

**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, January 22, 2026** at 6:30 p.m. at Faith Lutheran Church, 5550 Faith Drive, Viera, Florida.

Present and constituting a quorum were:

Jennifer DeVries	Chair
Rob Dale	Vice Chair
Bill Macheras	Treasurer
Ron Rysztogi	Assistant Secretary
Denise Yelvington	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jim Moller	Golf Maintenance Superintendent
Michelle Webb	Lifestyle/Marketing Director

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment Period

Mr. Showe: The next item is the Public Comment Period. We only have members of staff and the Board present.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the December 18, 2025, Board of Supervisors Meeting

Mr. Showe: We have the minutes of the December 18th meeting. If you have any changes or comments, we can take those at this time or we can take a motion to approve.

Ms. DeVries: You've got mine?

Mr. Showe: Yeah, they're included.

Ms. DeVries: Okay, perfect.

On MOTION by Mr. Rysztogi seconded by Ms. Yelvington with all in favor the Minutes of the December 18, 2025 Board of Supervisors Meeting were approved as presented.

FIFTH ORDER OF BUSINESS

New Business

Mr. Showe: We have no new business.

SIXTH ORDER OF BUSINESS

Old Business

A. Action Items List

Mr. Showe: For Old Business, we have the Action Items List.

Mr. Showe: The park improvements are still ongoing. As far as the well agreement, it's in the Viera East Golf District Association hands. They were having a meeting this month, where they were supposed to be discussing that agreement. So, we're waiting to hear back from them. But they've been presented the agreement. I'm sure Jim has some updates on the deck and the simulator in his report. So that's all I have.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. General Manager's Report

Ms. DeVries: We'll move onto Jim.

Mr. Moller: I'll start with CDD maintenance. Next week, they're starting up the fire lines. It started technically about a week or two ago, just by doing some clearing by hand, but some areas they can't get the Fecon into. But the Fecon will start rolling next week. I think the schedule was posted on the District's Facebook page. So, everybody should be up to date there.

Mr. Showe: I think it's on the website as well.

Mr. Moller: Okay. Yep. There are a couple sections of concrete by Woodside Park, that little nature trail, that are just deteriorated and broken. We got a quote to get those repaved and repaired.

Mr. Dale: Old sections, I assume.

Mr. Moller: Yeah. Good news. As of today, the lights are working on the Fawn Ridge fountain.

Mr. Rysztogi: Just to interrupt. I was looking at it, on the way to the meeting. It was 6:10 p.m. when I went past it and it wasn't lit. At 6:10 p.m. and a half, it was.

Mr. Moller: It's on a rotation, because I went down there too, a little after 6:00 p.m. and I was parked up behind the professional building.

Mr. Rysztogi: It wasn't on and then it came on red.

Mr. Moller: Okay. Yeah, it'll go red, purple, blue, green, white...

Mr. Dale: What I find more amazing about that; is it took you a half a minute to drive past it.

Mr. Rysztogi: Yeah, well, I'm a slow driver.

Mr. Moller: Other than that, the guys are just replacing a bunch of rotten boards in the big dog park, the bridge. So, we're getting all of that fixed up. Golf course maintenance...

Mr. Dale: Can we stop at the park? The hills. I'll just put it at that. We got a lot of areas that are patchy as heck.

Mr. Moller: Yeah, we've tried numerous things with seed and compost. The soil at the hills were comprised of...

Mr. Dale: Here's my request. Are we able to build that up with some additional soil, especially on the backside of the tunnel and some kind of greenery, if we use fake or whatever?

Mr. Moller: This Spring we're going to basically go in there and add some compost. We're going to till it into the existing soil and re-sod.

Mr. Dale: There's nothing we can do before then? It's starting to get tore up pretty bad.

Mr. Moller: It's going to have to be like that for a while, while we're in low light and cold temperatures.

Ms. DeVries: The grass just doesn't grow right now.

Mr. Dale: Well, I guess the grass doesn't grow. I guess what I'm saying is, on the roofs for that area, we used astroturf, the artificial grass. Maybe that's a solution.

Ms. DeVries: Are the kids sliding down there?

Mr. Dale: Well, they were on the roof, but they run up that area.

Mr. Moller: I'm a little hesitant. I know we talked about that before, because that mountain is in full sunlight. Kids are sliding down it. I don't know what kind of issues are going to arise with hot turf and kids causing friction. I'm worried about that.

Mr. Dale: I'm worried about half the thing disintegrating too.

Mr. Moller: It's easier to build it up.

Mr. Dale: Have we looked at it from a safety perspective? I haven't looked at that detail. I haven't looked at to see if there are slippers or wood or nails or anything sticking out.

Mr. Moller: I'll have the guys check, but I haven't received any reports.

Mr. Dale: I'd like them to look at it from a safety perspective too.

Mr. Macheras: How big is that area? Like 10 by 10?

Mr. Moller: The mound? No.

Mr. Macheras: Well, if you're looking to re-sod it.

Mr. Moller: Most of the mound needs to be re-sodded.

Mr. Macheras: Something like what you put in the playground.

Mr. Moller: We tried that as well.

Mr. Macheras: Is it just too heavy or something for that to stay?

Mr. Moller: Kids pull them up and relocate them.

Ms. Yelvington: Oh, goodness.

Mr. Dale: So maybe if we use the staked ones with the contouring.

Mr. Moller: Yeah, the mesh screen. We'll try anything.

Mr. Macheras: The only thing I wonder is, because we don't want to spend money and then four months later, can we rent something like that, if we choose to go that route from the place that we rent the other mats from?

Mr. Dale: Rent mats?

Mr. Macheras: Yeah. I just wonder if that's something that we could rent and then when you get to the process of redoing the whole thing...

Mr. Moller: We have plenty of mats.

Mr. Macheras: Maybe you can re-circulate them.

Mr. Dale: It was like when we had the rocks out there. They want to move every last rock. It doesn't matter if it's 50 pounds.

Mr. Macheras: I know.

Mr. Moller: They don't like it there. They want it over here. Same thing with the seats in a dog park. They rip it out of the ground and move it over here.

Mr. Dale: But when it does come time for new soil, I would hope...

Mr. Moller: It's going to be the end of February, beginning of March.

Mr. Dale: I want to do a healthy spreading, not just a little smattering. I don't want those hills to start eroding. You know what I'm saying.

Mr. Moller: Yeah.

Mr. Dale: I want to keep those things going. That's huge. Even if we had to bring in another dump truck full of...

Mr. Moller: It's going to take a good dump truck full of topsoil and compost.

Mr. Dale: That's what I'm thinking. So maybe we redo it that way then.

Mr. Moller: That's the game plan.

Mr. Dale: But yeah, I do think when we get to that point around that tunnel there, we have to have something over that. The same thing with the slide in the center. When we built the thing, the advice was, build the rock wall right next to the stairs to the slide, because the kids make a beeline to the shortest distance. Well, that's what we did. But dang if they didn't, in the slide area in the center, I see them going up that. Now that's almost becoming like a 90-degree issue, instead of a 45-degree issue. We're gonna have to fill in on that also.

Mr. Moller: Yeah.

Mr. Dale: But that's what they're doing on the tunnel also. It's the shortest route back up the hill.

Mr. Moller: Yeah. Alright. Golf maintenance, we've been battling an issue with poa anna on the greens again this year. This year it's even worse. I called around to a bunch of other turf managers in the State. A lot of people are struggling with it. We did an experiment a couple weeks ago, talked to some other guys. They've used it as well. So, we did the first application on the greens on Tuesday. The second application will go out next Tuesday. That should pretty much knock out the weeds on the greens. It might not knock it out 100%, but at least 80%. But it's affecting the putting on some of the greens. The rest of golf course is in really good shape.

I've been playing on Tuesdays with the men's group. But yeah, the greens, they need help. Actually, I wrote a little memorandum to the golfers when they come to the pro shop, just kind of explaining. What happens is the poa anna, the weed over time has built a resistance to a lot of the chemicals that we're about to safely apply to the greens. Actually, the USGA green section has now switched poa anna as the number one weed that turf managers deal with. It used to be goose grass. Now it's poa anna. Not just in Florida, but all over the United States. So yeah, I feel confident in this chemical formulation taking care of what we need to, to get through this season.

Mr. Macheras: Is it mainly a seasonal thing?

Mr. Moller: It's a winter turf grass weed. A lot of our seeds come from years of overseeding. So, when we would overseed the rye grass, the poa trivialis, you do have a certain amount of seeds. It builds up in the soils every year.

Mr. Dale: That was going to be my next question. If it's all over the country, then that means the only way it's getting in, is through seed.

Mr. Moller: Yeah. Basically, when I started here, I stopped overseeding. It just doesn't give enough benefit. It's more of an aesthetic thing. It really never truly goes fully dormant, to really have the advantages of the overseeding. A lot of courses they've done a bit of that practice too, unless they're going to be on TV and they will look green in January and February. Other than that, financials. The December financials are out. Golf net at \$35,620. Last December, was \$39,000. So, we were a little bit behind on our total net. Food and beverage net at \$92,000. Last December, it was \$39,000. Both operations were behind last December. However, after our first quarter, we are a net positive \$52,647, where last fiscal year, we were at \$22,121. So, after the first quarter, we're ahead of last year by over \$30,000. In the first quarter, some of our expenses are up. One of the biggest ones that I noticed, was golf course maintenance. A couple of reasons for that, is to me the minimum wage impact. Even though a lot of the guys in maintenance aren't minimum wage employees, when I first started as Superintendent, I was hiring basically non skilled labor at \$13 to \$14 an hour. I've been doing polls around other golf courses. They're starting guys at \$18 to \$20. So now we're starting guys at \$18. In four or five years, we went from starting guys at \$13, to now starting them at \$18. We have about three to four spots on the crew that are in just constant rotation. So, there are a lot of times that we've never been truly full staffed, as guys are either terminated or quit. Actually, right now, probably for the last two to three months, we've been at full staff and it's been three or four years since we've been at full

staff, in maintenance. I know the labor's over, but normally the golf course maintenance budget, as a whole, easily runs anywhere between \$80,000 and \$100,000 under budget. So, the labor line item might be over, but the entire operation will still be under budget.

Mr. Macheras: I'm just curious and you're exactly right. That's anywhere. Are they entering the golf course portal and just going to another golf course or is it just the nature of labor nowadays? They just don't hang around that long and find something else to do.

Mr. Moller: It's an unskilled labor position.

Mr. Macheras: Right.

Mr. Moller: They go from flipping burgers at McDonald's, to working at a golf course, to going for XYZ Lawn Care, to whatever.

Mr. Macheras: That makes sense. Okay.

Mr. Dale: I'm glad you addressed this up front like this, because this is probably the biggest issue for me tonight, in looking at the financials. Because in looking at last year versus this year, it looked roughly like about a 40% increase in labor. It was a striking number.

Mr. Moller: Yeah.

Mr. Dale: I know that we had talked in the past about the increase in minimum wage and everything and that alone, I mean over the past five years, geez, we're probably six figures more just in our salaries and in the cost of the minimum wage increases. It sounds like what I'm hearing, is you're saying the other part of it is, some of the positions that we needed to fill that were unfilled.

Mr. Moller: Yeah, I know for Wes and the guys, many weekends, they were trying to get everything done on a weekend with three or four guys. So now each weekend has six guys on the crew, to get the greens mowed, the course set up, the bunkers raked, things picked up and they're able to go through all 18 holes on a Saturday and Sunday and give the product that we want.

Mr. Dale: Right. The reason why this is important, is this is a comment that I get a lot, whether I'm at Saturday night Music On The Patio or whatever. I'll get the comment, "*Well you guys think that this is a \$100 course.*" My response to the people that say that, is effectively every course is almost a \$100 course now because of labor.

Mr. Moller: Because of labor and materials.

Mr. Dale: Labor, materials. Fertilizer was the other big one that I saw.

Mr. Moller: Fertilizer is up. Sand was up. Obviously Bill knows why. Probably a year or so ago, I was talking to one of the truck drivers delivering sand. They basically have to go pedal to the metal Monday through Friday. Basically, Monday through Wednesday, is just paying their bills, paying their fuel, paying their insurance, things like that. They don't start making a profit until Thursday and Friday.

Mr. Dale: Funny you mentioned that. In the storm that we had last week, I was on the patio watching the wind. I got some video of it and it was just stunning. I was watching the bunkers and I was like, "*Well, there goes \$1,000 worth of sand.*"

Mr. Moller: Top dressing the fairways. Yeah.

Mr. Dale: That's pretty much what I was watching. That was going to be my question to you. It sounds like we did have some erosion.

Mr. Moller: That's why we need to replenish the bunker sand a couple of inches every year.

Mr. Dale: Yeah.

Mr. Moller: Because over three, four, five, 10 years, all of that sand blows out.

Mr. Dale: Yep.

Mr. Moller: It's tracked out on golfer's feet. Bumper shots hit it out.

Mr. Dale: We lost a lot last week.

Mr. Moller: Most of its gone with the wind. Yeah.

Mr. Dale: Alright, well, thank you for addressing those two big issues there.

Mr. Moller: But we did record a 48-mile hour wind gust with the weather station.

Mr. Macheras: Wow.

Mr. Dale: I'm actually surprised that's all it was. There were a couple that I saw that I thought were higher than that.

Ms. DeVries: The weather station I think at the Rockledge Airport, reported a wind gust of 58 miles-per-hour.

Mr. Dale: Yeah. There were some that I saw that I thought were 60 or 70 miles per hour gusts.

Mr. Showe: I was like, "*Holy cow!*"

Ms. DeVries: I know my mother was walking out of the house saying, "*What?*"

Mr. Dale: She's going to blow away.

Ms. DeVries: I'm like, *"You're not going there, are you?"* She was like, *"Yes, No."*

Mr. Dale: The reason why it caught my eye, was because we had made so much more money last month in gross revenue.

Mr. Moller: But we were behind.

Mr. Dale: Our net was just slightly behind. So, I started digging deeper and for those that get upset about our rate increases and things like this, well, this is why we have to do the rate increases. Because of the inflation on those two big items alone, labor and fertilizer.

Mr. Moller: Yeah, I mean pretty much every golf course in our area is within \$90 or \$93.

Mr. Dale: Right. They're all \$100 courses now.

Mr. Moller: Yeah, exactly. January so far, as of yesterday, the 21st, golf round revenue was sitting at \$155,000. Last year, we were at \$125,000. So, we're \$30,000 ahead of last year and we had a great day today. When I left, we did 210 rounds and made a little over \$9,000 in revenue. I think the restaurant was over \$2,000 when I left. They had a really good burger night going on when I left, inside and outside.

Mr. Macheras: What's the number of rounds number that you look at, where it's like 180 or 190 and we start going, *"Wow?"* I mean is there a level that you look at?

Mr. Moller: Not any more.

Mr. Macheras: Not too much.

Mr. Moller: I had this conversation with many people over the last six months to a year. I remember when I first got into the industry, we made 150 to 220 plus rounds in a season. In the Summertime, if you broke 100, it was a huge day.

Mr. Macheras: Right.

Mr. Moller: Last July on a Tuesday, we were doing 130 to 140 rounds. Now we're doing 220 or 240. But yeah, usually anything over 150 is going to be a good day.

Mr. Macheras: Okay, I'm just curious.

Mr. Moller: We have a lot of 150s.

Mr. Macheras: Wow, that's awesome.

Ms. Yelvington: Is the larger number because of the new system we're using or is it just word of mouth? Do we know what to attribute it to?

Mr. Moller: Probably word of mouth and marketing.

Mr. Rysztoigi: He's going to say good management.

Ms. DeVries: We won best golf course again.

Mr. Moller: We have a great product, great staff.

Mr. Dale: We're marketing the heck out of this place.

Ms. DeVries: Yeah, we are.

Mr. Moller: People come back to what they like. I recently saw a poll on a Facebook page. It had Baytree, Duran, Suntree and us. We were placed last on the list. I think Duran was at 40% and we were at 60%.

Ms. DeVries: As far as what golf course you prefer?

Mr. Moller: Yeah. They were asking who the best golf course in our area was.

Ms. DeVries: We were 60%.

Mr. Moller: Yeah.

Mr. Macheras: I'm not a true golfer, but golfers are a smart breed. They will go to Orlando, if they think, *"That's a course I want to play and I want to pay \$150 to \$200."* Me, I go to a course here locally and paid \$75 and it was nowhere close to us. So, I look at price, because I'm not a great golfer. People that golf a lot, know where to go.

Mr. Moller: Yes.

Mr. Macheras: So, when I hear that they're paying \$100, it doesn't matter. It could be \$150. They are going to go where the product is the best or they're going to drive 40 minutes and you can go to 20 different places in Orlando. So, when I hear \$100, to most that golf a lot, they don't ask the price. They want to go somewhere that has a good product; they're going to play on it. Which when I played a couple weeks ago, that's exactly what I did. Putting on that green was like those weeds you were talking about. But they're going to go to a place that has a good product. They don't ask price.

Mr. Rysztogi: Do they get tired of certain courses? It doesn't matter. I'm not a golfer.

Mr. Macheras: There is probably enough a round, even in Brevard that they circulate or they'll probably go to East Orlando or Kissimmee.

Mr. Moller: Most of our golfers will go all the way down to Vero Beach at Sandridge.

Mr. Macheras: Right.

Mr. Moller: The Habitat at Southern Brevard. They will go out to the Great Outdoors in Cocoa Beach. There's a lot of decent golf in our area and they are all in that \$90 range. I think

the cheapest ones are going to be Sandridge. Indian River County courses always had very low rates.

Mr. Macheras: It's almost like if you go to a favorite restaurant, you don't worry about the price on the menu. That's where I'm going to go. I know the people. They have the same people serving. You know what you're going to get. I think that the ones that golf a lot, that's what they're like.

Mr. Dale: There's a fascinating link that Michelle found and I'll have her forward it to you, but she sent it to Jim. It listed 25 to 30 different golf courses. A lot of them were in Palm Beach.

Mr. Moller: The private courses.

Mr. Dale: The private courses. The membership dues for these courses, a lot of them were in the \$500,000 range on down to about \$250,000. Those are the kind of fees. Suntree alone, is at least \$50,000.

Mr. Moller: I don't know what Suntree is right now.

Mr. Dale: I know it's at least \$50,000. I'm betting it's working its way on up to \$100,000.

Mr. Showe: They just built a new clubhouse within the last year or two. I'm sure they went up.

Mr. Dale: Yep. So, for those that are expecting \$30 golf and \$3 egg breakfasts, those days are long gone.

Mr. Macheras: But again, like you said, it's the product. They see the same people like you say, I know this part turnovers a lot. That can't be helped. But for the majority of our employees, they stay. People like me, like to see the same person. I'm out there putting on the putting green, hitting some balls, pivoting around. The guy knows everybody's name and that goes so far. They just sit there and chit chat and talk. But that's why they come, because they see the same faces all the time and they know what they're going to get for the money.

Mr. Moller: Alright, golf operations, Shepherd's Men are returning next year on November 5th and 6th. They're going to play golf on a Friday and they're going to have their little opening ceremony on Thursday. So that should be good. We haven't figured out the details, as far as if they're going to do a dinner, if they're just going to have hors d', oeuvres, but basically it's going to be open to the public. We had a lot of residents that lived around that just came on up and had fun and all of the guys enjoyed having them there. He polled a lot of his sponsors and

donors and I guess they had a better chance of making it on a Friday rather than a Saturday. So, he asked if they could change it. To us a Friday and a Saturday are the same day.

Mr. Macheras: Right.

Mr. Moller: It doesn't really matter. The big news is, we have been selected to host the 2026 Crowfoot, which is the Central Florida golf course Superintendents main event, the week after that. I don't have a set date. I gave them three dates to choose from, Monday, Tuesday and Thursday. It's one of the biggest turf tournaments in the State of Florida. I play in it almost every year. There are golfers from Palm Beach County, Jacksonville, Tampa. We'll have Golf Course Superintendents from all over the State of Florida. I think this year is actually the 50th anniversary of the tournament.

Ms. DeVries: That's nice.

Mr. Moller: So, it should be great.

Mr. Dale: They're all going to be judging how good the course looks.

Mr. Moller: Yes. There'll be probably about a month of prep work going into the course before that. So, the greens will be stripped out, because it's an ego trip. Some other courses that we've had the Crowfoot at, we had it at Suntree about three or four years ago, Grand Cypress in Orlando, Orange Tree Country Club and The Legacy Club. Those are some higher end clubs. So, I was pretty, pretty honored when they reached out the other week to let me know.

Ms. DeVries: Awesome.

Mr. Moller: As far as the entire Florida Golf Course Superintendents, it's one of their big five tournaments. Today actually Darrin and Lacey went to the PGA show over at the convention center. I haven't had a chance to debrief with them, so I'll catch up. I know that they stopped by the About Golf simulator tent. If you guys want to see, I have some pictures and videos that they did send me from that. It's pretty impressive. They have the curve screen there. It's \$30,000 outside of our budget.

Mr. Dale: They don't have any show specials?

Mr. Moller: I haven't heard, but when I talked to Ed, I can't remember his last name, the guy from About Golf, was saying, "*Make sure that you guys stop by our booth, because we're running shows specials.*" But I don't know what the show specials are.

Mr. Dale: Does anybody locally have the curve screen?

Mr. Moller: No. The only place I know of that actually has that unit, the flat screen, is Pockets and Putters in Rockledge. They have one.

Mr. Dale: A flat screen, not the curve.

Mr. Moller: Right. I don't know any that anybody around here has the curve. It just gives you more of a 360 experience.

Mr. Dale: Okay, so it's mainly visual.

Mr. Moller: It's visual.

Mr. Dale: Okay.

Ms. DeVries: A 180 experience.

Mr. Moller: Yes, a 180 experience.

Mr. Dale: I was told there would be no math at tonight's meeting.

Ms. DeVries: You like math.

Mr. Dale: Aw man.

Mr. Moller: My thing is if the quote came in like about a \$10,000 difference, I could probably justify that. \$30,000 is just a little much, just to get a little wraparound.

Mr. Showe: Yeah.

- **Restaurant Report (Item 7D)**

Mr. Moller: The restaurant, I know we kind of talked about it a little bit earlier, but over the last couple weeks we've been interviewing new restaurant managers. We had it narrowed down to the last two. Jen sat in and we did some behavior interviews with our last two candidates. Both did very, very, very well. We would have done well with either candidate. We went with one, just because of her extra experience and background with bar, high volume places, things like that.

Ms. DeVries: Golf courses.

Mr. Moller: And golf courses. Her name is Ms. Danielle Andrus. She is slated to start on February 9th. She's currently the Assistant General Manager at Buffalo Wild Wings in Viera. She was at the Blue Heron Restaurant at the Great Outdoors for a year and turned their whole program around. I want to say almost \$100,000 in the first year.

Ms. DeVries: Yeah, she did. A lot of it was the processes, the procedures, writing all of those things that we've been asking for.

Mr. Moller: She loves spreadsheets. She's very tech savvy and helped with marketing with some of the businesses that she worked at.

Mr. Dale: Why did she leave them?

Ms. DeVries: We'll tell you offline. I don't want to put that on the record.

Mr. Dale: I got ya.

Mr. Moller: Before she was at the golf course, she was the restaurant manager at Miller's Ale House on I-Drive, generating \$11 million a year in revenue. She's had experience with dealing with unruly patrons, building teams, operating procedures, food costs, liquor costs, running specials, building teamwork.

Ms. DeVries: I will tell you that one of the things that appeals to her about us, is that at Buffalo Wild Wings, she's working until 3:00 a.m. She has kids and getting off at 9:00 p.m., 10:00 p.m., 11:00 p.m., Midnight, is like a bonus for her.

Mr. Dale: It's nice for her.

Ms. DeVries: Yeah.

Ms. Yelvington: That makes sense.

Mr. Dale: The non-winning of the two, sounds like it was a really good candidate. Did we handle that loss well?

Mr. Moller: Yes.

Mr. Dale: Because you never know how things work out down the road.

Mr. Moller: I asked if it would be okay if we retained his resume, if anything should open up and he was more than happy to let us do that.

Mr. Dale: Never burn any bridges.

Mr. Moller: No.

Ms. DeVries: He was great too. He just had less experience with the bar.

Mr. Dale: That is half of our business.

Ms. DeVries: Right. She had the edge, because she had the golf course experience and the turning around of a golf course restaurant.

Mr. Dale: Right. Thank you.

Ms. Yelvington: Yeah, thank you.

Mr. Dale: Thank you, both of you for doing that.

Ms. DeVries: Sure.

Mr. Moller: Other than that, the last three things that I have, nothing's really changed. The Woodside park sign is still in permitting? I haven't heard from Kendall. Actually, we had to reissue a check, because he sent me a picture. He's like, "*Your deposit check just got here and it was mangled by the mail service.*"

Mr. Showe: We are having all kinds of problems with checks in the mail service at almost every District right now. I'm not sure what's going on, but it's a challenge if you're putting things in the mail.

Mr. Dale: The postal service is rebelling.

Mr. Moller: It was literally half of the check in the envelope and they still delivered it.

Mr. Dale: Neither rain nor sleet or lack of envelope.

Ms. DeVries: We have no way to pay bills electronically.

Mr. Showe: No.

Mr. Moller: Yeah. The simulator for the patio is still the same thing. They're in the permitting phase as well. As of last week, the patio blinds are still backordered.

Mr. Dale: What about our monument signs at the course?

Mr. Moller: I kind of put that aside to do all of this restaurant stuff. Once I get done with that, I have some good prototypes. It is similar as the Woodside sign with an aluminum frame.

Mr. Dale: We talked about that.

Mr. Moller: It will have the new logo for the golf course. This one will actually have the Hook & Eagle on there as well. I'm done.

Ms. DeVries: Okay.

B. District Manager's Report

Mr. Showe: I don't have any additional items.

C. Lifestyle/Marketing Report

Ms. DeVries: Lifestyle/Marketing Report?

Mr. Dale: She is coming. She was down at Sea Pines.

Ms. DeVries: We'll circle back.

D. Restaurant Report

This item was discussed.

EIGHTH ORDER OF BUSINESS

Treasurer's Report

A. Approval of Check Register

Ms. DeVries: We'll move into the Treasurer's Report.

Mr. Showe: We can go through the Check Register. I will note that there are two pretty large checks this month. The first is a transfer to the State Board of Administration. Actually, both checks are related to the assessment collections. So, if you go a little later in your financials, you'll see that we're about 90% collected on our assessments. Obviously we've gotten a huge chunk of money in for the year. \$596,000 of that got transferred to debt service. That's the portion that's allocated to debt service. Then we transferred \$750,000 to the State Board of Administration, so you can collect a little more interest on those funds, versus just having that large chunk of money sitting in your checking account. It's a pretty liquid form. It's safe. We use it in most of our Districts. A lot of cities and counties use that same funding mechanism just for a little more interest than you get on your checking account. So obviously we'll pull from that as we go through the year. We still have over \$500,000 in checking, so that was enough that we can stack some money away and get you some more interest.

Mr. Dale: But I would caution that even though it's more than what you would get, regular rates are coming down dramatically and probably will continue through this year. So, the people that used to be able to get the 4% and 5% CDs, are no longer going to be able to get this.

Mr. Showe: Those are the only outstanding ones on there. I will also note that as Jennifer pointed out to us, there are some late charges that are on one of the credit card bills. But we've already contacted them. The checks were sent out on time. Again, there were mail issues. They got there late. So as soon as we saw the late charges, we called them. They're going to refund those.

Ms. DeVries: The checks actually went out early.

Mr. Showe: Yeah.

Mr. Moller: They were due on the 18th and they were sent out on the 5th.

Ms. Yelvington: Do you know about the postal service postmark date system change? Because I was just putting that in a newsletter today for clients. I don't know if that matters for these due dates, but do you know about that?

Mr. Dale: No.

Ms. Yelvington: Now if you have a deadline for anything, you have to take your piece of mail, walk it inside of the post office to the counter and ask them to hand stamp it. If you drop it in a collection box, it doesn't get postmarked until it gets to its first processing facility. So, your mail date, won't be logged until it gets to processing.

Mr. Dale: Which is huge is if you're dropping your taxes off on the 15th of April.

Ms. Yelvington: Correct. Most people are e-filing these days, but anything with a deadline, they're saying you should walk it in to the counter and get it stamped.

Ms. DeVries: Okay. Good to know.

Mr. Dale: Wow.

Mr. Showe: We're learning as we go. But other than that, I don't know if there's anything else outstanding, but Jim and I can answer any questions you have on those or we can take a motion to approve.

Mr. Dale MOVED to approve the December Check Register and Mr. Macheras seconded the motion.

Ms. DeVries: I just want to make one comment.

Mr. Showe: Sure.

Ms. DeVries: I don't know if it's worth it for Lacey to actually take those to the post office, get them stamped and take a picture of them.

Mr. Moller: If it's the Regions ones, she can just take them to the bank. We just figured it was 12 days and it should get there in time.

Ms. DeVries: Yeah. I know.

Mr. Moller: Usually if we're pushing a week, she'll just take it down the Regions Bank and pay it in person.

Ms. DeVries: Yeah. I think she should do that.

Mr. Showe: I think we're probably going to do that.

Ms. DeVries: Okay. Alright. Any other further discussion? Hearing none,

On VOICE VOTE with all in favor the December Check Register was approved.

B. Balance Sheet and Income Statements

Mr. Showe: Behind that, is your Balance Sheet and Income Statement. No action is required by the Board. In your General Fund, we're doing better than budget to actual. So, we're in great shape there. Again, we've collected 91% of your assessments already through December. So, we're in great shape on all of those assessments.

Mr. Dale: You know the standard.

Mr. Showe: We'll get over 101%, don't you worry. The only other thing we're working on, just so the Board is aware, is we've contacted our legal representation. We want to make sure with the expansion and kind of the work that Jim is doing, there was a Settlement Agreement made when the bonds were issued that had a statement in it that we wouldn't expand the Clubhouse. They really didn't define that anymore. So, we just want to have our legal counsel clear it or see if there's anything that we need to do to get a release from the other party that anything we do in the future, might not be encumbered by that Settlement Agreement.

Mr. Dale: Jason, is the other party still a property holder in the District?

Mr. Showe: I don't believe so.

Mr. Dale: I will answer that. No, they are not.

Mr. Showe: I didn't have enough time to do the research.

Mr. Dale: They are no longer a property owner. The other thing that I would just add for the record, is that settlement was made back when you had seven years at minus \$56,000 cumulative for seven years of profit. Whereas we're starting to approach a couple million for the past five years. So, I think any reasonable party would be amenable.

Mr. Showe: We did reach out to them when we started doing the construction on the Clubhouse originally, just to clarify that, even though we were doing things that didn't count. They said as long as we're not increasing the footprint of the building or the under the roof areas, they had no objections.

Mr. Dale: Right.

Mr. Showe: We've already got that in writing once, so I don't think there will be any objections here.

Mr. Dale: Right.

Mr. Showe: I just want to have that clear, in case any issues come up.

Mr. Dale: What I'm hoping legal comes back with, is that that agreement is kind of null and void going forward.

Mr. Showe: I think it also could just apply to the bonds versus other funds that this District acquired.

Mr. Dale: Right, if we're using our own profit.

Mr. Showe: I think there is sufficient vagueness in the agreement.

Mr. Dale: Right.

Mr. Showe: But we'll let the lawyers get that clear, just so the Board is aware. We're checking into that.

Mr. Dale: Right.

Mr. Showe: That's all I have.

Ms. DeVries: Okay.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Ms. DeVries: The next item is Supervisor's Requests. I guess we'll do those and circle back to the Lifestyle/Marketing Report. So, Bill, do you have any Supervisor's Requests?

Mr. Macheras: Rob, do you need me to take up about five minutes?

Mr. Dale: Yeah, if you could.

Mr. Macheras: No, I'm good, thanks.

Mr. Dale: That was anticlimactic.

Ms. DeVries: That was five seconds.

Ms. Yelvington: I thought something good was coming.

Ms. DeVries: Ron, do you have anything?

Mr. Macheras: Has Danielle met the staff yet? I'm just curious.

Mr. Moller: Not all, but most. She met Jen. She met some of the guys in the back. Actually, the guys in the back really, really liked her.

Mr. Macheras: Okay, good.

Mr. Moller: The first round of interviews, I kind of walked all of them through and gave them the tour of the restaurant. Khalil and Joe were back there and they just started talking about flatbreads and artichoke dips. I like the flatbread idea.

Mr. Macheras: I think, like you and Jen said, it's not critical, but to have the experience that she does, probably means a lot to the staff too. Okay, we got somebody that's done this before. It's a bonus. That's probably a good thing. So, my friend here at the kids table, you're going to take up the other three minutes for me?

Mr. Rysztogi: I'll have to stretch.

Mr. Moller: I'll look into that half second delay on that fountain.

Mr. Rysztogi: I have nothing.

Ms. DeVries: Denise, do you have anything?

Ms. Yelvington: My question was, the sidewalk in front of the golf course, has anything ever come out of the county?

Mr. Moller: I haven't heard anything from the county on that.

Ms. Yelvington: Are we allowed to call the county?

Mr. Moller: We have.

Mr. Showe: You are absolutely allowed to call.

Ms. Yelvington: We can all call, couldn't we?

Mr. Showe: I will tell you in my experience, it's very strange when CDDs call the county, because they don't seem to care. They don't know who we are. They don't understand if a resident or a constituent calls. Certainly, if you send an email and copy your County Commissioner, I will assure you, that they will get it to the right person.

Mr. Moller: Yeah, because when we first called a year or so ago, they came out, they marked it, painted it and then crickets.

Mr. Macheras: Yeah, they did that in our neighborhood.

Mr. Rysztogi: In mine too.

Mr. Macheras: Within two days painted, it was painted. The paint still looks good. But you're right, if it's one of us or a resident says safety and kids and walking home from school, they don't care. It's sad that it has to be that way.

Mr. Showe: The secret is to copy your County Commissioner.

Mr. Macheras: Okay.

Mr. Showe: They seem to be able to get it routed to the right place.

Ms. Yelvington: Okay.

Mr. Showe: Just as a tip.

Mr. Dale: We have a very good County Commissioner, who by the way is running for re-election this year. All of us should fill out a thing to get them on the ballot. Just to allow them to get on the ballot. It doesn't mean you have to vote for them. Get them on the ballot.

Ms. DeVries: Okay. Alright, Denise, anything else?

Ms. Yelvington: No.

Ms. DeVries: Alright, I think we'll go to Michelle to hear the Lifestyle/Marketing Report.

Ms. Webb: I don't have a whole lot of stuff.

Ms. DeVries: Do you need a moment and we can continue our Supervisor's Requests?

Ms. Webb: You can.

Ms. DeVries: I'm sure that Rob has some, because he always does.

Mr. Dale: Actually, I really didn't. The only thing I'm thinking, is you know you presented all of that November stuff and then what came to mind, in the back of my mind, I haven't flushed it out or anything, but we were talking about some sort of concert thing. I don't know how well that is going to integrate with all of the other November stuff.

Mr. Moller: I thought the same thing.

Mr. Dale: So, the two of you please talk.

- **Lifestyle/Marketing Report (Item 7C)**

Mr. Moller: We have a new Restaurant Manager.

Ms. Webb: I heard.

Mr. Moller: She's anxious to work with marketing.

Ms. DeVries: Yes, she is.

Ms. Webb: I don't have a lot, because I was waiting for that. I've been dealing with a lot of complaints coming in. I had three yesterday. I'm like, "*Oh my God, we have to get her started.*"

Ms. DeVries: Yeah.

Mr. Moller: She starts on February 9th.

Ms. Webb: Can we move it up a week?

Ms. DeVries: No, she has to give proper notice.

Ms. Webb: I know, I know. I haven't posted that we won the best restaurant and golf course, because I did not want to flood the restaurant with people to try it out, until we had some solutions.

Ms. Yelvington: That makes sense.

Ms. DeVries: I can work with Danielle on when she wants to push it.

Ms. Webb: Yeah. We can announce that anytime we want. The magazine's gone out there. But yeah, I'm a little hesitant about pushing that out too fast. I'll do the golf course. I think that would be fine. But then I'm like, "*I don't want to do the golf course and then do the restaurant later?*" Because then people are going to be like, "*Why did you wait.*"

Ms. Yelvington: Right.

Ms. Webb: To not do them both at the same time?

Ms. DeVries: Well, because we were getting a new manager.

Ms. Webb: Yeah, I just wanted to wait until the new manager to do that. I think we have a meeting with Darrin on 29th, to sit down and kind of do a new plan for the pro shop. I've been waiting to do something with the restaurant, so I'm going to wait until she's there, put her feet on the ground and just kind of maintain what's there right now. I'm getting some new banners. Actually, I'm talking to Steve, negotiating some prices. He went up in price on his banners. I have some people reaching out that want to do banners at the dog park for sponsorship. So, I might shop banners around. I'll probably get a better cost than that.

Ms. DeVries: So, this weekend is Johnny Danger.

Ms. Webb: Johnny Danger is this weekend. We always get busy with them.

Ms. DeVries: Yes.

Mr. Dale: It's going to be packed.

Ms. DeVries: It will be packed.

Ms. Webb: Actually, the gentleman last month or last week was really good.

Ms. DeVries: Yeah, he was.

Ms. Webb: He was very good.

Mr. Dale: A one-man band.

Ms. DeVries: Yeah, he was fun.

Ms. Webb: He was very entertaining.

Ms. DeVries: He had a wireless setup on his electric guitar and was walking around to the tables and stuff. The guitar lights up.

Ms. Webb: Yeah. So, I'm trying to weed them out. I'll trickle them in here and there. But I do want to add different people on the patio.

Ms. DeVries: Then Jen is on the 31st.

Ms. Webb: Jen is the 31st.

Ms. DeVries: So, we've got a couple of big Saturdays coming up.

Ms. Webb: Yeah.

Ms. DeVries: We need to be fully staffed on those days. Jen is going to be in front of the house, so she can't be running around the house.

Mr. Dale: I just got to thinking. Could we just for the minutes, address why there was the management change. I think you just started touching on some of it. That way the coconut telegraph doesn't create its own version.

Ms. DeVries: Yes, I suppose that's true. So, the management change was because as a Board, we wanted somebody who was just the manager. When I talk about just the manager, that means the person who does the inventory, the person who does the scheduling, the person who goes over the financials, the person who manages the servers, who writes the procedures, who writes the recipes. All of those things are management tasks within the restaurant and we wanted somebody who was dedicated to managing the restaurant. We offered that position to Jen, but she prefers to be the Assistant Manager. So, she is now going to be the Assistant Manager. She wants to still be a server and an Assistant Manager, because she likes being out with all of her people and serving the tables. She also is singing sometimes as well. She has her days that she likes working and doesn't really like doing spreadsheets and Word documents, as much as much as serving the people. So, when we sat down and talked about it, she preferred to be the Assistant Manager. Then we're hiring another person to be the full-time Restaurant Manager.

Mr. Dale: Thank you.

Mr. Moller: I couldn't have said it better myself.

Ms. DeVries: All right. Michelle, anything else?

Ms. Webb: Not really. My Dad just got moved to Sea Pines today. That's why I was late tonight, because it was the move and getting his clothes and my mom and all of that good stuff. Hopefully his road will be quicker.

Ms. DeVries: Hopefully. So, moving on. Rob, are you done?

Mr. Dale: I'm all good.

Ms. DeVries: Okay. I have a few things. On the PDF, would you prefer I just send you a note about some things to look at, as the numbers didn't look right to me?

Mr. Dale: Sure.

Ms. DeVries: Okay. I'll just do that. I'll send you a note. The thing that I want to go over, is I had a conversation today with Mr. Brian Hodgers, who is our State representative. One of the things that's been concerning me, is all this talk from our Governor about eliminating property tax. The question that I wanted to pose to our State representative, was what happens to us as a CDD? There are all of these things that we do with the property tax and what happens to us? What he said was, *"It's a long way off before this even happens. Right now, Congress and the Senate aren't really agreeing. The Senate is more in line with the Governor, but they're not all agreeing with Congress and it could be a long time. Then we're going to have a new Governor and who knows if the new Governor will have the same drive to eliminate property tax."* But he also said, *"It could happen and it could happen quickly and if it does, nobody's mentioned CDDs"* and I went, *"Oh, well you know, it's a Florida thing and we do collect our money to maintain all of this on the property tax."* He was talking about how the city mismanaged money and how they're getting more and more property tax money, because the values are going up and they have more money than they know what to do with, so they just go out and spend it. I was like, *"Well, that's not us."* I kind of talked to him about how we've actually lowered the CDD fee and we're trying to manage it. We're trying to manage what we do well. At the end of the conversation, he said, *"If anything starts happening with this, I'll let you know and now CDDs are on the radar."* I'm like, *"Thank you, because we need to have the funding to maintain the pond, the fire lines."*

Mr. Showe: As a company and as an industry, we're actively monitoring all of that. There has not been really any clear indication of any real movement on that.

Ms. DeVries: Okay.

Mr. Showe: I find it very hard, as there are close to a 1,000 CDD's in the State of Florida.

Mr. Dale: I believe that there are over 1,300.

Mr. Showe: The vast majority of them have debt service, some in the millions of dollars. If you do not allow us to collect that money, at a minimum, you would be deflating an entire banking industry, because you'd have to essentially write off billions of dollars' worth of debt.

Ms. DeVries: Right. Does GMS make this point? Do you have some kind of lobbyist or do you make this point?

Mr. Showe: There are groups. The Florida Association of Special Districts is working with their lobby group that works out of Tallahassee.

Ms. DeVries: Okay.

Mr. Showe: They're asking for information. We deal with multiple attorneys throughout the State of Florida. They're all watching.

Mr. Dale: Any kind of homebuilder group is going to have this information, because that's how they take care of all their infrastructure.

Mr. Showe: Correct. I think there are a multitude of issues that have to get worked out before we even see anything.

Mr. Dale: It's not just us; it's the School Board.

Mr. Showe: There are also Municipal Service Taxing Units (MSTUs) that have been issued on behalf of neighborhoods that have voluntarily said, "*I want streetlights in my neighborhood and we're willing to pay for it.*" That's collected on the Tax Bill.

Mr. Dale: Right.

Ms. DeVries: Okay.

Mr. Showe: Trash is collected on the Tax Bill. So, there are all of these things that I don't think have been factored in.

Ms. Yelvington: Couldn't they distinguish between the ad valorem and the non-ad valorem?

Mr. Showe: They certainly could. Right now, the discussions have been basically none. They don't have a whole lot of nuance to the discussions yet.

Ms. DeVries: Right. They want to bill zero.

Mr. Showe: I don't think they've gotten into the weeds on it.

Mr. Dale: Yeah. I'm going to take it a step further. A fact that surprised me, here I'm thinking, "*Well, everything's going to disappear in the way of property taxes.*" Apparently only

roughly about 40% of the homes in the State of Florida, are homesteaded. So, 60% of the property taxes are going to continue.

Ms. DeVries: Yeah, he was talking about how much we collect. But he was also saying, *"We're going to raise the sales tax on everything, maybe 2% and everything would have 2% more sales tax than it does now."* But then I was like, *"Well, how are you remitting that money?"* So, I just wanted to let you know that I had that conversation, because it was a concern for me when I keep hearing the Governor on TV.

Mr. Dale: I mean, worst case what would happen is, we'd effectively wind up billing like an HOA.

Ms. DeVries: I said CDD and he says, *"Well, an HOA is like you"* and I'm like, *"No, we're not an HOA."*

Mr. Showe: Correct.

Mr. Dale: Yeah.

Ms. DeVries: So, I'm not even sure he really knew what a CDD was.

Mr. Dale: I don't think he did.

Mr. Showe: It comes with additional costs and burdens of collection that you don't have right now.

Ms. DeVries: Exactly. Right. Which we don't have.

Mr. Dale: Yes. That would add a whole layer of costs to us.

Ms. DeVries: Right.

Mr. Showe: So again, with all these, we've seen all kinds of bills that have gotten proposed throughout the years. We kind of keep an eye on it. But our attorneys fill us in if there's anything seriously getting moved or they need feedback to give to their politicians up there. But we're monitoring all of that for you guys.

Ms. DeVries: Okay, great. I just wanted to make him aware that they were having these discussions. The only other thing I had, was I think we talked about this before, but I noticed that the leasing costs are going up and we talked about this before. Are we looking at refinancing any of these?

Mr. Moller: Yeah, I just need to see if we can roll out earlier.

Ms. DeVries: Okay.

Mr. Moller: I think that'll be a better option than refinancing.

Mr. Showe: That certainly can be part of a negotiation. Typically, with those guys, they have a standard agreement. I know we've tried in the past. They don't really like a whole lot of changes to their standard form. But it's always worth an ask.

Ms. Yelvington: Yeah.

Ms. DeVries: Alright. Is there anything else? If not, we need a motion to adjourn.

TENTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman

Ms. DeVries: Okay. That's all I have.

Mr. Dale: My recommendation is to hold off until at least after May.

Ms. DeVries: Really? Okay.

Mr. Dale: When we get a new Fed chairman.

Ms. DeVries: Oh, okay.

Mr. Moller: That might be perfect. We'll have about two years. So, we'll roll out a year early.

Mr. Dale: I'm thinking like around the July/August timeframe would be a little more optimal.

Ms. DeVries: Okay. I noticed those costs went up this year and those are one of our increases.

Mr. Dale: Well, if you look at home mortgages, they've come down. They're down about a percent or percent and a half.

Mr. Moller: I think they went up in that first quarter, because of that property tax thing.

Mr. Dale: I'm not saying that this is what's going to happen. I'm just saying that I have read articles that have stated that some of these people would like interest rates 2 to 3% lower than what they are right now.

Ms. DeVries: That would be great.

Ms. Yelvington: What happened with the property tax thing? Did you look into that, the tangible personal property tax? Are we paying that.

Mr. Showe: Yeah, to the IRS.

Ms. Yelvington: That wouldn't be tangible personal property tax then. That would only be county.

Mr. Showe: Personal property tax that we pay to Huntington. Since Huntington is the owner, they charge us the personal property tax that they pay.

Ms. Yelvington: Yeah, but are they allowed to if we're an exempt District?

Mr. Showe: I think it's part of the agreement that we signed to get the lease. They just pass through that cost.

Ms. Yelvington: Yeah. I've certainly seen that on cars that are leased. I've seen that passed through. But I wonder if that can be part of your negotiation for whatever you do next.