

*Viera East Community  
Development District*

*Agenda*

*December 18, 2025*

# AGENDA

*Viera East*  
*Community Development District*  
219 E. Livingston St. Orlando, FL 32801  
Phone: 407-841-5524

December 12, 2025

Board of Supervisors  
Viera East Community  
Development District

Dear Board Members:

The Board of Supervisors of the Viera East Community Development District will meet **Thursday, December 18, 2025, at 6:30 p.m. at the Faith Viera Lutheran Church, 5550 Faith Drive, Viera, FL.**

1. Roll Call
2. Pledge of Allegiance
3. Public Comment Period
4. Approval of Minutes of the November 20, 2025, Board of Supervisors Meeting
5. New Business
  - A. Logo Discussion
6. Old Business
  - A. Action Items List
7. Staff Reports
  - A. General Manager's Report
  - B. District Manager's Report
  - C. Lifestyle/ Marketing Report
  - D. Restaurant Report
8. Treasurer's Report
  - A. Approval of Check Register
  - B. Balance Sheet and Income Statements
9. Supervisor's Requests
10. Adjournment

# MINUTES

**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, November 20, 2025** at 6:30 p.m. at Faith Lutheran Church, 5550 Faith Drive, Viera, Florida.

Present and constituting a quorum were:

Jennifer DeVries  
Rob Dale  
Bill Macheras  
Ron Rysztogi

Chair  
Vice Chair  
Treasurer  
Assistant Secretary

Also present were:

Jason Showe  
Jim Moller

District Manager  
Golf Maintenance Superintendent

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Showe called the meeting to order at 6:30 p.m. All Supervisors were present with the exception of Ms. Yelvington.

**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'll open it up for any members of the audience who would like to provide comment. We have no members of the audience to provide comments.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the November 6,  
2025 Board of Supervisors Meeting**

Mr. Showe: Next is the approval of minutes of the November 6, 2025 meeting. Those minutes were included as part of your agenda package. We can take any corrections or changes at this time or we can take a motion to approve.

On MOTION by Mr. Macheras seconded by Mr. Rysztogi with all in favor the Minutes of the November 6, 2025 Board of Supervisors Meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**New Business**

**A. Consideration of Resolution 2026-01 Amending the Fiscal Year 2025  
Adopted Budget**

Mr. Showe: Next is Resolution. 2026-01. This is more of a paperwork issue. We do this every year. It's actually for a good reason. So, when we do your audits every year, they want to show a balanced budget between the revenues and the expenses. Obviously, in both the restaurant and the golf course, we performed better than what we budgeted for revenues. So naturally, we just need to amend the budget to reflect those higher revenues and then the offsetting expenditures. This is more or less just a cleanup item, so when they go to do the audit at the end of the year, we have a balanced budget.

Ms. DeVries: I was wondering about this. Why does it show a loss of \$15,000? I was wondering why we are seeing this budget again. It's way, way down there and I don't have a way to jump to the page.

Mr. Showe: We're actually balancing the Hook & Eagle with a transfer in. There's a transfer into the golf course. So, it's kind of an offsetting expense.

Mr. Dale: So, in other words, you're zeroing that out.

Mr. Showe: Correct.

Ms. DeVries: Okay. It looked like you made it -15. That was what I was questioning. I'm so happy that the restaurant made money and it looks like it didn't. It looks like it's -15. I don't know what page it is on.

Mr. Showe: Page 79.

Ms. DeVries: It looks like we have a loss. Then our revenue numbers are lower on this than they were in the actuals.

Mr. Showe: Well, this isn't last year. This is actual. So, there is a revenue of \$943,569.

Mr. Moller: It's the bonuses.

Ms. DeVries: I should have brought this up earlier, but I just saw it. Okay. I'm reluctant to approve this as written.

Mr. Showe: I will note that we do need to have this at least approved on paper, prior to the end of the month or else we're going to have a note in the audit that we didn't budget in time.

Ms. DeVries: Okay, I guess we'll note for the record.

Mr. Dale: Good thing we had a quorum tonight.

Mr. Showe: I mean, typically, otherwise we have it signed by the Chair and then executed or ratified later.

Ms. DeVries: If we could amend it, we'll approve it as amended. That would be great.

Mr. Showe: So, in your financials that we approved last month, the revenues are correct. \$943,569. That's the same match.

Ms. DeVries: The expenditure should be less than that. So, is that positive? That actually sounds like a positive \$15,000.

Mr. Showe: So, what I would do, is approve this subject to me verifying it with our accounting staff to have it corrected. I think Jim's correct. They may have thrown the bonuses in.

Mr. Dale: There's no reason why the numbers from last month...

Mr. Showe: The revenue side is fine. It looks like it's all on the salary side.

Mr. Moller: I'm thinking they might have reported the bonuses.

Mr. Dale: Right. I bet you that's what happened.

Mr. Showe: So, given that, I would recommend approval, subject to us verifying it.

Mr. Dale MOVED to adopt Resolution 2026-01 Amending the Fiscal Year 2025 Adopted Budget, subject to the District Manager's verification of the bonuses and Mr. Macheras seconded the motion.
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Ms. DeVries: Is there any further discussion?

Mr. Macheras: Is that's something, once you all get that, you just shoot us an email?

Mr. Showe: Yeah, absolutely.

Ms. DeVries: Okay. So, it would be subject to the verification and correction.

Mr. Showe: Yeah.

Ms. DeVries: Alright. That's my only comment on it.

On VOICE VOTE with all in favor Resolution 2026-01 Amending the Fiscal Year 2025 Adopted Budget was adopted, subject to the District Manager's verification of the bonuses.

**B. Consideration of Well Easement Agreement**

Mr. Showe: The next item we have, is we wanted to have some Board review of the agreement. This is kind of what District Council came up with. Essentially it's going to have two phases. The first phase is we're approving it for them to do the investigation. We have kind of a chicken and egg situation where they need to show some approval that the District is okay with the process, before they can do the environmental evaluations. So, basically this just says we're okay in concept with it and then they have 90 days to perform an environmental assessment and provide us the information of the plans that they're going to do. So, if that doesn't happen, then we don't go to Phase 2 and the agreement is canceled. So, I think that gives them what they need to get started. I'm still waiting on comments from them. So certainly, if the Board is amenable, you could approve this in substantial form, subject to corrections or changes from the other side or we can bring it back at a future meeting as well.

Ms. DeVries: Okay. I noticed that we wrote a check to our lawyers for over \$5,000. Was that for this?

Mr. Showe: We've had several issues that we've been dealing with them on. This is one of them. We also had the fountain agreement that they were working on.

Mr. Macheras: Was that a check that I signed a couple of weeks ago?

Ms. DeVries: It was November 6<sup>th</sup>.

Mr. Macheras: Wasn't there some stuff for the defamation research?

Ms. DeVries: Alright. That's in there, too. I was like, "*How much are we paying for this agreement?*"

Mr. Macheras: Yeah, because I asked Jason about it last week.

Ms. DeVries: Yeah.

Mr. Macheras: It breaks it down per lawyer, per what they get per rate. Because I was curious too, but they do a good job of telling you what went where for what issue.



Ms. DeVries: So maybe a third of that \$5,000.

Mr. Macheras: If that much, because I think \$3,000 was for some of the other things.

Ms. DeVries: Okay

Mr. Macheras: Is this for somebody to pull water out of one of the lakes?

Mr. Showe: No, this is for them to put the well in.

Mr. Macheras: Oh, got it. I'm thinking, *"Where am I at?"* I'm thinking about the fountain. What did I miss?

Mr. Dale: We didn't shut them down, but we said, *"You're gonna have to fund the environmental study and all of that stuff."*

Mr. Showe: Correct.

Mr. Dale: It's just as cheap just to drill a well, you know?

Mr. Macheras: Right.

Mr. Dale: So why don't you drill the well.

Mr. Macheras: Okay.

Ms. DeVries: I guess I kind of went, *"Oh, we're paying to write the agreement for them."*

Mr. Showe: Certainly, if the Board wants, we can ask them for that. I mean, I don't know if they're mostly residents here, too. So, they're paying a portion of it.

Ms. DeVries: Yeah, they are paying a portion of it.

Mr. Showe: It is protecting District property. That's the way I look at it. I'd much rather...

Mr. Dale: What are we talking? \$1,000 or \$1,500?

Mr. Showe: I think it was probably in that neighborhood.

Ms. DeVries: Yeah.

Mr. Dale: I would like that point made to the HOA.

Mr. Showe: I got you.

Mr. Dale: That we have been very gracious on this issue.

Mr. Showe: Yeah.

Ms. DeVries: That we paid our lawyer to draft this up.

Mr. Showe: Yeah.

Ms. DeVries: Lawyers aren't cheap.

Mr. Showe: Correct. The alternative and you know, is to have them draft the agreement up with their attorney and then our attorney is probably going to rewrite the whole thing anyway.

Mr. Dale: Right.

Mr. Showe: I've just kind of learned in this business that sometimes it's better to just have it.

Mr. Dale: I get it.

Mr. Showe: Because our attorney is going to put a whole lot more protections for the District than their attorney would ever put in it.

Mr. Dale: We saved a lot of money.

Ms. DeVries: I had that comment and I had one more. This is just a little typo. Paragraph 4, line two should be VECDD.

Mr. Showe: You got it.

Ms. DeVries: That's all for me. Any other thoughts or comments on this? Are we ready to make a motion to approve it?

Mr. Showe: I would say make a motion, because again, I have not gotten comments back from them on it yet.

Ms. DeVries: Okay, so just do some FYI.

Mr. Showe: I would say you could make a motion to approve it in substantial form. If there are major changes, then I'll bring it back and you can delegate authority to the Chair to execute upon final version.

On MOTION by Mr. Dale seconded by Mr. Rysztogi with all in favor the Well Easement Agreement in substantial form, subject to any minor changes and delegation to the Chair was approved.

### **C. Review of Scope of Work for Patio and Sim Room**

Mr. Showe: We did ask Mr. Doug Bress, who attended the last meeting, to put together a scope of work for doing the drawings and the permitting. It's pretty minimal. He's looking at about \$5,000. Again, I've asked District Counsel to put together just a small front-end document for the District's purposes.

Ms. DeVries: Why would we do that? Does he not have a standard contract that he uses?

Mr. Showe: This is what he sent.

Ms. DeVries: Okay. Yeah. It's not really a contract.

Mr. Showe: Well, I mean, there are things that are probably not in his standard contract that we require through the Florida Statutes.

Ms. DeVries: Do we have a standard contract that we use just for contractors like that?

Mr. Showe: It kind of depends on what the work is. Since this is a narrower scope, we don't really have a design and permitting contract that I'm comfortable with right now.

Ms. DeVries: Okay. So, it would just be a standard contractor agreement.

Mr. Showe: I can look to see what we got. I might be able to come up with something and save a little bit of money.

Ms. DeVries: Yeah.

Mr. Showe: But again, we just wanted to show this to the Board. We're comfortable moving forward with it. I think Jim and I are, but we wanted to show you that, make sure there was no issues with moving forward and try to get an agreement.

Mr. Dale: Maybe we could cut and paste some of the agreements that we had with the previous contractor.

Mr. Showe: Well, the previous ones were more of construction in nature. I'll have to look to see what we've got.

Mr. Dale: Yeah.

Mr. Showe: This is more of a short-term scope. We can't fit a round hole in a square box, but we'll work on it. I think we can come up with something that works and they should have something to start with. Again, if there are no objections, we'll just continue pushing that way forward.

Ms. DeVries: It looked to me, I mean that's just my opinion, but I thought it looked very fair. So, any other discussion on it?

Mr. Macheras: No.

Mr. Dale: I thought it looked fair and I appreciate having a resident that also has a vested interest in the property.

Ms. DeVries: Right. I thought the scope of work looked good and detailed. It's the kind of thing that I'd expect on a scope of work and the price was fair.

**SIXTH ORDER OF BUSINESS****Old Business****A. Chairman Letter on Logo**

Mr. Showe: With that we'll go on to Old Business. We have the Chairman's discussion on the logo.

Ms. DeVries: Okay. I wanted to just briefly discuss last week's logo discussion, because I felt like we were not really given what we needed, in order to make a good decision. Let me elaborate on that. I did elaborate on it in a letter. I don't know if you guys had a chance to read it. In my opinion, if we are going to decide on a logo and we've been working on logos for a while. We had provided guidance on what we wanted to see in the logo. We had looked at logos. We provided additional guidance on ways that we wanted to vary the logo. Then in the day that we were supposed to decide on the logo, none of those logos were in our packet. What was there, was a brand-new logo that hadn't been flushed out. Flushed out to me means that you see the logo in the places where the logo would go. You also would see the colors that are going to be in the logo. You would see the various orientations of the logo. So generally, when you have a logo, there's a horizontal orientation like a short form and a tall form. Actually, a tall form is kind of more unusual, but you usually have a long one and you have a square one. They go in various places on social media and websites and all of that and you have your colors. So, on reflection of that meeting, first of all, I've asked that we take the logo that we chose and further flush it out. So, I've asked Jim and Michelle and I'm going to be working with them on that, to flush that logo out, make sure that we have colors, make sure that we have multiple orientations.

Mr. Dale: What does that mean though, exactly?

Ms. DeVries: I just explained it to you. Multiple orientations are wide, square, tall.

Mr. Dale: Well, that's why we vector.

Ms. DeVries: No, it isn't.

Mr. Moller: I think we have that. Michelle sent me the PowerPoint. Jen and I had a meeting before this.

Ms. DeVries: Right.

Mr. Moller: I tried to open it, but for some reason the file wouldn't open. Michelle had an issue trying to open it on her phone. I couldn't open it on my computer. So, she's got to get back with the graphic designer. But that's basically my understanding in talking to Michelle. He's going to have it on a mug.

Ms. DeVries: Yeah, showing it on the different things.

Mr. Dale: I guess what I'm asking, that I'm not clear on, are we talking about, like we did at the meeting, where we're talking about, you know, adding a color for this purpose or something, but not fundamentally changing the logo that the Board voted on and approved at the last meeting?

Ms. DeVries: I'm not convinced that's the answer. The reason is that I don't think that's the right logo. I think that we were not put in a position to make a good decision. I want to further flush that out and then I want to have us relook at it and to make sure that that's the best direction for us to go. I don't feel like we had what we needed to make a good decision, frankly.

Mr. Rysztogi: I tried to do some research on my computer, to find out where Jim got the basic idea. So, I researched everything from every combination of Heron's Landing to Palm Bay and I couldn't find that logo that you said was a revision of what you saw back down in Palm Bay. I couldn't find anything. I don't know where it came from.

Mr. Moller: Yeah, it's a newer development in St. John's Heritage. There's also the name of the golf course, which escapes me right now, but it has a heron on it. I showed it to you. I can't remember the course's name.

Mr. Rysztogi: I was just trying to see how close it was and what was presented to us, to what was already being used by somebody else. I didn't want it to be remotely close to looking the same.

Mr. Moller: It wasn't. It was a different type of bird, for one, it was more of a heron rather than a crane, but it just had that brushstroke effect instead of being like a silhouette of a bird.

Mr. Rysztogi: Okay. I was looking for that and couldn't find where it came from. That's all.

Ms. DeVries: I talked about this with Jim earlier. I first thought, well, we should really look at the logos that the graphic designer did, what we asked him to do. But in talking to Jim, I decided that what I want to do, is I want to work with Jim and Michelle and I want to flush out those other logos. We want to make the decision simple for the Board.

Mr. Dale: The decision has already been made.

Ms. DeVries: It has not been made, because there weren't colors. It was not vectored. We don't have what we need to make a logo decision.

Mr. Macheras: So, my question would be to...

Mr. Dale: I don't agree with that.

Mr. Macheras: To piggyback on what Rob said, if I'm to understand where you're coming from, then my assumption is that the motion we made had a whole bunch of ifs, ands, and buts.

Ms. DeVries: Yes, it did.

Mr. Macheras: Can somebody tell me what those were, instead of us just throwing them out?

Ms. DeVries: Well, you need to see the logo in multiple orientations. You need to see it horizontal. You need to see it vertical. You need to see it square. You need to see it on a website. You need to see it on a social media post. You need to see it on merchandise. You need to see it colored.

Mr. Macheras: You already said that. What does that have to do with not making the decision? Because what I'm hearing you say now, is we made the decision and we want to look at making sure that that decision is correct. It has nothing to do with the ones that we didn't vote for, unless you're bringing up something different, because I think those are off of the table.

Ms. DeVries: Okay.

Mr. Macheras: I'm just going by what we voted on.

Ms. DeVries: We did vote. It was three to two.

Mr. Macheras: Right.

Ms. DeVries: I think it was a bad decision and I think it was made in haste and I think it was made without all of the resources available.

Mr. Dale: I think we've been discussing the issue for three years.

Ms. DeVries: No, we've been discussing it since April.

Mr. Dale: No, we've been discussing it for many years, which is why we had many variations of the V.

Ms. DeVries: I don't know why we got away from the V.

Mr. Dale: Some of that came from you.

Mr. Macheras: I can tell you why.

Mr. Dale: This is why I asked my question, Jen. If what you're talking about doing with Jim and Michelle, is working on color schemes and variations and the processes of the crane, I don't care about that. But to me, the fundamental decision of the crane was decided at the last meeting.

Ms. DeVries: What if we color the crane and we put it in the orientations and it looks bad in the places?

Mr. Moller: There's no color.

Ms. DeVries: Are we not going to have a color?

Mr. Macheras: The crane is black.

Mr. Moller: It's just like this shirt.

Ms. DeVries: Okay.

Mr. Moller: So, in order to go on the shirt, the thread is that color.

Ms. DeVries: Right. So, what was it when you put it on like a letterhead or a website?

Mr. Moller: Black.

Ms. DeVries: Black? So, there's no color.

Mr. Macheras: So, here's a question. Have we had this discussion about our current logos ever? I'm just curious.

Ms. DeVries: Well, the current logos were handed to us.

Mr. Macheras: But I'm just saying. Have we had this discussion or this sense of urgency on the current logos that we have, ever?

Mr. Dale: Yes.

Mr. Macheras: As far as colors on the shirt, colors on the letterhead?

Mr. Dale: No.

Mr. Macheras: Never. Not that I know of.

Mr. Dale: That's what I'm saying. To me, it is not the purpose of the Board to get into the weeds and do the job of the graphic designers and that kind of stuff.

Ms. DeVries: I agree.

Mr. Dale: It's our job to do the strategic...

Ms. DeVries: The logo that we chose was not professionally designed and that is one of my issues with it.

Mr. Dale: I disagree. It came off of a site. I would pay money for it.

Mr. Rysztogi: My problem was, when this logo was presented to the Board, it was turned down.

Ms. DeVries: Right.

Mr. Rysztogi: It was rejected. So, you could argue the point. Okay, it's been rejected. So, in that case, discussing that logo has been rejected. So, let's move on.

Mr. Dale: There was another motion. That motion was defeated.

Mr. Rysztogi: Then you made a motion adding whether we use golf course or golf club, into the motion about the logo and tied it together.

Mr. Dale: Which was a new motion.

Mr. Rysztogi: Which was a funny way to change the logo issue.

Mr. Dale: Yeah.

Mr. Rysztogi: And then it passed.

Mr. Dale: Here's kind of where I'm at personally, because I get that it was a contentious vote. If people feel that they don't like the crane, make a motion now and let's move on, because we've spent the last three meetings, two hours at each meeting, which was on top of the year prior to that, of all the V discussion. I have zero desire to rescind that vote and to go back on what the Board decided at the last meeting. That's where I'm at. So, if somebody wants to change things, make a motion.

Mr. Moller: Yeah, because I had a meeting with Michelle and marketing. She has a great logo launch program starting Thanksgiving weekend to gradually roll it out.

Mr. Dale: How much money have we spent on the logo in the past two weeks? We had to purchase the logo.

Mr. Moller: I purchased the artwork for \$250.

Mr. Dale: And it got vectored.

Mr. Moller: I don't know what the cost of that was.

Mr. Dale: Yeah. So, I know there was graphic design work done. From my discussion with Michelle, it sounds like we've already dropped a couple grand on the logo.

Ms. DeVries: Okay, well, if you can make a motion. I can make a motion.

Ms. DeVries MOVED to pull the approval for the crane logo and go back to the designer and continue the discussion on the logo and Mr. Rysztogi seconded the motion.
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Ms. DeVries: Okay. Is there any further discussion?



Mr. Dale: Just one thing. I do not like the idea of going back and revisiting votes like that, especially on this one. Especially and I'm going to say it again, because I don't think people are listening, if you do this, it will be incredibly demoralizing for the staff. I said this in the original vote. That wasn't my favorite logo, but it's what the people that are working with this and that have to push it out, want.

Mr. Macheras: Right.

Mr. Dale: If you want to pull the rug out from them, good luck.

Mr. Moller: After the meeting on the 6<sup>th</sup>, I informed staff that this was approved. I showed some residents. Everyone loves it. Everyone loves the new logo.

Ms. DeVries: Everyone except the Board, because I don't think it represents Viera well.

Mr. Dale: Well, I'm a no.

Ms. DeVries: Okay.

Mr. Macheras: First of all, I appreciate that this was in the packet, because I would not have wanted to get this tonight without looking at it. So, I made a few notes. First, I'll piggyback on what Rob said. Well, let me back up. I'm glad that you didn't find anything on your search, because that goes to show that the crane is not out there everywhere.

Mr. Rysztogi: That's true. I did a lot of hours of work.

Mr. Macheras: I'm sure you did. Again, just going through the notes here that were in the letter, do you know how many high school teams are called the tigers or how many college teams are called the bears? Again, there could be a plethora of places called cranes. You were talking about some logos. Who was the assistant? What's his name?

Mr. Dale: Darrin.

Mr. Macheras: Sawgrass, there's sawgrass everywhere. Pine trees, there are pine trees everywhere. So, you know, as far as picking something that's used a lot, there's just so many things that you can choose. I'm glad when I heard you say that you searched and you didn't find a whole bunch of cranes.

Mr. Rysztogi: Of that log design.

Mr. Macheras: Which is good, because I think that was one of the issues. Well, there might be cranes and bears and gators and tigers.

Ms. DeVries: Yeah, but we're not that. We're Viera.

Mr. Macheras: Yeah, but he said it right. None of us have experience of a golf course. We have experience with finance. We have experience in the military. We have experience in education. We have experience in owning our own business. These are the people that live it every day. I voted no the first time, because I'm kind of like Rob. I'm pretty much over it too. We've been so successful for the last five years, but I listened to what they had to say. I listened to what Michelle had to say, who's in marketing and I understood. I understood a little bit better. It doesn't have to have a V. It doesn't have to point east. It doesn't have to have a compass. It doesn't have to have a sunset. The people that are in the know, that looked at other golf courses, I pulled them up here. I brought those with me. Look at these. Look at all of the Palm trees. There are Palm trees everywhere. I don't think Brevard County gets mixed up with Cocoa, Florida. So that's what changed my mind. I used my two ears and I listened to what they had to say. It doesn't have to have anything to do with golf. It doesn't have to have anything to do with the V. It's what does a symbol look like that when I look at that crane? The Viera golf course. I changed my mind.

Ms. DeVries: Okay.

Mr. Macheras: One of the reasons that I changed my mind, is because it coordinated with, again, talking to Jim, which I should have done a year ago, the difference between club and course and for us to downsize our name to course, when the better golf clubs in the county are called clubs. That defeats our purpose and I thought it behooved us, that that made a good match. If we're going to do the club and we're going to change the logo, we got a new season coming up. That's a good time to do it. I'll be honest with you; I'm not looking at any of the logos. If for some reason this one's off the board, I'm good with what we have.

Ms. DeVries: We're just going to keep the one we have? I'm fine with the one we have, but I think it could be improved.

Mr. Macheras: But I wanted you to understand.

Ms. DeVries: Thank you.

Mr. Macheras: The reasons why I changed my mind, because I voted no too, until I listened to what they had to say. Then I looked at it and I'm like, *"You know, that could be something that somebody sees and thinks of our golf course."* The last thing that I have and again, I appreciate your wording in this letter, was about charting our own path, etc. A logo is not going to chart our path.

Ms. DeVries: No.

Mr. Macheras: What we've done in the last five years, has charted our path. That's why other people look at us, because of the success that we've had, not because of the logo we're trying to change. So, I just think for that reason, right now, with what we've done the last five years, you all more than me, because I'm one of the newest members. Coupled with making, I think after talking with Jim, the right decision to go back to club, I think it's a good fit. I like simple. I think we were going down a rabbit hole and after listening to them, it changed my mind. It changed my mind, because I listen to people that live it and breathe it every day. But to your point and Rob said it too, whatever we need to do to make it right. But like Rob said, we got different colors on different shirts, on different hats. I trust you all will pick the right color that matches the shirt and the hat and the letterhead. I don't need to be involved in that.

Mr. Rysztogi: Are you done?

Mr. Macheras: Yes.

Mr. Rysztogi: As I said to Board Members weeks ago, I don't want to spend my life discussing the logo over and over and over and over and over again. I'm tired of it. I'm at the point of where it's just a logo. It's just a logo. It got to the point where somebody's opinion, "*Oh, do you like this crane design?*" Personally, no, I don't like the crane design. But do I want to spend the rest of my life talking about this logo? No. We're losing a lot by doing that. But I couldn't say yes, I liked it. I would be lying to everybody if I said, "*Yeah, I like the crane,*" when I don't like it. But on the other hand, I don't want to spend the rest of my life talking about a logo. I don't want to spend any more time on this. I don't know what the solution is though. That's my problem.

Mr. Dale: You trust your staff, is what the solution is. This was not my favorite, but this was theirs.

Ms. DeVries: I'll be honest. I didn't like that the staff came in at the last minute and threw this at us.

Mr. Dale: That's another discussion, which I intend to have after this discussion.

Mr. Moller: I apologize for that.

Ms. DeVries: We had nothing that we had worked on in our packet and I don't think that was a good way to make a decision. That's the only reason why I would revisit it, because you were all asking me what I like and I'm like, "*Well, I like that one and we don't have it.*" I can't

tell you which one I like, because it's not here and it's a visual thing. Alright, anyway. I put a motion on the table.

On VOICE VOTE with Ms. DeVries and Mr. Rysztogi in favor and Mr. Dale and Mr. Macheras dissenting, pulling the approval for the crane logo and going back to the designer and continuing the discussion on the logo was not approved. (Motion Failed 2-2).

Mr. Macheras: So just to reiterate, what are the next steps, Jen, so we can get this thing to fly?

Ms. DeVries: There was a tie.

Mr. Showe: It doesn't pass. You need a majority.

Mr. Macheras: But as far as the logo goes, what are the steps so we can get this crane to fly?

Ms. DeVries: The steps are that we have to get it vectored.

Mr. Moller: Its already been vectored. We purchased the lifetime rights for the logo. Michelle gave it to the graphic designer. He basically sketched it out. The whole nine yards. Like I said, I just couldn't open that file. She's got a great logo launch campaign. Actually, I love the logo even more, just listening to some of her ideas earlier this week. It's almost giving people a vested interest in the property, because of all of our cranes. So now we can have online contests where name our mascot, name the different cranes, so it gets people involved. I love that aspect even more.

Mr. Macheras: It might be something to get the schools involved.

Mr. Dale: Well, we have the crane over at Williams Elementary.

Mr. Macheras: I wonder if it has a name. I don't know.

Mr. Dale: Which is our pie school, which is ironic. I didn't even think about that.

Mr. Macheras: No, I didn't either.

Mr. Dale: We're done with the vote, right?

Ms. DeVries: We are done with the vote.

Mr. Showe: Unless there is another motion or anything else on the table.

Mr. Dale: There's no motion, but I would like to make a comment to our General Manager. My question, I guess, that I have, is what have we learned from this? We have learned that the Board doesn't like surprises.

Mr. Moller: Yes.

Mr. Macheras: I think, to piggyback on that, in all fairness, when we started this, did we as a Board or Jim, solicit the staff? I mean, maybe that's something we have to reflect on, too, in the future. Hopefully, there's not going to be anything anytime soon.

Mr. Dale: He did solicit staff on the one.

Mr. Macheras: Okay.

Mr. Dale: But the entire Board was thrown a curveball, at the last minute.

Ms. DeVries: One of the other things that I didn't say in the letter and we voted on it, but I think we should ask some customers. I don't think it's just the staff.

Mr. Moller: I've shown residents and customers and everyone that has seen it has had a positive response to it.

Ms. DeVries: Okay.

## **B. Action Items List**

Ms. DeVries: Alright, moving on. Action Items List.

Mr. Showe: Yes. We've just got a couple of items. I know that Jim and Michelle are still working on the park improvements, including the sign. Rob, if you want to give your update on that.

Mr. Dale: The County Board of Commissioners voted on Tuesday on agenda item H2, which was signage in the CDD. It was approved unanimously and it is a done issue. I don't have anything in writing, but I sent the video of the vote to both Jason and Jim. We control our destiny on signage.

Mr. Moller: I got the sign guy waiting in the wings. I'm just going to go to the commissioner's website, get a copy of the vote and get it to them.

Mr. Dale: I don't think there's anything in writing, because I wanted to send you something in writing instead of the videos.

Mr. Moller: Have the minutes been posted yet?

Mr. Showe: They typically do the same thing we do. The minutes won't be posted until the next meeting.

Mr. Dale: Not for a while, but if you want to show the sign guy, send them the video that I sent you. The vote takes place at 1:08 p.m. The sign guy is not going to want to do it, because he knows he's going to get turned down by the code enforcement people. But if the code enforcement people already know it's now part of the county code, which it is, it's just not in writing, then they'll approve whatever we send to them.

Mr. Macheras: I think that I mentioned we're going to let the HOA know, in case people drive down Murrell Road and see those signs, they might call the HOA that controls East Viera and say, "*Hey, there's signs up on there,*" because we're going to get those calls.

Mr. Dale: You mean at the course?

Mr. Macheras: Yeah or just people in Viera East are going to see those signs and they're going to call Fairway or VECA.

Mr. Dale: Well, you're saying signs. That's why I'm a little off. It's just the one sign at Woodside.

Mr. Macheras: I think I told them a couple weeks ago, reach out to Fairway.

Mr. Dale: I gotcha.

Mr. Macheras: And let them know these signs are up and they've been approved, because they're going to get calls.

Mr. Dale: Yeah, that's a good point.

Mr. Macheras: Just for the record, for people that are listening, that vote did what exactly? Because it doesn't just pertain to us, I don't think. Is that correct?

Mr. Dale: It does. It specifically is tailored to CDDs.

Mr. Macheras: Okay. Alright.

Mr. Dale: It is not available for the general public or for corporations or companies. It is for governmental entities and they specifically named CDDs.

Mr. Macheras: Okay. That way, people know.

Mr. Dale: That was our County Commissioner doing us a solid. It's a process that Jim and I started, just about a year ago. It was after we had some issues there at the course with a resident that complained about our banners.

Mr. Macheras: They're going to get those calls.

Mr. Showe: I'll send you this link, Jim.

Mr. Macheras: It's really to give him a heads up. Their phone is going to ring.

Mr. Dale: Yeah. Okay. I was very happy with that.

Ms. DeVries: Speaking about the park improvements, do we have any update on the musical instruments?

Mr. Moller: That's what he's talking about. There's no update yet.

Ms. DeVries: No update. Okay.

Mr. Showe: The only other two items that I had, we've already discussed, which is the Well Agreement and the clubhouse improvements for the simulator and the deck. We're working on both.

Mr. Dale: I don't know if any of the Board Members are on Facebook. You can see Tom and the CDD crew, did a really good thing this week. We had our tree that is probably the most attractive attraction for the kids at the park. The tree was starting to suffer from decay and it needed to be replaced. Tom and the CDD crew replaced it this week and I just went and took a picture of it. I can show you after the meeting. There was ironically, another Oak tree over at the Viera Corporate Park, which is along Murrell Road, that was struck by lightning also and had to be removed. They were going to pay a chunk of money and we were going to pay a chunk of money to replace our tree. That's where we went to the Viera Corporate Park and said, "*Hey, how about we split the cost? That way both of us save money.*" Then we get the tree and it's a good tree. Long story short, the new tree is on Facebook under Viera Nature Playground. There is a picture of it.

Mr. Macheras: I haven't seen that site.

Mr. Dale: It's a lesser-known site.

Mr. Moller: It's on the CDD site as well.

Mr. Dale: It's on the CDD site. It got linked, so you'll find it.

Mr. Macheras: Oh, cool.

Mr. Dale: Through that way. But there's a picture of Tom and he's standing there like a hero and he was a hero.

Mr. Moller: Actually, I think it's a better climbing tree than the old one.

Mr. Dale: Yeah, yeah. There's a lot more to it. But the reason why I also wanted to talk about that is, as we talk, it needs mulch. I went and stopped and looked at it this evening and we're under the 6 inches, I think. I didn't get out my yardstick.

Ms. DeVries: Okay.

Mr. Showe: Yeah, that's all. The other two items like I said, we've addressed.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

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

Ms. DeVries: General Manager's Report.

Mr. Moller: Well, that was number one on my CDD Maintenance Report, so I'll cross that off of my list. Other than that, the guys are doing normal day to day maintenance. Golf course maintenance, they just finished up the bulk turf nutrition. I think I brought it up at the last meeting. We're trying to move away from synthetic fertilizers. A lot of the slow-release fertilizers are coated in polymers, which are basically plastics. As it breaks down, it puts microplastics in the soil. It's not really beneficial to the microbes that live in the soil. So, we used a carbon-based fertilizer. It's basically, culture manure. It's derived from layer hens, which gives a little bit higher calcium, which will help our plants. One side effect is that it does have a lot more odor than a synthetic fertilizer. I did receive some emails, so I had a nice little script. I talked about the benefits of it. The positive side is after one irrigation cycle, the smell was gone. So, it was basically just the day that we applicated on that many holes. When we did the dry range tee and the clubhouse lawn, it was fun. Us, along with other companies, are researching ways to reduce the odor. It's just a lot healthier for our soil than the other ones.

Mr. Macheras: Don't they have crop dusters.

Mr. Dale: Don't they have big cans of Febreze?

Mr. Moller: I don't know if it would have covered that.

Mr. Macheras: You need a crop duster just to spray it.

Mr. Moller: Yeah. Financials, October golf finished at \$181,000 for rounds. Last October finished up at \$146,000.

Mr. Dale: Wow.

Mr. Moller: So, there's quite a big improvement there. October food and beverage finished...

Mr. Dale: Wait, say that one more time. I'm sorry.



Mr. Moller: October golf rounds finished at \$181,000 versus \$146,000.

Mr. Dale: Right. So, there's a \$35,000 difference.

Mr. Moller: Food and beverage finished at \$69,000. Last October finished at \$67,000. So, it's pretty much the same there, \$2,000. Last October, golf lost \$19,119. This October, golf made \$1,601. So, we actually turned a profit, for the first month of the year, which is great, because usually we hold off all of our expending as we end the fiscal year. So, all of the departments try to catch up with things that they've been putting off for the last month or two. October is usually a high expense month. So, the staff did a great job of controlling that. Food and beverage last October, lost \$7,552. This October they lost \$5,328. It's still a loss, but not quite as much as last October. Both operations combined last October lost \$26,665. This October, we had a total loss of \$3,728. So, we are \$22,900 better off than last year as we start our new fiscal year.

Mr. Dale: I like \$23,000.

Mr. Moller: \$22,900.

Mr. Macheras: For instance, sales being flat, expenses are up or are expenses always higher that month? I'm just trying to grasp what the loss is, you know. You said something about expenses.

Mr. Moller: For the food and beverage, it needs to be a break even. It needs to be around that \$72,000 to \$75,000 range.

Mr. Macheras: Are you talking about \$1,000 per month of revenue.

Mr. Moller: Yeah, our cost. So, whenever we dip underneath that \$70,000 to \$72,000 mark, we expect a loss.

Mr. Macheras: Other than food, all of the other expenses are pretty much going to stay equal, I would imagine.

Mr. Moller: Yeah.

Mr. Macheras: Except maybe your reorders are some foods or something. I'm just trying to grasp.

Mr. Dale: Well, there are two other components. One of them you're going to answer, but the one I'm going to point to, though that's the obvious one, is we were rained out half the month. This is October. It was a sopping wet mess the entire month and we're \$23,000 ahead of last year.

Mr. Macheras: Right.

Mr. Dale: So, you are going to address the other issue.

Mr. Moller: Yes I am. So, let's move to November. As of yesterday, the 19<sup>th</sup>, golf rounds are sitting at \$130,000, where this time last November we were at \$100,000. So, we're \$30,000 better than last November, as of the 19<sup>th</sup> in golf rounds. Food and beverage as of yesterday, is sitting at \$56,000. Last November, we were sitting at \$47,000. So, we are \$9,000 better for the restaurant as well. Caveat, what Rob is leading to, last year, we had the Shepherd's Men tournament in October. This year we had it in November. So, last October numbers also reflected that large tournament that we had, which actually saved October from being even worse. This year we had it in October, which was this past weekend.

Mr. Dale: In November.

Mr. Moller: Yeah, this past weekend. Last year, the tournament was in October, but they did not have the dinner the night before.

Ms. DeVries: Okay. Did they have the bands?

Mr. Moller: No. The band only played on Friday night.

Ms. DeVries: It seemed bigger. Maybe it's just because of that.

Mr. Moller: Exactly. The tent was over on the side of the restaurant. It was supposed to being on the driving range, too. Actually, I'm just going to dive into that right now. The Shepherd's Men tournament last weekend was a huge success. Everyone there had a fantastic time for a great cause. Mason doesn't have the numbers yet for this year. I think last year they said that they raised over \$50,000. That goes to the Shepherd's Men Foundation.

Mr. Dale: Cool.

Mr. Moller: Everyone was so happy. The kitchen put on a great dinner Friday night. We had an Italian buffet with chicken parmesan, baked ziti, salad, garlic knots and tiramisu for dessert. They brought in a band from upstate New York called Taylor Mabe. They were a really, really great band. We had our noise ordinance letters at the ready. I was ready to get a bunch of phone calls. We had zero phone calls. No one showed up. Actually, quite a few residents from off of 18<sup>th</sup> and 9 came and enjoyed the music and had a great time. So, it was a fantastic, fantastic night. The kitchen did a great job the next day with the burr bar buffet, food and drink on the course. Golf staff were seamless and flawless. We made a lot of money this past weekend, including Sunday. We didn't have a tournament. I gave you the wrong numbers. We made \$48,747, just for the three-day weekend.

Mr. Dale: Including Sunday.

Mr. Moller: Including Sunday. I was driving and I didn't have anything in front of me and I'm just throwing out numbers.

Mr. Dale: So, basically we made \$50,000 on a Friday, Saturday, Sunday, which is off season. It's not even one of our in-season events.

Mr. Moller: Normally we are at above \$30,000 to \$35,000 on a weekend.

Mr. Dale: Right. Okay. That's incredible.

Mr. Moller: Yeah. Friday was a little over \$15,000. Saturday was over \$20,000. Of that, food and beverage was \$10,250, just for Saturday. So, between Johnny Danger, the tournament, it was big.

Mr. Dale: Pull them all out in one weekend.

Mr. Moller: Staff was very tired on Monday; I can tell you that.

Mr. Macheras: Let me ask you but I know leading up to it we've had conversations with the placement of the tent and noise. First of all, we had no complaints. Even if we've gotten some, again, we're expanding all of our events. As you look back a week later, did everything kind of fall in place?

Mr. Moller: Yeah. I had a great restaurant staff meeting today.

Mr. Macheras: Good.

Mr. Moller: We talked about different things. We were like ducks in the water. Underneath the water our feet were kicking and paddling, but on top, everything was smooth.

Mr. Macheras: Good.

Mr. Moller: Kyrie wanted to showcase our smash burgers. I told him it was probably not a great idea for a tournament of this size. He wanted to do it anyway. He got a little backed up on keeping the supply of the smash burgers for the buffet line. They really didn't even notice.

Mr. Macheras: Okay.

Mr. Moller: But it would have just been easier to get a nice premium frozen hamburger patty for large tournaments like that.

Mr. Macheras: Sure. Well, even those growing pains, as we continue to add different events that were going to happen, it's nice to know that this one was successful. Again, if we had a few, I would expect that. But to hear what you're telling us and just knowing as we continue to expand what we offer our community, that's good to know. That's good to hear and I'm glad that

you had a meeting today and again, keeping them all involved and letting them know what's going on and letting them be part of that decision making process. That's good.

Mr. Moller: The Shepherd's Men organizers are excited to come back next year.

Mr. Dale: So, my question to you is, next year, the patio is done. Are we going to keep the tent thing going or are we going to put everybody on the patio next year?

Mr. Moller: It depends. If it's just a golf tournament, we'll probably just keep it on the patio. I know we talked about possibly doing a pre-tournament dinner. A lot of big tournaments will do that. I'll do the tournament pairings, everything like that the night before. They talked about maybe bringing the band back.

Mr. Dale: But that would just be like a small tent for the band or whatever. I guess what I'm saying...

Mr. Moller: They will probably do the same thing.

Mr. Dale: It seems to me to be an attractive feature for prospective tournaments, because now they don't have to spend all of that money.

Mr. Moller: 100%. If it's just a golf tournament, between the new deck and the patio, we have plenty of room for the biggest tournament that we can handle. We were basically at 144. That's two groups on every single hole.

Mr. Macheras: Wow.

Mr. Moller: That's maxed out. Alright. I talked about Shepherd's. Talked about the patio. The patio blinds should be completed by the week prior to Christmas. I did change the color of the blinds themselves, just to match the motif that we have with our outdoor patio set. Instead of just going with the black screen, we went with more of a graphite, which is more of that grayish color that we have on the patio as well. We'll have a remote wall mounted to the wall in a lockbox. We can just play with the ups and downs. We can just raise them and lower them as we need to.

Mr. Dale: I like the blue button.

Mr. Moller: Correct. That might have to go in a box, too. As far as the restaurant, I had Kyrie and Jen in our little meeting. They were asking me about brunch. I pulled some data. I don't have the actual numbers, but looking at the hours of 9:00 a.m. to 10:00 a.m., it's very dead for brunch. So, they were wondering if we can start brunch at 10:00 a.m. Honestly, after doing research on most brunches, brunches don't start until 10:00 a.m. or 11:00 a.m. anyway. So, I'm in

favor of starting a brunch at 10:00 a.m. You almost look at the bar graph of the times and it's 9:00 a.m., 10:00 a.m., 11:00 a.m., Noon. There is a difference and it's such a small percentage of the 9:00 a.m. hour.

Mr. Dale: That's two chefs at roughly \$20 an hour for one-hour times 40, times 52. That's a couple thousand dollars a year that we save.

Mr. Macheras: That makes sense. That's why it's called brunch. People go to church and come after church.

Mr. Moller: I think that's what they're seeing. Because people are coming in for brunch. They're not coming in for the breakfast portion.

Mr. Macheras: Correct.

Mr. Moller: They're getting the breakfast items at 10:00 a.m., 11:00 a.m. or 12:00 p.m.

Mr. Dale: Ever since I got on this Board and even before, there was the eternal debate about why you can't serve egg sandwiches and egg breakfasts and all that kind of stuff. Usually, it's the one person that's asking that or whatever. The past three chefs that we've had, have all said, *"Nobody comes in and buys this stuff."* So, to put it into perspective, even if it's just one chef that's cooking breakfast, at \$20 an hour, if you sell one egg sandwich at \$8 bucks, the profit in that is, what, maybe \$2 to \$3? But you're losing \$20 to the chef and \$15 to the server. So, we're losing \$33 every time we open for egg breakfasts and this is why we don't do them.

Mr. Moller: I've been golfing for decades. I've never eaten breakfast at a golf course. Usually you're stopping at Chick-Fil-A to get some breakfast and chicken biscuits or a sausage McMuffin at McDonald's on the way to the course.

Mr. Dale: That's why the restaurant was unproductive for so long.

Mr. Moller: If anything, you grab a Bloody Mary or some beers for the first hole. That's about it.

Mr. Dale: But we have a server on for that.

Mr. Moller: Yeah. In season, I might want to back that up a little bit. Bring them in a little bit earlier for Friday and Saturday.

Mr. Dale: My only question is, even if you wanted to do 10:30 a.m., as far as I'm concerned, I'm not the Board.

Mr. Moller: But the food aspect is fine. I'm not looking to change food.

Mr. Dale: No, no, no. I'm talking about Sundays for brunch.

Mr. Moller: 10:00 a.m. is fine.

Mr. Dale: You sure you don't want to do 10:30 a.m.?

Mr. Moller: No. Let's get some data first. But I think 10:00 a.m. is just fine.

Mr. Dale: Alright.

Mr. Moller: Yeah. Because I can't break it up by half hour.

Mr. Dale: I guess where I'm at is, I don't care what the hour is, but let's not be changing it every two months, because then it gets confusing for the customers. This is the thing our marketer always hammers on, is that we have to stay consistent.

Mr. Moller: I'm going to get with her before I say anything to the staff about the changing of the hours.

Mr. Dale: I guess my question to the Board is, if Jim were to look at the data and see that 10:30 a.m. would actually be a better time, does the Board have any issue with it? I don't care if it's 10:00 a.m. or 10:30 a.m. I really don't. I just want it to be whatever the best decision is. We want it to be profitable.

Ms. DeVries: We don't want to be spending money opening at 10:30 a.m. and not have more than enough revenue to cover the labor.

Mr. Dale: Right, right.

Mr. Moller: I'm going on staff judgment on that. They asked about 10:00 a.m., so I'm guessing people start rolling in at around 10:00 a.m. That's probably when some of the services are ending and they're rolling in.

Mr. Dale: Whatever you decide on that. I don't care. Jen nailed it. Profit.

Mr. Moller: Other than that, I will reach out to you on Woodside Park or reach out to the sign people on the Woodside Park sign tomorrow. I know a couple years ago, the Board approved that the course and restaurant were closed on Thanksgiving Day and Christmas. So, the golf course and the restaurant will be closed on Thanksgiving Day. We'll reopen full schedule for the day after Thanksgiving, which should be pretty busy as well.

Mr. Macheras: I'm just curious, do you close any earlier the night before either one of those holidays?

Mr. Moller: Christmas Eve, we probably will. But Thanksgiving will just be normal.

Mr. Macheras: Probably the day before Thanksgiving, it's going to be busy. People go out that Wednesday.

Mr. Moller: The only other time change issue, is we are going to have an employee Christmas party for the staff that the Board is invited to, on Monday, December 15<sup>th</sup> at 6:00 p.m. We have fancy flyers in the pro shop. We're going to have an ugly sweater party. I got hijacked on that one, but that's what they want.

Ms. DeVries: Okay, 6:00 p.m.

Mr. Moller: 6:00 p.m. to 8:00 p.m.

Mr. Dale: I got a really ugly one.

Mr. Moller: Last thing on that, is I've been having support conversations with Applied Business Solutions on the federal unemployment issue.

Mr. Showe: Are they productive conversations?

Mr. Moller: I hope so. It was almost like they had no idea we were a government. So, I sent them our tax-exempt certification, which says county government on it. So hopefully that's enough for them.

Mr. Showe: If they need more, let me know. We've got tons of evidence.

Mr. Moller: Definitely.

Mr. Dale: That's been a problem with lots of entities, even the county. When we started all of these different exemptions to the noise ordinance and all of the stuff, they're like, "*What do they do again? Who are they?*"

Mr. Showe: Yeah, it's pretty common.

Mr. Moller: Other than that, that's the end of my report.

## **B. District Manager's Report**

Ms. DeVries: Okay, District Manager.

Mr. Showe: I don't have anything.

## **C. Lifestyle/Marketing Report**

Ms. DeVries: Michelle is not well and I let her know that she didn't need to give a Marketing Report tonight. So, we'll be skipping that one.

Mr. Dale: There is one thing in the marketing that I do want to get clarification on or just bring up. It's part of a broader concept. We had this discussion a couple years ago. Bag tags. I'm talking to Jim.

Mr. Moller: Yeah, I talked with you about that. It's not urgent.

Mr. Dale: Why? Here's my point. What the Board had decided, just as institutional knowledge, which I just wanted to review, the only person that has the authority to spend money on marketing stuff, is the Course Manager, beyond the Marketing Manager. In other words, the whole gist of it was, if she has a marketing budget, she's responsible for that budget. You can add whatever you want. You're the Course Manager. You can add whatever you want to. That's well within your prerogative and your authority. The way that I view it and that's why I'm bringing it up for the Board, is that's not an authority that we delegate, though. It's only delegated to you. The reason why that's important, why I'm bringing it up, is we had a couple years ago, former employees buy this and that and stuff was all over the place. That's part of the reason why the pro shop lost \$50,000 that year. I just want to make it clear; bag tags are just one item. It's not all about bag tags. It's about the whole concept, that if we're out doing things like bag tags or anything else that's a marketing thing, you certainly have the authority to approve it. You do have to get with the marketer, so she can put it into her budget, because that's where it's coming out of. But nobody else has that authority.

Mr. Moller: Right.

Mr. Dale: So, I just want to make sure that's crystal clear, because I don't want a repeat of where we were at. But this is just me talking. I guess I'm saying this rhetorically, but if the Board differs with me on this...

Ms. DeVries: No, I mean, I think Michelle has a marketing budget and Michelle manages the marketing budget. If other people start spending her marketing budget and she's not control of it, it's not fair to her. She's not able to manage the budget.

Mr. Macheras: Right.

Mr. Moller: That was an operational expense.

Mr. Dale: Bag tags aren't a big deal. It's just a discussion that I wanted to have again, because the last time we had it, was a couple years ago.

Mr. Macheras: So, that does bring up a point, though. Who can make purchases, whether it's supplies or foods? Who has the authority at the facility to actually call and order stuff.

Mr. Moller: Yep. So, for golf maintenance, I got Wes and Justin.

Mr. Macheras: Okay.

Mr. Moller: Justin mostly just orders chemicals and fertilizer.



Mr. Macheras: Okay. Is there a limited on some of these? Is there a onesies, twosies or can they make re-orders?

Mr. Moller: They can do reorders. So, for instance, like today we have a monthly foliar program. The vendor called me and I said that I didn't have time to meet with them and to go and meet with Justin. If Justin needs to redo the monthly foliar program, just go ahead and do it.

Mr. Dale: It's a normal, ongoing thing.

Mr. Moller: Correct.

Mr. Macheras: Okay.

Mr. Moller: Jen in the restaurant orders beverages and Kyrie in the back, orders food.

Mr. Macheras: Okay.

Mr. Moller: Tom doesn't spend a dime without talking to me first, anyway. Dave and Darrin do the ordering for the pro shop.

Mr. Macheras: I know Rob, you had mentioned something. It's been a couple months. We were ordering a lot of little things constantly and we were talking about delivery charges and stuff. Have we tightened that up a little bit? I think it was food.

Mr. Moller: Yeah. So, for food and beverage, Cisco would come three to four times a week. The two heads of state are now combining. So, we have a Tuesday and a Thursday delivery.

Mr. Macheras: Okay. That makes sense.

Mr. Dale: Would you indulge me at your next meeting with the team? Make that an agenda item. Just so everybody is clear on that, that is the only person that has that authority. I love initiative. I think we got some go getters and I'm proud of all of them and I think they're great.

Mr. Moller: Yeah.

Mr. Dale: But I've also been a company commander with new lieutenants. They get ambitious, you know.

Mr. Moller: Most of them will come to me anyway.

Mr. Dale: Yeah.

Mr. Moller: Like, for instance, there was a golf tee promotion. We're good on golf tees, but it was like a Christmas golf tee promotion, for 5,000 tees for \$250.

Mr. Dale: I don't care about that stuff.

Mr. Moller: But they came to me for approval on that.

Mr. Dale: Right. That's my point. I just want to make sure everything is flowing through the conduit, because of the past problem that we had. So, that's why I wanted to bring that up.

Mr. Moller: Got it.

**D. Restaurant Report**

This item was discussed.

**EIGHTH ORDER OF BUSINESS**

**Treasurer's Report**

**A. Approval of Check Register**

Ms. DeVries: Now, we're going to move into the Treasurer's Report.

Mr. Showe: We have the Check Register there for you. In the General Fund, we have Checks #5660 through #5674, capital reserve Check #214 and golf course Check #33067 through #33107, for a total of \$145,280.52. Jim and I can answer questions on those invoices or we would look for a motion to approve.

Ms. DeVries: No questions for me.

On MOTION by Mr. Macheras seconded by Mr. Rysztogi with all in favor the Check Register for November 1, 2025 through November 14, 2025 in the amount of \$145,280.52 was approved.

Mr. Macheras: Jim, one thing and I forgot to mention it the other day. I think it's only one vendor and I forgot who it was. Just have Lacee double check. Sometimes they're still on the invoices where Inez is still listed.

Mr. Moller: Oh, yeah.

Mr. Macheras: I think there's only one and I can't remember which one it is. It might have her cell phone number on there.

Mr. Dale: She's still on all of our TVs, too, I think.

Mr. Macheras: Oh, is that right. I don't know.

Mr. Moller: She's on all of the Hulu accounts.

Mr. Macheras: Yeah, that was it.

**B. Balance Sheet and Income Statements**

Mr. Showe: The financials, I think Jim went over them with you. They're just one month in. It's a little hard to draw any kind of trend lines yet, but we'll keep an eye on them.

Mr. Moller: It's a positive trend so far.

Mr. Dale: You got a bunch of money from me this month.

Mr. Showe: That's all we got.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

Ms. DeVries: Supervisor's Requests. Bill, do you have anything?

Mr. Macheras: No. I just want to wish everybody a Happy Thanksgiving and to reiterate what we said earlier, for those listening, we're closed on Thanksgiving Day, but open on Friday and open on Wednesday. I'll pass it on to my, buddy.

Mr. Rysztogi: How much time do we have? I was at the meeting with Sam and the noise abatement crew again this past Tuesday. The purpose of the meeting was to discuss how they're going to present to either Ms. Debbie Mayfield or her representative. They're not sure who is going to show up this coming Tuesday. They do have a meeting scheduled. They're back to the approval of an 81-inch wall. Basically, that is the only thing that they're kind of agreeing that they would accept. They asked my opinion on how the CDD felt on the issue. The only negative things that I could say, is if there's an encroachment on the golf course by putting up this wall, there might be an issue. If there's no encroachment, I don't see any concern that we would have.

Mr. Showe: Just to echo that. That's exactly right. As far as the CDD perspective, I mean, we have legal authority that only extends on property that we own. So, as long as they're not impeding on CDD property, there's really not a problem.

Mr. Rysztogi: So, they understood that that was no problem. I don't know if I'm coming Tuesday or not. But they want this 81-inch wall.

Mr. Dale: Well, that was going to be my question to you. Are you going to the Tuesday morning meeting? Because obviously we can't both go.

Mr. Rysztogi: Oh, if you could go, fine. Because I would prefer not to.

Mr. Dale: Okay. The only reason why I would be interested in this one particular meeting, is I do have a connection.

Mr. Rysztogi: Oh, great. That gets me off the hook.

Mr. Dale: I've had some good interactions with the senator and her aide in the past.

Mr. Rysztogi: Good. They're not sure who's going to show up, the way I understand it. They're still working on that, but it's scheduled. You are aware of the time and everything?

Mr. Dale: I ran into Sam at Johnny Danger Music On The Patio and he chatted with me for about 15 minutes and shared some of the stuff that you just shared.

Mr. Rysztogi: Okay.

Mr. Dale: God bless him. What he explained to me essentially, is the 5-foot wall thing. Originally the estimate was \$18 million. If they were to do it as a 5-foot wall, it's actually 82 or 81 inches. It would go the length of the course along the outside and the other side of the waterway. But they found that the smaller walls, studies have shown them to be equal and they're cheaper. It was like \$5 million to build this.

Mr. Rysztogi: But the decimal reduction, they don't reduce it.

Mr. Macheras: Anything higher than that.

Mr. Dale: I won't mince words. I sat in the one meeting with Jim, with the county and DOT and the focus group, about eight months ago.

Mr. Moller: It was a while ago.

Mr. Dale: What I took from that meeting, is that DOT and the county were telling us very politely, that the money really isn't there. Even if it were there, the two priorities right now are Eau Gallie Boulevard and Malabar. The reason for it, is because people are dying at those intersections.

Mr. Rysztogi: Did he tell you that Debbie said it's either \$5,000,000 or \$6,000,000 that she can come up with?

Mr. Dale: \$5,000,000 or \$6,000,000. That's what he said. I guess the way they're looking at this 81-inch wall, is it's some sort of a sample study type thing. There would be an interest from that perspective, potentially from DOT.

Mr. Rysztogi: Okay.

Mr. Dale: So, I'm willing to go listen and hear what they have to say.

Mr. Rysztogi: They've been working on it for years. Even if it's the next step, I don't see anything in 10 years.

Mr. Dale: Well, this is why I shared with them five years ago, the CDD had offered out of the bond money, doing some bamboo plantings and the way that stuff grows, we would have a

fully developed wall by now. At the meeting eight months ago, we talked about bamboo also. But they don't want the bamboo, they want a wall.

Mr. Rysztogi: It's all or nothing.

Mr. Dale: So, I appreciate Sam's tenacity. I told him that he's a good guy.

Mr. Rysztogi: Okay. That's just so the members know.

Mr. Dale: I just would like to see them get something of a loaf.

Mr. Macheras: I didn't realize that he said it. Now that I think about it, when you go from Fisk Boulevard or Barnes and get onto 95, all of that bamboo, there was a mindset behind putting it there.

Mr. Dale: Right and what it is, is that in the military, you got Air Force money and Army money and green money, but it comes out of a different pot of money. It's landscaping money when you do the bamboo and it's a lot more attainable and you don't have to wait 15 years for this stuff.

Mr. Macheras: It's pretty thick. You know where I live. I can hear the cars at night.

Mr. Dale: Oh, yeah.

Mr. Macheras: How much it's going to diminish. But yeah, it's like bamboo now or wall, whenever.

Mr. Dale: I agree with every single word that the focus group for the HOA is saying. They're working hard and I agree with everything that they say.

Mr. Rysztogi: I give them an A for effort.

Mr. Dale: Right, but the issue is you can't get juice from a stone.

Mr. Rysztogi: I would have gave up five years ago.

Mr. Dale: Yeah. But I tell you, if Sam pulls this off, he's got my vote for volunteer of the year or whatever you want to call it. We're buying that man a pitcher of beer at the Hook & Eagle.

Mr. Rysztogi: Yeah. I got the impression that he would like for you to be at the meeting.

Mr. Dale: Well, I think it's mainly because of the last meeting that Jim and I went to. I think that's the only reason.

Mr. Rysztogi: I really don't have any great input that I can put into that.

Mr. Dale: Well, if you're good with it, then I'll go to that meeting.

Mr. Rysztogi: Good. Fine.

Mr. Dale: I just don't want to steal your thunder, Ron.

Mr. Rysztogi: You're not stealing anything. You're doing me a favor. That's one less meeting that I have to go to.

Mr. Dale: Right.

Mr. Rysztogi: I'm fine with that. I want to just clarify one thing. If we have something in the future that's similar to the logo problem that we're having, we got to present, A, B and C. Let's vote on A, B or C.

Ms. DeVries: That's what I want to do.

Mr. Rysztogi: We take a vote and whatever the vote is, the majority rules. That's it. It's done. In the future, if we have something similar to this, if you can't present anything after a certain time, you have A, B and C. We vote on it and B has it, even though I don't like B, but that's fine.

Mr. Dale: Any Board member at any time is able to make a motion.

Mr. Rysztogi: We made a mistake with this and we're trying to get everybody to be happy.

Mr. Dale: Right.

Mr. Rysztogi: And it's difficult.

Mr. Dale: But that is why I made the comment that the Board doesn't like surprises. So, I think we've learned a powerful lesson from all of this.

Mr. Rysztogi: Even if I lose the battle, I'm fine with that, if that's what it ends up being. I don't want you to think that's a big issue to me. It's a logo.

Mr. Dale: Right.

Mr. Rysztogi: I don't like what you present, but that's fine. Because not everybody likes everything. You're not going to get 100%, rarely.

Mr. Macheras: Going back to Jen's point, I'll put on my educator hat. We need a rubric that just says this and that.

Ms. DeVries: That's what I wanted to bring.

Mr. Macheras: We have a date. Whatever decisions we make.

Ms. DeVries: That's what I wanted to bring. That's what I was saying. I wanted to go back and I want to give you A, B and C.

Mr. Rysztogi: That's going to hurt our progress, if we spend our whole life on a logo.

Ms. DeVries: I didn't want us to have a big discussion. I just wanted us to have this properly flushed out.

Mr. Rysztogi: The problem is you ask someone's opinion. Do you like this? No, I don't.

Ms. DeVries: I wanted properly fleshed out logos and here's A, B and C.

Mr. Rysztogi: Right. How it turns out, it turns out.

Ms. DeVries: Right. You vote for A or you vote for B.

Mr. Rysztogi: Right. It's done. It's over with and move on.

Ms. DeVries: Okay. Rob?

Mr. Dale: I have just one issue and over time it will be a large issue. I don't remember if you said this four months ago in a workshop or in a meeting or where you said this. I'm giving proper credit.

Ms. DeVries: Well, thank you, Rob.

Mr. Dale: Our Board Chair brought up the idea of revisiting and developing a five-year plan.

Ms. DeVries: Yeah, that's on my list too. Because I want to talk about it for the workshop.

Mr. Showe: I have that targeted for the workshop.

Mr. Dale: Yeah. Because it really hit me when you said it the last meeting or whenever it was and you said, we pretty much accomplished everything we set out to do five years ago.

Mr. Showe: What I would say, is if you guys have ideas on that prior to the meeting, obviously we can compile them and have a start of that list for that workshop. Certainly, I think that would help that discussion.

Ms. DeVries: My Supervisor Request to facilitate that meeting, would be either A, I have a laptop connected to something that I can put on the screen or B, we have flip charts and post it notes that we can work on and put stuff on the walls.

Mr. Showe: I can dig up a projector.

Mr. Dale: We can talk about the walls and stuff that the Board Members get to you.

Ms. DeVries: Right, or both. Well, I facilitate these kind of workshops frequently and that's how I do them.

Mr. Dale: We send you ideas and you put in your ideas.

Ms. DeVries: I put them all in a document and we all look at it together and we go, *"Yeah, that's what we want."* So yes, if we could have a projector and a computer for the next meeting. Actually, it might not hurt. Do we have access to flip charts, post it notes, markers?

Mr. Showe: I can get that for you.

Ms. DeVries: Okay. We'll do one method or the other or both. I don't know which ones we'll end up working with, but whatever works for us.

Mr. Showe: I can bring a projector. I can hook it right into my laptop and I can work on things as we go and just put it up on the screen.

Ms. DeVries: Okay.

Mr. Showe: Yeah, we can figure something out.

Ms. DeVries: Okay.

Mr. Dale: But I very much appreciate your original idea on that and I think it's great. That's where I think we need to be going.

Ms. DeVries: I think so. That was my Supervisor Request.

Mr. Macheras: I'm just curious, are we looking at where we want to be? Like let's say profit wise, revenue wise and then what can we do to get there? Or are you looking at ideas like, *"Hey, let's put this in, let's put this in?"* Where do we want to be in five years and then what resources can we do to get there or what is your mindset? What are we looking at?

Ms. DeVries: I think we'll talk more about that during the meeting. But okay, I'm just going to give you some examples of the old goals. One of the things was the Viera East CDD is more than just a golf course. We want to make sure that we create an environment that the entire community can use.

Mr. Macheras: So, you had a vision and what we need to do to get there.

Ms. Dale: Right.

Mr. Macheras: Change the hours, do this, add this.

Mr. Dale: Amenities. That was a huge thing.

Ms. DeVries: How do we best serve the community?

Mr. Macheras: What we put in place to get there.

Mr. Dale: Right.

Mr. Showe: Certainly, if it helps facilitate discussion, you could set this as just a 30-minute window every workshop. This is the 30 minutes we're going to dedicate to... You use the



first session to come up with, like you say, the big 10,000-foot goals, and then you can break those into different ones for each session and kind of develop it over a series.

Ms. DeVries: Right.

Mr. Dale: Because one of the things that you just said, profitability. That's always going to be in the mix, but flushing that out...

Ms. DeVries: Yeah, exactly. Another example of a goal that we had, was making sure that we would never need another bond again. So, how do we achieve that? Well, kind of back of the napkin, we need to have \$250,000 in profit every year in order to achieve that. Well, how do we get there?

Mr. Macheras: That makes sense. Where do we want to be? Some of the stuff we're getting ready to put in, to me is great, because now we've got these. How can we utilize that? So, I think we're putting some things in place that are going to make our job a little easier.

Mr. Dale: We have more of an income stream.

Mr. Macheras: What can we do to use that? Okay.

Ms. DeVries: Another thing would be making sure that we have a Reserve Study and making sure that we can fund all of the things that we need in order to maintain. So, those are the types of goals.

Mr. Macheras: I'm just trying to wrap my head around it. When is the next workshop?

Mr. Showe: It would be December 11<sup>th</sup>. Just as a note, obviously, with the way the calendars work, it will be December 11<sup>th</sup> and then December 18<sup>th</sup>.

Mr. Macheras: Okay.

Mr. Showe: The next two are back-to-back with the holidays.

Ms. DeVries: That was my Supervisor's Request.

Mr. Showe: I got it.

Mr. Dale: I'm good at that tonight. I'm stealing everybody's thunder.

Ms. DeVries: You are. Okay, so is there any further discussion?

Mr. Dale: Just one last comment. We're still missing a chair at the park.

Mr. Moller: Someone had ripped one of the arms off.

Mr. Dale: That was the one behind the bench.

Mr. Moller: We have to find out exactly which chair it was. I apologize.

Mr. Dale: I walked by it tonight and there was this poor little old lady sitting on the bench. It looked lonely.

Ms. DeVries: Really? Anything else? Alright. I'll take a motion to adjourn, if anyone wants to make one.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Macheras seconded by Mr. Rysztogi with all in favor the meeting was adjourned at 7:54 p.m.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION VI

# SECTION A

Viera East CDD Action Items  
12/18/2025

Item #	Action Item	Assigned To:	Status	Date Added	Estimated Start	Estimated Completion	Comments/Estimated Completion
1	Park Improvements	Moller/Webb	Ongoing	2/22/24		Early 2026	Awaiting Sign Installation
2	VEGDA Well Agreement	Showe/Moller	Ongoing	9/11/25			CDD has approved - Awaiting VEGDA approval
3	Clubhouse Improvements - Sim/Deck	Moller	Ongoing	11/6/25			Ongoing

## SECTION VIII

# SECTION A

*to be provided under  
separate cover*



## SECTION B

*to be provided under  
separate cover*