

**MINUTES OF MEETING  
VIERA EAST  
COMMUNITY DEVELOPMENT DISTRICT**

A Special Meeting of the Board of Supervisors of the Viera East Community Development District was held on **Thursday, May 6, 2026** at 6:30 p.m. at the Hook and Eagle Tavern, 2300 Clubhouse Drive, Rockledge, Florida.

Present and constituting a quorum were:

Jennifer DeVries	Chair
Rob Dale	Vice Chair
Ron Rysztoji	Assistant Secretary
Denise Yelvington	Assistant Secretary
Bill Macheras	Outgoing Supervisor
Christina Rosean	Incoming Supervisor

Also present were:

Jason Showe	District Manager
Jim Moller	Golf Maintenance Superintendent
Michelle Webb	Lifestyle/Marketing Director
Ajaye Meeks	Restaurant Manager
Lacee Gelardo	Director of Operations

**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: We will go to a public comment period. Are there any members of the audience who'd like to provide any comments at this time? Hearing none,

**FOURTH ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation of Supervisor Macheras, Seat 3**

Mr. Showe: We are actually here for organizational matters. Unfortunately, I think this is Bill's last meeting. He would just have to officially resign on record, if that's his intent tonight.

Mr. Macheras: Due to relocating, yes tonight is officially my last meeting. I appreciate the opportunity. I've been blessed over the last probably 15 to 20 years, whether it's The Villages across the street or the Viera East Community Association (VECA) or here. I've learned a lot, especially with this. As Jason has said, we're probably one of the few CDD's in the whole State that has what we have here. It has been a learning experience for me. I've been blessed to be a part of it. I'm going to miss everybody and miss the opportunity. Hopefully there is some Board up there calling my name when I move. I like to keep my finger on the pulse. I appreciate everything that everybody has done and all of the support and wish everybody the best.

Ms. Yelvington: We're going to miss you.

Ms. DeVries: We are going to miss you. Bill, it has been great having you on the Board. You have been a voice of reason, fairness and wisdom.

Mr. Macheras: Can I get my wife really quick?

Mr. Showe: I'll send you the minutes, when we're done.

Ms. DeVries: We want to thank you for your service to this community.

Mr. Macheras: I appreciate that. It's been good, I think as a reflection of everybody in this room, by not having a lot of people come to the meetings, just visually reflects on the great job that everybody is doing. They don't show up unless there's something is going wrong. We did get a nice email today, which was good. As I tell people, when you have a complaint, let us know because we want to do better. But you need to pat somebody on the back too when they're doing what you ask. We've got a great community here. What's happened within the last five years, even before I got on the Board, has just been astronomical. Like I said, I appreciate everything and I don't know what I'm doing every other Thursday for the next little bit of time, but I'll find something.

Mr. Dale: I would just like to pile on a little bit, because I've had the opportunity to know Bill probably the longest out of anyone in the group. You were on VECA. You came on this Board at a time when we had a little bit of turmoil. We got rid of a bad Board Member who was disruptive. You came in at a time that helped make that a very calming period. You have always been very community minded and service oriented through VECA. Bill was the first guy that I

went to on several occasions, when we were trying to plug holes and when we needed to coordinate with VECA. He was one of the first guys that I remember seeing when we took over the new Board five or six years ago. He was at those meetings and he got to see the transition and he was always very supportive. It was great going to Bill after some of the meetings and using him as a sounding board and saying, "*Did you understand that the same way that I did?*" He was the guy that we could go to and say, "*Hey, are you willing to help out with this over at VECA?*" Personally, I absolutely wish you guys, you and Linda the best in your move. I've already told you, I'm very sad that this is happening and I wish you were sticking around, but you got to move forward towards what is best for your life. I understand that, but what I'm trying to say is you will be missed.

Mr. Macheras: I appreciate it. We grew up in this area, so I don't think it's going to hit us until we leave. We've already made two trips. We call it two seniors and a dog moving company. But we've held our own pretty good.

Ms. Yelvington: I'm going to miss the jokes.

Mr. Macheras: Until we pull out that last dime, which could be in a few weeks, because again, we grew up here.

Ms. Yelvington: Yeah.

Mr. Dale: That's when it's going to hit.

Mr. Macheras: It's been surreal.

Mr. Dale: Are you going to have any ties still to the area?

Mr. Macheras: Linda has a twin sister that lives here in Rockledge.

Mr. Dale: Okay.

Mr. Macheras: Family wise, though friends, of course, just from growing up here. But it's like I told somebody the other day, using a sports analogy, as I enter the fourth quarter, hopefully it's a long quarter. We're going to be closer to one of our kids. Our son in the Air Force and closer to our home up in Virginia. So, yeah, we're looking forward. But again, every time we go up, it's cold. It was 47 degrees the other morning. I'm like, "*Okay, wait a second, we need to think this thing out.*" But I'm sure we'll pop back every now and then. Like Linda said, "*Now we got to come down here for vacation.*" It's like, "*Wait, we lived down there.*" But the opportunities have been great and what you all afforded me. I think every time we talk, I said, "*I think I'm going to move.*" That was five years ago. I found a letter that I wrote to my dad that I

kept in 1998 when I left Office Depot. I said, *"I think we might go to North Carolina."* It's taken 28 years to figure that out. But again, I appreciate it. I wish you all the best. I'll certainly keep up with social media and all of the great things that you all are doing. I'm sure it's going to continue to be great. So, thanks.

Mr. Showe: By procedure, we would just need a motion of the Board to accept that resignation.

Mr. Dale: I will reluctantly accept the resignation.

Mr. Rysztocki: What if we don't accept it?

Mr. Showe: Then you officially can't fill it.

On MOTION by Mr. Dale seconded by Ms. Yelvington with all in favor the resignation of Mr. Bill Maheras in Seat #3 was accepted.

**A. Appointment of Individual to Vacant Seat 3**

Mr. Showe: That leaves a vacancy in Seat #3 which has a term ending in 2028. We would open it up for the Board for any nominations for that position.

Mr. Dale: I do just want to add to it a little bit. Just as Bill years ago stepped up to the plate, we have another wonderful individual in the community that represents a great community that we've been trying for so long to get a representative from, which is Bayhill. Christina has been somebody that we've been working with for years, that was the PI coordinator over at Ralph Williams Elementary but is very familiar with our operations here. She has been instrumental in those kinds of issues, coordinating with schools and everything. But she's also somebody that will be very representative, I think, of what we want, which is some of the communities in the southern part of the District, i.e. Bayhill. I know that we have Ron. Well, no, we did have one representative from Grand Isle one time or a couple times, but other than that, I believe Grand Isle is the only community south of Viera Boulevard that's been represented on this Board. But Christina is a teacher. She's an educator. She's got great organizational skills. She's been at many of our meetings. I believe she's going to be able to hit the ground running. I'm very glad that she has raised her hand and said, *"Hey, I'm willing to serve."* So, I would like to appoint Ms. Christina Rosean, to the seat vacated by Mr. Bill Macheras.

On MOTION by Mr. Dale seconded by Mr. Rysztogi with all in favor the Appointment of Ms. Christina Rosean to Seat #3 was approved.

Ms. DeVries: Thank you Christina.

Mr. Showe: Welcome to the Board. Now you have paperwork to do.

**B. Administration of Oath of Office to Newly Appointed Supervisor**

*Mr. Showe, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Rosean.*

Mr. Showe: That's your official oath. Then we'll go through some of the other paperwork you got there.

Mr. Dale: I think that's nice to put that on the CDD site, so the residents of the community know who was appointed.

Mr. Showe: Behind that is an information sheet. You can fill that out before you leave today, that way we have your information. The important thing is we will email you most of your stuff, so as long as we have a good email address, that helps. The next two pages are your I-9 and W-4 forms.

Ms. Rosean: Okay.

Mr. Showe: As a Board Member, you are eligible to receive up to \$200 compensation per meeting. You just to have to fill out and get those to Lacey. Then she will put you in the payroll system.

Ms. Rosean: Okay.

Mr. Showe: Behind that, as a government official, you will be required to complete Form 1, which is a Financial Disclosure Form. Once we have your email address, we will send you the link. It's all electronic now. That needs to be completed within 30 days of today. Then you will complete that annually.

Mr. Dale: It's not as detailed. The Form 1 is less detailed than if you were a State rep.

Mr. Showe: You don't have to list the amounts. It's more just sources.

Ms. Rosean: I have no offshore accounts.

Mr. Showe: That makes it even easier for you. Behind that, you'll see Form 1F instructions. The Form 1F is required when you leave the Board. We'll send Bill a reminder,

because he will have to complete a Form 1F. It's the same form. You just have to complete a final one. That's due as well. The other thing to remember and it's a good reminder for the whole Board, you are now a public official in the State of Florida, just like a County Commissioner or City Commissioner. The most important thing is that we operate in the Sunshine here. So, you're not permitted to talk to other Board Members about things that may reasonably come up before a vote of the Board.

Ms. Rosean: Okay.

Mr. Showe: That includes all forms of communication, text messages, emails, phone calls, all of that. Now, if there is information that you would like me to distribute, you can certainly email that to me and I can send it out to the Board. That's the easiest way. You're also not required to keep anything from any of these meetings. That's our job as your District Manager. If you do decide to keep things, our best recommendation is that you have them in a separate file. So, you just keep all of your CDD stuff in one place. We may get public records requests. And if they say, "*Hey, I want all of your files from the meetings,*" you just don't want your personal files that are mingled in there. Same with your email. It's best practice to either set up a separate CDD email or if you don't want to manage two emails, just create a folder and you can just put all of the CDD emails in one folder. Same reason if we get a public records request, we'll have to ask you for your emails and then it's easy for you to find them.

Ms. Rosean: Okay.

Mr. Showe: That's kind of the basics of it. One of the things that we also caution, is social media. You don't want to post things, such as "*Hey, I really like the CDD's budget this year.*" Even something that simple, if other Board Members see it, you could be construed as trying to break the Sunshine Law. If you have any questions, we've kind of encountered a lot of these issues before, just let me know. The only other thing that we have and I know Rob kind of talked about it briefly, is that we do have a conflict-of-interest form. If you ever think something comes up, if you see the agenda and you see a company and the Board is about to approve a contract and maybe you're related to somebody in that company, just let us know. The statutes really define what a conflict of interest really is. So, it may or may not be one. But just let us know and we'll walk you through it. If you do have a conflict of interest, there's a form that you have to fill out. We disclose it at the time of the vote. That's the only reason that you cannot vote on an issue from here on out.

Ms. Rosean: Okay.

Mr. Showe: Certainly, we can walk you through any other questions that come up for you.

Mr. Macheras: I think there's a test next Thursday.

Ms. Rosean: Is there Cliff Notes? Thank you all so much. This is very exciting.

Mr. Showe: Speaking of tests and Cliff Notes, there actually is a four-hour training that you are required to go through. I'll have to look at the timing, because of when you're appointed, you might have gotten out of the one for this year. Once you get past a certain point, it doesn't take until next year, but I'll double check on that for you to make sure. But otherwise, I'll send you the information. It's really just videos or audio that you can listen to.

Mr. Macheras: Did you just say there's a form you're going to email me?

Mr. Showe: Well, send it through the same portal that you do when you do your Form 1. It's essentially the same exact form. It's just a final form. It indicates that you're leaving the Board.

Mr. Macheras: Okay. I think I have a blank one somewhere. Do you want me to fill that one out?

Mr. Showe: It's all online, just like the Form 1.

Mr. Macheras: Will you send me a link or whatever?

Mr. Showe: I'll make sure that Brittany sends it to you. We have to put it in the system now and it generates.

Mr. Macheras: That's cool.

Ms. DeVries: We have a little something for Bill to thank him for his service.

Mr. Macheras: That's nice.

Ms. DeVries: I guess I should let you open it.

Mr. Macheras: Well, that's nice of you. I appreciate that.

Mr. Dale: But we're going to want you to read it, though.

Mr. Macheras: Oh, man. Look at that. Wow, that's nice. Very nice.

Ms. DeVries: Do you want me to read it?

Mr. Macheras: Yeah, why don't you read it.

Ms. DeVries: So. Bill, this is for your service, guidance and unwavering dedication to our community. Though you are moving on, your impact will remain a valued part of our District's story. Wishing you all the best for you, for your new journey.

Mr. Macheras: Wow that's great. I appreciate it.

Mr. Showe: It looks official, too. It has the new logo and everything.

Mr. Dale: You're the first one with the new logo.

Mr. Showe: Yeah.

Ms. Yelvington: It can remind you of all those hours we spent deciding over the logo.

Mr. Macheras: I know. Very nice. Thank you very much.

### **C. Consideration of Resolution 2026-02 Electing Officers**

Mr. Showe: The last procedural thing that we have to do, is elect officers. Bill used to serve as the District Treasurer. Obviously we can figure out would like to serve as District Treasurer at this point and then we can fill in the rest of those officers, based on current seats, if we're not looking to change anything.

Mr. Dale: The Treasurer is going to be the hardest position. Because as I explained before, in my position as a financial adviser, I am not able to serve as Treasurer.

Ms. DeVries: I assume Denise is in a similar situation being a CPA.

Ms. Yelvington: I'm not. I could do it. What is the time commitment?

Mr. Macheras: So, the way it works for me, checks are usually ready on Thursdays. Needless to say, I'm happily retired. So, she will just usually text me and say the checks are ready and then I'll just come over sometime on Thursday.

Ms. Yelvington: Or Friday.

Mr. Macheras: Or Friday. I like doing it while they're here. Then that way if there's a question or if I see something new, I can ask them, versus previously somebody would come in on a Saturday and it makes no sense. But once she says they're ready, like she said, usually I have a day or two flexibility. I just like to come in when they're here. That's all. Two Thursdays out of the month, you can get to the meeting a little early and sign on there.

Ms. Yelvington: Right.

Mr. Showe: We also have Ron as an Assistant Treasurer. I'm an Assistant Treasurer, so ultimately there are backups.

Ms. Yelvington: Okay, cool.

Mr. Macheras: Half the time you just do them at the meetings.

Ms. Yelvington: Okay.

Ms. DeVries: You would be like the best Treasurer ever.

Ms. Yelvington: I don't know about that. But I did just step down as a Treasurer of a non-profit.

Ms. DeVries: It's completely up to you though.

Mr. Showe: Are you okay with it?

Ms. Yelvington: Yeah, I'm okay with it.

Mr. Showe: Then what I can do, is I can read the resolution into the record, which would be 2026-02. Then the Board can affirm it and I'll just basically make the switch here. We still have Jennifer as Chair, Mr. Rob Dale as Vice Chair, George Flint in our office as Secretary, Ms. Christina Rosean and Mr. Ron Rysztogi and myself as Assistant Secretary, Ms. Denise Yelvington as Treasurer, myself, Ron, Jim and then Darrin in our office would be Assistant Treasurer.

Mr. Dale: Before I make the motion, I just want to thank Denise.

Ms. Yelvington: There I go, signing up for more work. I'm happy to do it.

Mr. Dale: We will try to make it as painless as possible for you.

Mr. Moller: The only stipulation is when you come, we talk sports.

Ms. Yelvington: Okay.

Mr. Moller: While you sign checks.

Ms. Yelvington: Okay. I don't know that I could ever fill this man's shoes.

On MOTION by Mr. Dale seconded by Mr. Rysztogi with all in favor Resolution 2026-02 Electing Officers as stated was adopted.

**FIFTH ORDER OF BUSINESS**

**New Business**

**A. Consideration of Resolution 2026-03 Related to the November 2026 General Election and Qualifying Period**

Mr. Showe: We do have one new business item that we added. There is, again, just more housekeeping. This is resolution 2026-03, related to the November election this year. This resolution just really lays in a correct form, that obviously Seat #1, which is Jennifer's and Seat

#2, which is Ron's, are going to be up for election in November of 2026. So, we've gone ahead and notified the Supervisor of Elections to that effect. Then there's an Exhibit A that goes there, which is the ad that we're required to run in the paper that just details out the process of qualifying and the qualifying periods. So, we would just look for a motion to approve that.

Mr. Dale: I just would like to add that I look forward to wholeheartedly endorsing and supporting the two of you. I will have your back completely in that election and I look forward to working additional years with the two of you.

Ms. DeVries: I hope so. Thank you. We look forward to working with you, too. I checked and there's no one else running yet.

Mr. Rysztogi: I checked today.

Mr. Dale: But if they do, I look forward to endorsing and supporting you both, to the best of my ability, which has been pretty successful.

Ms. DeVries: We would hope nothing less from you and the whole Board.

Mr. Rysztogi: Hopefully there's no competition.

Mr. Showe: We would look for a motion to approve that resolution.

On MOTION by Mr. Dale seconded by Mr. Rysztogi with all in favor the Resolution 2026-03 Related to the November 2026 General Election and Qualifying Period was adopted.

**SIXTH ORDER OF BUSINESS**

**New Business**

There was no new business.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. General Manager's Report**

There being no comments, the next item followed.

**B. District Manager's Report**

There being no comments, the next item followed.

**C. Lifestyle/Marketing Report**

There being no comments, the next item followed.

**D. Restaurant Report**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Treasurer's Report**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**


**Adjournment**

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



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Secretary/Assistant Secretary



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Chairman/Vice Chairman

