: Thank you for coming out.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. General Manager's Report

Mr. Moller: Pretty much Woodside Park, we'll be freshening up the mulch, fixing some of the doghouses that has some rot and stuff like that. That's coming up.

Mr. Dale: What about the weeds?

Mr. Moller: That's already been taken care of.

Mr. Dale: Okay, cool.

Mr. Moller: We talked about the paving project. I'm just waiting on Asphalt365 to get with me on setting the schedule. Brevard Electric is currently there right now, installing two receptacles at the fence line for any power needs for future events, especially the October Viera Voice event. I think that was part of the electric proposal that we had received before, in addition to the signs. That came in at \$3,000.

Mr. Dale: So, that will lower our overall electric quote.

Mr. Moller: Yes. That's why that number kind of struck me as funny. It was a lot longer run for \$3,000.

Mr. Dale: Right.

Mr. Moller: There is a small, gated fence area on the south side of the entrance to the preserve, right off of Viera Boulevard, that's being repaired and replaced. The fence is all just bent and rusty and falling apart. The same thing with the fence. So, Tom and his guys are getting that fixed up for the south entrance.

Mr. Dale: Thank you for jogging my memory. I got an email at the last minute, before the meeting and I just scanned it real quick. It was for the Templeton subdivision. A gentleman was talking about the same issue that we hear a lot, of people fishing behind people's homes, et cetera, et cetera. They were requesting that signage be put up by the lakes, which I think is very reasonable.

Mr. Moller: Yeah, we already have a lot of the signs already pre-printed.

Mr. Dale: I'll forward it to you and then let you get in touch with the homeowner, but it was in Templeton.

Mr. Macheras: So, remind me, because a neighbor of mine across the street on the pond, had an issue several years ago and he had a couple young kids fishing. They just gave him the run around that they had the right to do that, because there is a right-of-way. Are there some lakes different than others or every single lake behind private property, they're not allowed to go to?

Mr. Moller: Yeah, according to the CDD rules for the fishing policy, the right-of-way doesn't have any effect behind a homeowner's home.

Mr. Macheras: Okay.

Mr. Macheras: We haven't seen anything in years. But there were some people years ago, using that as an excuse and they would come to the Clubhouse and then just walk all the way around that lake through people's yards. So, I'm glad to know that's not acceptable or not allowed.

Mr. Dale: It is not allowed. I would be upset. I don't want anybody walking around my house.

Mr. Macheras: You don't know what language they speak.

Mr. Dale: Well and beyond that, we also have some people that aren't quite as scrupulous as other people and have nefarious purposes behind those houses.

Mr. Moller: Okay. For golf course maintenance, the next aerification is scheduled for the week of August 18th. They're going to be finishing up aerifying the fairways. As far as the greens, we're going to use that Air 2G2 machine, so we're not going to be pulling cores. So, we'll see, really no downtime on the green repair. Landeer will be coming out to raise that cart path on Hole 17. Wes and his guys are going to rent a rototiller and are going to level off all of the transition areas on the golf course, where the cart path and the turf meets, where it's all potholdy and rutted up and nasty. There is plenty of Bermuda mixed in there, so they are basically just going to add some compost to it, rototill it up, roll it smooth, rope it off and let it grow back and heal. So, we'll get a lot of those areas fixed. The pump station has been down for the last two weeks, pretty much, with a lot of the brownouts that we've been having. We lost our programmable logic controller (PLC). The pump station is about seven years old. Overall, it's in great health. It's a Rain Bird pump station. Trying to hunt down that part was a nightmare. It took

10 days, just to have it shipped to us. In the future, we might want to look into retrofitting the board, which would probably be in the \$50,000 range.

Mr. Dale: When you say future, what do you mean?

Mr. Showe: Near future.

Mr. Moller: A couple of years.

Mr. Dale: So, we can wait until next year's budget discussion.

Mr. Moller: Yeah. It's not going into the 2026 fiscal budget.

Mr. Dale: Thank you. Can we add that to the Reserve Study?

Mr. Moller: Yeah, I can do that. Everyone saw the June financials. We had a great June. Gross revenue was \$225,582 for golf. For the prior year, June of 2024 was at \$179,800, for an increase of 25%. Expenses were at \$191,000, versus \$181,000 for last June. We had an increase in expenses of 5.5% and an increase of revenue by 25%. Golf net profit was \$34,238. The average net profit in June, was \$3,400. This June was our best golf to date, as far as net profit.

Mr. Dale: Nice.

Mr. Moller: June food and beverage gross revenue, was \$76,000. Last June, was \$75,000, for an increase of a percent. Expenses were \$39,691, compared to last June of \$38,000, for an increase of 2%. Cost of goods was \$36,883 and last June was \$34,000, for 7% increase. Labor cost was at 43%, which was pretty good. I'm trying to keep them at around a 40% labor cost. Total net profit for June was \$34,314. So, that brings us to \$419,506 net profit year to date, as of June 30th. Last year, as of June 30, 2024, we were at \$315,000. So, we're 33% better than last year in our net profitability. This June actually makes the restaurant five consecutive months of turning a profit. This is the only year, at this point of the year, that food and beverage have been in the black. They're sitting at a net profit of \$4,796, as of June 30th. So, as of yesterday in July, golf round revenue is sitting at \$146,000. Last year, at this time, we were at \$135,000. So, we are doing about \$11,000 better in just round revenue. Last July, we finished at \$139,000, so we're already better than last July's finish. The restaurant is pretty much the same. They're sitting at \$70,000. Last year, we were at \$67,000 and the restaurant finished at \$69,000. So, basically, whatever we made today is above and beyond what we did last year.

Mr. Dale: I will also point out, that not only is that the best year for the restaurant to date, but in the past five years, that's probably the best year in the past 10 years. The reason I mention that, is even when it was Divots, I know there were a couple years, where there was a \$7,000 or

\$10,000 profit, but those years did not include a lot of the utility costs on the restaurant. So, Divots during those years, lost money. It did not make money, as compared to the expenses on the restaurant that we have right now. So, this is probably the first time in 10 years, that the restaurant is turning a profit.

Ms. DeVries: Well, I would say ever.

Mr. Dale: Yeah, it could be. I've only been able to go back so far, but you very well could be correct, Jen.

Ms. DeVries: Yeah. Of course, you're right. We don't have records beyond that, so we don't know for sure.

Mr. Dale: Jason does, but he keeps those all secret.

Mr. Showe: They're very secret. Yes, I've got them right here.

Mr. Dale: They're like the Epstein files.

Mr. Showe: No, no, no. I'll send them all to you, Rob and provide you access to our server.

Mr. Dale: But, yes, you're correct. This could be the first time, when you factor in utilities, that the restaurant has ever turned a profit.

Ms. DeVries: I just want to say, what I'm seeing right now, are the best numbers we've ever seen.

Mr. Dale: Yep.

Ms. DeVries: So, kudos to the whole team.

Mr. Showe: Absolutely.

Ms. DeVries: Because it's fabulous. I'm really happy with those numbers. I want to thank Jim, Jen and everybody.

Mr. Moller: Thank you. So, I have one more piece of good news and then I'll give you the bad. Summarizing the entire operation year to date, our revenues are up 10% over last year and our expenses are only up 6%. The bad news is, going forward, July, August, September, are notoriously red months, as it is 90 plus degrees. Rounds are down. The average monthly losses for golf, is a \$22,000 loss per month and the average food and beverage, is about a \$2,000 loss per month. So, our goal is to not do that. I've instructed a lot of our leads, to wait until October 1st. So, we're basically just in necessity, purchase mode right now.

Mr. Dale: Because our net profit right now, currently sit at about \$420,000. Correct?

Mr. Moller: Yup, \$419,500.

Mr. Dale: At what point do we get another 1%?

Mr. Moller: \$450,000.

Mr. Dale: At \$450,000 for our employee bonuses.

Mr. Moller: My goal is to not drop below \$400,000, because making another \$30,000 in these next three months, is going to be hard.

Mr. Dale: Yeah, I get it. I think we need you going door to door though, Jim.

Mr. Moller: I'll just jump into golf operations. We have a huge tournament on September 5th, for the junior achievement of the Space Coast. They have 120 golfers coming. They are pre-purchasing 400 cans of beer. So that's a couple thousand dollars of profit there.

Mr. Dale: For this fiscal year.

Mr. Moller: I know. For some reason, I was thinking it was November, but they're going to do a Bloody Mary bar. So, having 120 golfers in the heat of September, should be a great tournament.

Mr. Macheras: Is that on a Saturday?

Mr. Moller: Actually, it's a Friday.

Mr. Dale: You couldn't get that on Thursday?

Mr. Moller: Dave and Phil and Darren's junior camp, went well. They had about eight campers. There was great success, great feedback. One request for marketing, I know we talked about getting a fire stick for one of the TVs in the pro shop.

Ms. Webb: I have one, but I don't have an extension.

Mr. Moller: Okay. There should be one there. The TV is plugged in. There should be a dual outlet.

Ms. Webb: I just don't want it hanging off of the TV. I would like to attach it to the wall.

Mr. Moller: Well, that's at the Hook & Eagle. I'm talking about at the pro shop. There's one TV that no one ever turns on. It would be great just to run that in the pro shop as well.

Mr. Dale: I thought fire sticks just went into the TV.

Ms. Yelvington: They do. There are different kinds.

Mr. Macheras: You can do both, with the HDMI and the USB right in the TV. You don't need an outlet.

Mr. Showe: As long as one is available.

Mr. Macheras: It's at the end of the TV. So, you don't need an outlet.

Mr. Dale: Yeah, it just goes into the HDMI.

Mr. Macheras: It has to send the signal to the TV and then it has to get power. You're going to have both of those. Any Roku does the same thing. You could plug the USB in there or put it in a block.

Mr. Dale: I'm basing it on my Roku.

Mr. Macheras: Yeah, so you can put both plugs in the TV.

Mr. Moller: Every TV has a dual outlet there. There's usually one available.

Ms. Webb: So, the TV that I did put in there that we were going to use at the amenities....

Mr. Moller: That's the Thor Guard. It's at the other end of the pro shop.

Ms. Webb: I know, but I have a Roku for The Weather Channel.

Mr. Moller: There's a laptop right there that's running an HDI signal to that.

Ms. Webb: Okay. So, then we can take that plug out of it, because I set that one up specifically to do it and they took over it.

Mr. Dale: They stole it.

Mr. Moller: That's the one Dave uses for his tournaments. In a nutshell, can I have one more fire stick?

Ms. Webb: It's got a fire stick in it. Then all of a sudden, it was running The Weather Channel and I'm like, "*What are y' all doing?*"

Mr. Moller: I'll take a look at it on Monday. I won't be there tomorrow.

Ms. Webb: Because the fire stick should be in it. That was the intention.

Mr. Moller: Gotcha.

Ms. Webb: Then we can just move it to there. I bought another one for the restaurant.

Mr. Moller: Okay. Tomorrow I will be in Sarasota, representing Central Florida in the Florida State Championships for Superintendents.

Mr. Macheras: Yay!

Ms. Yelvington: Yay!

Mr. Moller: Hopefully I do well and go to nationals. This is for GCSAA.

Mr. Dale: For anybody that saw the new Happy Gilmore 2 movie, Jim made the extra step. He had his ligament cut so he could get more torque in his turn. He's going to represent

Viera East very well. For anybody who has no idea what I'm talking about, go watch Happy Gilmore 2.

Mr. Macheras: I haven't seen it yet. It made \$26 million dollars in a week.

Mr. Dale: Wow!

Mr. Moller: It's Happy Gilmore.

Mr. Showe: If you like the first one, you'll like this one. If you didn't like the first one, you are not going to like this one.

Mr. Dale: That's like all Adam Sandler movies,

Mr. Showe: Pretty much.

Mr. Macheras: Is it two days?

Mr. Moller: No, it's just the one day. It's on Longboat Key. In fact, I'm driving over as soon as the meeting's done.

Mr. Dale: I think we got a couple of more hours more, though.

Mr. Moller: For the restaurant, Pete finished up that back storage shed. The girls are utilizing that. We've got some organization going on in that little shelving area with some baskets. So, it's not all just boxes and junk over there. Lacey's been helping Kyrie and Jen with scheduling and inventories and stuff like that. So, it's really coming together.

Mr. Macheras: Good.

Mr. Moller: That's pretty much all I have other than questions.

Ms. Yelvington: How's the new system working out?

Mr. Moller: Good. We've had some bugs throughout it. Actually, one was for gift cards and I just had to order a Bluetooth barcode scanner, because it won't read the magnetic strip. It will only read the barcode. So that'll come. Because you can purchase a gift card in the golf course and use it in the restaurant, but right now, you can't buy it in the restaurant until I get the bar code scanner.

Ms. Yelvington: Do we have new menus coming out at some point?

Mr. Moller: We're currently working on the new ones. Probably about October.

Mr. Dale: I have two things for you. One, you told me at one point, that you and Lacey we're working on developing some kind of a plan for counseling employees and stuff like that.

Mr. Moller: Yeah. So basically, each department head, have protocol for employees. Depending on the employee, any verbal interactions as far as disciplinary, still needs to be

documented. In the past, a verbal was just a verbal and we weren't documenting it. So, now any verbals in addition to written warnings are documented and put in the employee file.

Mr. Dale: Alright, well, thank you guys for putting that together. I know that's a lot of work, but I appreciate you guys working on that. The other thing, I don't recall where we are at with this, but at one point, we had spent a lot of time talking about a retirement plan, such as an IRA or Sapphire.

Ms. Yelvington: It was a SEP. We talked about 457 plans.

Mr. Moller: Yeah, that's where I kind of went off of the rails. I had no idea what you guys were talking about with the 457.

Mr. Dale: Yeah, yeah, yeah.

Ms. Yelvington: You brought back the Charles Schwab SEP thing. What happened with that?

Mr. Moller: Honestly, nothing.

Mr. Dale: What jogged my memory, was when I was looking at the budget, I saw we had a retirement plan allocated and there was \$6,000 or something like that.

Mr. Moller: So, if you guys are fine, I can get the ball rolling with the Charles Schwab SEP plan.

Mr. Dale: Whichever one you feel.

Ms. Yelvington: Jason, were you going to be looking into what kind of plan we're allowed to have? Do you remember when we had this discussion a couple months ago?

Mr. Dale: On top of that, I thought part of it was we were checking to see if we were eligible for the State plan in any capacity, given that we're a Special District.

Ms. Yelvington: Right.

Mr. Showe: Well, I know we looked at the FRS, which you would be eligible for. As I recall, we did look into that. Several of our Districts have looked into it as well, the Districts that have employees. However, it creates an overly burdensome reporting mechanism that you have to do, even if you choose to leave the system later.

Mr. Dale: You need to have a third-party administrator (TPA).

Mr. Showe: It's significant.

Mr. Dale: Which is going to cost you \$5,000 a year or something.

Mr. Showe: Yeah, it was a lot. Most of our Districts that have looked into that, have declined to do the FRS. They just figured out their own system, if they want to offer that as a benefit. I'll dig back through my emails and see where we were on that.

Ms. Yelvington: Yeah, I think we need to table that one and come back to it in more detail, because I just don't know if that's the right type of plan. It just doesn't strike me as being the right one.

Mr. Dale: Yeah, I mean, I like FRS, but having to shell out for a TPA...

Mr. Showe: Yeah and I also believe, as I recall, there are other reporting things that you have to do constantly, to be a part of that plan.

Mr. Dale: Usually, the TPA will keep you out of trouble with that though.

Mr. Macheras: I would say for the workshop next month and I remember the discussion too, but the parameters that I think we have to look at, is when you are vested or how long you have to stay in.

Mr. Dale: Well, we did and we had given them some guidelines on that. I don't recall where we were at.

Ms. Yelvington: I think it was immediately vested.

Mr. Moller: Yes, I do remember that.

Ms. Yelvington: I just don't know that SEP is for a government, if they are employees of the government or employees of the District?

Mr. Moller: I think if you look at anyone's tax statements, we're employees of Applied Business Solutions.

Ms. Yelvington: Oh, right.

Mr. Showe: I think they just process that. I believe they're probably employees of Viera East. They're governmental employees.

Ms. Yelvington: Yeah, so if they're governmental employees, I don't know that SEP is the right one.

Mr. Dale: We run into some issues.

Ms. Yelvington: It's easy, but I don't know that it's the right one.

Mr. Dale: Applied Business has no plan available?

Mr. Moller: I don't remember. I think I just went to Charles Swab and Fidelity and all of the IRA ones.

Mr. Showe: I would check with them, because if they administer something, the reporting and all of that gets handled through that.

Mr. Dale: Right.

Mr. Showe: It's a lot more streamlined process.

Mr. Dale: Right.

Mr. Showe: It just becomes part of open enrollment.

Ms. Yelvington: Are they just a PEO? Is that what Applied Business Solutions is?

Mr. Showe: They just process the payroll.

Mr. Dale: But anyways.

Mr. Showe: We'll dig that out.

Mr. Moller: I'll have information for the workshop.

Mr. Dale: I want to focus on retaining our employees, as we have a lot of good employees and I want to keep them. That was my only question for you.

B. District Manager's Report

Mr. Showe: The only thing is, obviously your Form 1s were due by July 1st. If you haven't completed them, you still have time, as they don't start fining until September.

Mr. Dale: That's the financial from?

Mr. Showe: The financial disclosure for 2024.

Ms. Yelvington: Would you check on us?

Mr. Showe: I'm going to have our accounting or recording secretaries do that. Since it's all done through that portal now, I don't really have access to check it, but they can do that. We'll send you general reminders. We don't want anybody to get fined, but that happens in September.

Mr. Dale: I checked Bill out. I couldn't believe that guy's a multimillionaire. That was intriguing.

Mr. Showe: The only other thing I'd say, when it comes to the discussion on the fountain, to echo what Bill indicated, some of our Districts are in similar situations to you guys, where you've got multiple communities asking for multiple things. We do have several Districts that have instituted similar policies, kind of to what Bill was saying with the fountain, where you allow a community to put a fountain in, but it's their cost, it's their maintenance, it's their fountain.

Mr. Dale: Right.

Mr. Showe: That's a very reasonable policy, should you choose to look at something like that, as it may be a way to, you know, kind of set a future policy of how you deal with the communities. You can certainly make exceptions to that as a Board, but that's a very reasonable way. You guys are in a unique situation where you have a significant amount of HOAs, a significant amount of neighborhoods, a significant amount of ponds and there could be multiple requests that come this way.

Mr. Dale: There are 84 ponds.

Ms. Yelvington: Yeah, we need to have some kind of guidelines or how we make that decision. We don't have a policy. That's important.

Mr. Showe: We have a particular community in Orlando that's not dissimilar. They have six different communities, all with six different HOAs and their policy was, *"If you want to incur the cost of putting the fountain in, maintaining the fountain and paying the electrical, you can put it in. But it's clear that that's your fountain and if something happens to it, everything is on you as an HOA to get it repaired."*

Mr. Macheras: That is a great idea and you brought up a great point earlier, because I've run into this before in other situations, where if somebody says, five years from now, that they no longer want the fountain, it reflects on us. So, like you said, there has to be a penalty or whatever, not that I'm expecting that, but it's just like we might have areas that are supposed to be mowed by somebody else that isn't. Well, at the end of the day, it's our community that looks bad.

Mr. Showe: Yeah.

Mr. Macheras: That's something that I would be open to. We don't really get a lot of requests, but if we do, whatever those might be, there is a give and take, because we represent over 4,000 homes and I don't think that's unfair. If you're not willing to pony up a little bit, then you don't want it bad enough.

Mr. Showe: There is kind of a test of, does this benefit everyone?

Mr. Dale: That's why I was asking Jim, the cost savings question, because if there is a savings...

Mr. Showe: That gets factored in. But again, I think you kind of look at decisions, especially, again, with the size of your community and how much it encompasses, you have to

look for a public benefit for everyone and kind of sell that a little bit. With other communities, it's a little different. There's one HOA, everybody lives in the same community, but this is a unique situation.

Mr. Rysztocki: So, yeah, they can ask for something, but that doesn't mean that the HOA can afford it. It doesn't mean the CDD would even consider it.

Mr. Showe: Right.

Mr. Rysztocki: I think they just look at the numbers.

Mr. Showe: Yeah. But again, I just want to let you know, again, based on experience, that's a very reasonable policy, given the type of communities that you have here.

Mr. Dale: Got it.

Ms. Yelvington: Do you have a sample policy?

Mr. Showe: This Board didn't set a policy. They just said, *"We are not going to put any fountains in, but if a community wants to put a fountain in..."*

Ms. Yelvington: I see. So, it's not a written policy.

Mr. Showe: It's not a written policy. Now what we do, is when they want to put one in, we do an agreement similar to what we said, that just says, *"We are allowing you to put this fountain in. But everything about the fountain is at your cost, your responsibility. We are not insuring the fountain. That becomes your insurance responsibility."*

Mr. Rysztocki: But once we allow that, though, don't we assume some kind of risk, like if somebody got hurt?

Mr. Showe: Ultimately, it's your property. There is going to be a risk no matter what. Just when people walk on your sidewalks, there's a risk. There is an inherent risk, but that's why you make those agreements. You put liability clauses in those agreements that say, *"The HOA will list the CDD as an additional insured for this item."* You do some insurance provisions for that. But to the same point, should they just decide to abandon the fountain, then you're left with the decision of whether to go and yank it out. There's always a worst-case scenario.

Mr. Rysztocki: Right.

Mr. Showe: That we typically don't see, but we have to plan for it. That's all I have.

C. Lifestyle/Marketing Report

Mr. Dale: Alright, Lifestyle/Marketing Report.

Ms. Webb: I don't have much. Johnny Danger is going to be there on Saturday night.

Mr. Dale: Woohoo!

Ms. Webb: Then we have Grace's 70th birthday. We've been mixing all of these big birthday parties with busy nights. So, our Saturday nights have been packed, which is good. We like it packed. People are commenting about our Friday and Saturday nights.

Mr. Dale: I said something to Jen, but I really think Saturday night is going to be jam packed. We're going to need every table and every chair, like the fold outs and all of that kind of stuff. So, whatever we need from the guys to help with setup and all that kind of stuff...

Ms. Webb: They definitely need people on the patio for sure.

Mr. Dale: I talked to her about that also and she said that she had extra people on for that evening.

Mr. Rysztogi: What type of music is this?

Ms. Webb: Johnny plays probably 80s, 90s rock and roll.

Mr. Dale: He's got a large following locally.

Mr. Macheras: Johnny Danger has a good following, great music. It's nice for us to have him.

Ms. Webb: Actually, I got him signed up twice.

Mr. Macheras: Good.

Ms. Webb: I think we booked him again in October. Mr. Ryan Gates is going to be here next week. It's his first time. We get some of our staples. I'm trying to stay within my music budget, so we don't go out of control. Every month we have somebody new, because we just want to experience some new stuff.

Mr. Rysztogi: Sure

Mr. Dale: I will congratulate you. I was looking at the budget and Jason, correct me if I'm wrong, I know I'm getting a little in the weeds, but it looked like year to date, you are well under budget.

Mr. Show: Yeah, it appears to be.

Ms. Webb: I negotiate well.

Mr. Dale: Without getting into the weeds on that.

Ms. Webb: So that's the big thing. Even with it being hot, people are coming to *Music On The Patio*. That's what I'm trying to express to people, that they like being outside even when it's hot.

Mr. Dale: What are our two busiest nights?

Ms. Webb: Friday and Saturday night. Actually, I looked at salsa and trivia nights and I'll tell you, they're very slow throughout the day, until around 5:30 p.m. or 6:00 p.m. and then it picks up. We generate \$1,700, almost \$1,800. There were probably 18 tables up until trivia and then they were packed. So, people are coming, and it's normally people who don't come. So, I'm happy that we can finally find a medium ground for everybody in the community, that they're enjoying something from there. But that's really all that I have right now. I want to get Pete to put up the book.

Mr. Dale: The library.

Ms. Webb: Library for the park.

Mr. Macheras: Cool.

Ms. Webb: I put in a couple of books. I'm trying to add a little bit more things. A couple of people reached out to me about renting out the park. I told them that there are rules and regulations and they can't go inside of the dog park, in case there are birthday parties for the dogs. They can't bring any food into the dog park. They can outside, but not inside. I think I get more phone calls from the people about birthday parties at the dog park, than I do for anywhere else. So that's been busy. The Farmers Market has been going really well. I just got done taking a course about produce in the State of Florida, about how we can get Farmers Markets and produce for these markets. I will tell you, everybody who complains about produce at Farmers Market say, "*Well, that one down there has it.*" I spoke to a lady from the University of Central Florida, who told me that there are only two Farmers Markets in Brevard County, that you can actually get real fruit and vegetables from a farm. All the other ones, actually go out and either get them from Costco or Aldi's. You have to have a special license to actually have produce at Farmers Markets. If you're going to say, "*This is a Farmers Market,*" you have to show a license stating that you got your products from the farm. A lot of it would be from their backyard, which is illegal to sell at Farmers Markets, because they're not allowed to sell fruit from their fruit trees or they're buying from wholesalers like Costco and selling them at Farmers Markets as farm goods.

Mr. Dale: Have we seen that at potentially any of the other Viera markets?

Ms. Webb: Well, I know Viera does have a farm produce lady. She doesn't have a farmer page or a web or Facebook page. She is basically someone who said, *"I'm going to go buy some fruits and vegetables and sell them to you at an upscale price off of what I bought from Aldi."*

Mr. Dale: Would that be a liability to the District?

Ms. Webb: 100%. However, I do have the farmers that are legitimate. I've already talked to them. They don't need to come to us to sell their produce. They ship it everywhere. They do have a farm to door delivery. Then we have another one at Wickham Park, that is from an actual farm that is not even in Brevard County. They're from a Central Florida farm and that's through the University of Florida. They're the ones who actually provide the stuff for the city. So, if anybody says anything to you about the Farmers Market or complains about our Farmers Market not having fresh fruits and vegetables, first of all Florida does not have the same agricultural liabilities that up north has. A lot of people that are coming here, come from up north, where there are larger farms and cooler weather. They can have these large produce at Farmers Markets. We have oranges and those type of things. However, they cannot bring oranges off of citrus trees and sell them without a farm license. Farm in Florida means freshly made products, like fresh hummus, fresh breads, meats that are not fresh meats and not injected with anything. We also have fresh baked goods. So, in the State of Florida for Farmers Markets, that's what it means. I'm just letting everybody know. Our Farmers Markets in Florida cannot be replicated like up north. So, if you go to a Farmers Market and you're buying fruit from them, if you want to know if it's coming from a real farm and you're buying fresh non-injected and fresh things, ask them for their farmer's license or certification. Otherwise, you're buying their fruits from Aldi or Costco or Sams or them. They go out, buy them and sell them to you above cost. So, just to give some education. That's all.

Mr. Dale: Thank you, Michelle.

Ms. Webb: You're welcome.

EIGHTH ORDER OF BUSINESS

Treasurer's Report

A. Approval of Check Register

Mr. Dale: Moving on to the Treasurer's Report.

Mr. Showe: In your General Fund, we have Checks #5484 through #5532, Checks #207 through #209 from the Capital Reserve and Checks #32716 through #32813 for the Golf Course

Fund, for a total amount of \$232,765.33. We would look for a motion of the Board to approve the Check Register or we can take questions.

Mr. Macheras: One quick comment. Whether I'm doing this correctly or not, I know sometimes when we get to this point, all eyes are on me. So, a lot of times, questions that come up, are questions because I go over and sign them and I think you do too when the staff is there. A lot of questions that are asked, are questions that I've already asked too, because I know in the past sometimes there have been a lot of questions, because maybe somebody didn't sign checks in front of somebody or ask them questions. Again, hopefully we're doing it the right way. Jason gives out the information. I usually don't have any questions, because I ask them when I sign them and a lot of times when I hear other people ask questions, they're ones that I've already asked. So, I just want to put that caveat, that as a Treasurer, a lot of these things that I see and I've got a couple questions tonight, is because I've already addressed all of those.

Mr. Dale: Right.

Mr. Macheras: So, I just wanted to clarify that.

Mr. Dale: Well, and I want to take that just a step further and thank you, Bill, because you take that extra step. You interact and talk with our staff. We've had Treasurers in the past, that didn't do that, that are lazy and show up on Saturdays and leave nasty notes for staff without interacting. That is not the way somebody in a leadership position should be conducting themselves and you do it the right way, which I appreciate.

Mr. Macheras: I appreciate Ron, because when I'm out traveling the world, Ron steps in for me and fulfills that position.

Mr. Rysztogi: It's never a problem.

Mr. Macheras: Alright. That's only question I had.

Mr. Dale: Thank you.

Mr. Showe: Is there a motion to approve?

Ms. DeVries: I did have a question.

Mr. Dale: Sure.

Ms. DeVries: Bill, you probably already asked it. On Page 128, there is a Regions Bank credit card. There are charges and credits for office visits. What are those for? Did we pay for somebody to go to the doctor?

Mr. Rysztogi: Yes, we did.

Mr. Moller: Yeah, Maddie.

Mr. Dale: Yes, we did.

Ms. DeVries: Okay.

Mr. Dale: It probably saved us money on our Workers Compensation.

Ms. DeVries: Okay. I'm fine with that. That was what I suspected, but it was an unusual charge for us.

Mr. Dale: Yes. I was a witness to it all.

Ms. DeVries: That's all I had.

On MOTION by Ms. Yelvington seconded by Mr. Rysztogi with all in favor the Check Register for June 20, 2025 through July 24, 2025 in the amount of \$232,765.33 was approved.

B. Balance Sheet and Income Statements

Mr. Showe: Behind that, is your Balance Sheet and Income Statement for June 30, 2025. No action is required by the Board. Obviously, Jim's kind of gone over a lot of the financials with you and it's there for you, but we have collected all of our assessments for the year. So, we're at 100% collected and we're in good shape.

Mr. Dale: That's not exciting. I want 101%.

Mr. Showe: Well, if you look at the General Fund, you're actually over collected.

Mr. Dale: It's still funny how we can do that.

Mr. Showe: Other than that, that's all we have.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Showe: We can go to Supervisor's Requests.

Mr. Dale: Bill?

Mr. Macheras: I had a list of stuff. Actually, I'm all good.

Mr. Dale: Ron?

Mr. Rysztogi: I have just one thing. I received an email about the Spyglass office building. Could you further give me information?

Mr. Moller: I think there was a little confusion on property lines.

Mr. Rysztogi: Right.

Mr. Moller: There was a strip that we were maintaining, in the past, that wasn't even our property. So, I think that was the area in question.

Mr. Rysztogi: It was sold by who?

Mr. Moller: The 7,000 building. Well, it's either the 7,000 building or the property right to the east of it. But yeah. So, the CDD property is basically to the end of the lake, probably about 15 feet from the parking lot. That area was mowed. The only area that I saw, that was a little unsightly, was when they went out and mowed it wet and they used a bush hog. A lot of the Bahia seeds probably just laid over and they pop back up. But you can tell it's being maintained.

Mr. Rysztogi: Okay.

Mr. Moller: So, the only change I'm going to make, is I'm going to have the guys mow that with the Z-Turn mower, rather than bush hog. It will just give a little better look.

Mr. Dale: Wasn't there a lot of the preserve area that was cut back, because of the construction that they're doing.

Mr. Moller: This is a totally different.

Mr. Dale: That's true. I saw your email and it's just that area around the lake, that we own.

Mr. Moller: Yeah.

Mr. Dale: Wonderful.

Mr. Rysztogi: Okay. Thank you.

Mr. Dale: Denise?

Ms. Yelvington: Nothing for me.

Mr. Dale: Jen, do you have anything?

Ms. DeVries: Nothing more. I said all of my things already.

Mr. Dale: Well. I should be able to get through mine in about 45 minutes, I think.

Mr. Moller: Just shoot me an email.

Mr. Dale: I have nothing additional. So, with no further requests, we will entertain a motion to adjourn.

July 31, 2025

Viera East CDD

TENTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman

