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, June 25, 2026** at 6:30 p.m. at Faith Lutheran Church, 5550 Faith Drive, Viera, Florida.

Present and constituting a quorum were:

Jennifer DeVries *(via phone)*	Chair
Rob Dale	Vice Chair
Denise Yelvington	Treasurer
Ron Rysztogi	Assistant Secretary
Christina Rosean	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jim Moller	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 in person, with the exception of Ms. DeVries who was present via phone.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS **Public Comment Period**

Mr. Showe: The next item that we have, is the public comment period. I'll note for our recording that we only have members of the Board and staff present.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the May 6th and May 28th, 2026, Board of Supervisors Meetings**

Mr. Showe: Next is approval of the minutes of the May 28th and May 6th Board meetings. We have those 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. Rysztogi seconded by Ms. Rosean with all in favor the Minutes of the May 6th and May 28th, 2026 Board of Supervisors Meetings were approved as presented.

FIFTH ORDER OF BUSINESS **New Business**

A. Discussion of Fiscal Year 2027 Budget – General Fund and Golf Course

Mr. Showe: Beyond that, we have the discussion of the Fiscal Year (FY) 2027 budget. We made the changes on the General Fund that the Board has recommended from your last meeting. We presented that to you. We also recalibrated all of our salaries. Jim got with our accountants and all of the salaries have been adjusted to reflect what we believe those should be for next year. That changes the *Maintenance Reserve* out to $421,000 on the General Fund side. Then we have the golf course side, so we can go through whichever one of those budgets you guys would like to go through. The golf course is probably where you want to put the most effort, since that's the newer stuff you've seen. That starts on Page 12 of your budget. I don't think we made a whole lot of changes.

Mr. Moller: We just added the revenue for the simulator.

Mr. Showe: So, the way it's built right now, the budget has a balance for the restaurant, so it's budgeted on no profit. That's the way we typically just do the budget. The same thing with the golf course. It's basically budgeted to have no profit and then obviously, whatever is left will still get transferred. But we do that as just to balance the budget.

Mr. Dale: I know that I've asked this a thousand times, but where are we going to reflect where the simulator money is?

Mr. Showe: So, under *Golf Revenues*, there is a *Golf Simulator* account line item.

Mr. Dale: Right, I see the golf simulator. It is just going to get fed into the entire key of the budget and we have one giant account for everything. So, it gets mingled there.

Mr. Showe: No, it will get tracked separately in that account line.

Mr. Dale: Okay. I guess what I'm wondering is, it's okay for the first year or two because it tracks easy. But once we start building a reserve with that, where do we reflect it?

Mr. Showe: Well, no, we won't build a reserve with it. That revenue will stay in that line and then the transfer out will be expensed on the expense side. So, we'll still keep the revenue side as just the revenues for that.

Mr. Dale: Right. I get the revenue end of it. I guess what I want to make sure is, five or eight years down the road, we're not on the Board anymore and we have some new hotshot that wants to buy 100 new palm trees for the course and utilize that money. What we are doing is utilizing part of our reserves.

Mr. Showe: Okay, okay, I see what you're saying. Yeah.

Mr. Dale: I don't know the most efficient way to do that, though.

Mr. Showe: There is a *Renewal and Replacement Transfer Out*. What we can do, is actually we can make a *Renewal and Replacement Golf Simulator* line item.

Mr. Dale: Okay.

Mr. Showe: And then we'll just balance those two out.

Mr. Dale: Right.

Mr. Showe: So whatever one is, the other one will be.

Mr. Dale: Right.

Mr. Dale: I get that it's the same pot of money and it's all fungible.

Mr. Showe: Okay, I thought you were just talking about all of the revenue side. I got you.

Mr. Dale: Yeah. No, no, not just on the revenue side. The reserve side.

Mr. Showe: Perfect. No, we can do that

Mr. Dale: Because effectively, kind of the way we're looking at this, is instead of putting it into a CD or a money market that's going to make us 2 or 3%, we're reinvesting it back into the course to derive revenue from that.

Mr. Showe: Yeah. I got it. No, that makes sense.

Mr. Moller: As far as additional food and beverage, we can assign the simulator as a separate dining room area. It won't reflect on our budgetary numbers, but we can pull reports to show that the simulator room had X amount of sales in the month of X.

Mr. Dale: Right and it paid for itself.

Mr. Moller: Yeah. So, this way we can show exactly what revenue is coming from the simulator.

Mr. Showe: I think we're using a salary schedule right now. We're using a 5% cost of living increase. So that, again, is still up to the Board. That's what you put in there for now, just for your information, as we go through.

Mr. Dale: I think that's fair, especially considering labor is running well above that and fertilizer probably about at that level from what I saw.

Mr. Showe: So again, the same thing with the General Fund, if you guys want to take some additional time to digest it. Obviously, we have until about August to make any final changes to it. So, we definitely have time. I know this one is a little more complicated than most of our budgets. But obviously Jim and I can answer any questions that you have.

Ms. DeVries: Jason, I'm glad we have a little more time. It's been a rough week and my Internet is out, so I can't even look at these things.

Ms. Yelvington: Oh, no.

Ms. DeVries: I can talk on the phone, but I can't open the document, because they're on the Internet.

Mr. Showe: Again, I think just as just a general statement with all of our budgets, you're approving the plan. That doesn't mean it has to stay that way throughout the year. You've got full flexibility within these accounts lines to move things around and make adjustments as needed.

Mr. Moller: I mean, the only thing that I think is not really a change, under *Restaurant Expenditures*, we have *Kitchen Equipment and Supplies* and *Operating Supplies*. I say we just combine those two.

Mr. Showe: That was somebody's request at some point.

Mr. Moller: Yeah, I know we talked about it last year and we just never did it. So which lines? *Kitchen Equipment and Supplies* and *Operating Supplies*.

Mr. Showe: What about *Paper and Plastic Supplies*?

Mr. Moller: I mean, we can.

Mr. Showe: I guess the question is, do you need it separated?

Mr. Moller: Not really, no. I don't need it separated.

Mr. Dale: Does the Board require that much detail?

Ms. Yelvington: I do not require that much detail.

Mr. Moller: No. We can combine all three.

Mr. Dale: Do you want that much detail?

Mr. Rysztogi: They worked on my eyes all day yesterday at the VA. I can barely see this.

Ms. Rosean: Oh, no.

Ms. Yelvington: So, what are we condensing? Exactly which ones?

Mr. Moller: So, the *Kitchen Equipment and Supplies*, *Paper and Plastic Supplies* and *Operating Supplies*.

Ms. Yelvington: Oh yeah. Absolutely.

Mr. Moller: We will just call it *Operating Supplies*.

Mr. Showe: It was a request of either the person who was running the restaurant or they wanted to track it separately. So, we did it. But I am all for simplifying those.

Ms. DeVries: I've made a comment before saying that I don't get what goes in which of those categories. Let's just combine them. It sounds good.

Mr. Showe: If we have a hard time explaining it, then we shouldn't have it there.

Mr. Dale: I've been amazed looking at some of the other CDD financials throughout the State. They are significantly shorter than ours.

Ms. Yelvington: Really?

Mr. Showe: In fairness, you have a much more complicated budget.

Mr. Dale: I get it, I get it. But I'm trying to compare apples to apples. One is on the golf course.

Mr. Showe: Yeah.

Mr. Dale: I do have a question on *Salaries* in our Proposed Budget. It is significantly less than our total projected on both ends, on the restaurant and golf course side.

Mr. Showe: I think the restaurant was due to just better managing of the staffing maybe.

Mr. Dale: Yeah, I would agree with the restaurant one.

Ms. Yelvington: The golf course one isn't less.

Mr. Moller: So, the projected is $576,000. Proposed is $519,000. I don't know if that's been adjusted, because that was the situation we ran into before. We had two employees that work for CDD District maintenance.

Mr. Showe: Yeah.

Mr. Moller: That was actually being counted under *Golf Maintenance*. So, I don't know if that's been corrected.

Mr. Showe: I think that's been corrected.

Ms. Yelvington: What page are you on?

Mr. Showe: Page 13 at the very top.

Mr. Moller: *Golf Course Maintenance*.

Ms. Yelvington: I was looking at ops. Okay, got it.

Mr. Dale: That's what I suspect it is. If that's what it is, I'm okay with that.

Mr. Showe: Yeah.

Mr. Dale: Actually, there were two positions, as I recall.

Mr. Moller: There was one part-time, one full-time.

Mr. Dale: Not only that, but we also had a CDD position that we were counting in with golf.

Mr. Moller: That's what I'm talking about. There were two.

Mr. Dale: Okay, so you're talking about that one as well.

Mr. Showe: When you go to *Grounds Maintenance* on the General Fund side, it's going from $197,000 to $274,000. It's the offset of those two.

Mr. Dale: Okay. Alright.

Mr. Showe: Yeah, we've got that corrected.

Mr. Dale: Right. Yeah, that was a big chunk. Those are the ones that stand out

Mr. Showe: Better than it was the first time

Mr. Moller: Because I kept watching *Golf Maintenance* and I'm like, I don't know why it's been so high. So, we started going through the Check Registers and I'm like, *"That would do it."* So, when we entered the employees into the payroll, like Business Solutions, they ran as maintenance and I guess they just put them under *Golf Course Maintenance* and not *CDD Maintenance*.

Mr. Dale: Are you expecting cost of goods to come down significantly?

Mr. Moller: Yes, especially with our base and the procedures that Ajaye is putting in.

Mr. Dale: But that's under *Golf Course Maintenance*.

Mr. Showe: Merchandise sales, I think are done on a percentage.

Mr. Moller: Yeah. The merchandise sales are on a percentage.

Mr. Showe: It's done on a percentage of revenues. So, it's just a budgeted percentage. We have revenues of $125,000. They are budgeted at 70% cost of goods.

Mr. Dale: Okay, I got it.

Mr. Showe: So, it's just a formula.

Mr. Dale: Okay.

Mr. Showe: We're projecting this year $185,000 in revenue and $102,000 in expenses.

Mr. Dale: That's what I was going to say. So, what that means, is we're kicking butt this year.

Mr. Moller: Yeah.

Mr. Showe: That's what's better about budgeting conservatively and then you outperform it. It looks much better.

Mr. Moller: Right now, Darren has a 55% cost and we're budgeting for 7%.

Mr. Dale: Wow. I will again point out that our previous pro is the only pro that managed to lose money in that pro shop, that was trying to be defended by a former Board Member. That's substantial. That's going to be a net to us of somewhere in the $60,000 range.

Mr. Showe: $70,000 range.

Mr. Dale: Wow. Nice.

Mr. Rysztogi: Yeah. The only number that when you're looking at the whole thing, like for the *Golf Course Maintenance*, everything looks fine. You get down to fertilizer, which you know, it jumps off the page.

Mr. Moller: Well, technically it's fertilizer and chemical. So, it's fertilizer, chemical, fungicides and herbicides. It's the gamut for 130 acres.

Mr. Dale: Do we throw any of the playground in with that?

Mr. Moller: We've shared some. We'll buy an organic fertilizer and put it on the ground.

Mr. Rysztogi: Nothing huge.

Mr. Moller: Half of a bag every now and then. Because the kids playground is a couple thousand square feet.

Mr. Dale: The other thing that I will point out, is if we're going on percentages like you say, our food cost is going up significantly. The way I interpret that, is we're doing a heck of a lot more business.

Mr. Moller: Yeah. In order for the zero-based budget, food costs have to be budgeted much higher than what our expected, or else we'd be budgeting a profit or drastically reducing our income.

Mr. Dale: Could you touch on the zero-based budget again real quick, Jason? Like two, three sentences about what that means.

Mr. Showe: Sure. The government's budget is to a zero profit. They want to show that all of their expenses are being used for all of the revenues that they are using for some type of expense. So that doesn't mean that we expect no profit. It just means that's the way we budget for it.

Mr. Dale: In actuality, the past six years, it's been the exact opposite. We've produced a significant profit.

Mr. Showe: Correct.

Mr. Dale: Each one of those six years.

Mr. Showe: We are projecting at the end of this year, about $1.5 million in your capital reserves. It's been an accumulation of all those additions.

Mr. Dale: That's just for golf.

Mr. Showe: Well, that's golf and General Fund together.

Mr. Dale: As we discussed at the workshop, that does not include whatever amounts would be deposited for this fiscal year.

Mr. Showe: That's no excess for 2026.

Mr. Dale: Right.

Mr. Showe: Those have not been included.

Mr. Dale: Right. Part of the reason why that went down a little bit, is because we funded several very large projects that we expect to make our money back on.

Mr. Showe: Well, also the General Fund, we did more lake maintenance than we normally do. There are some other things even on the General Fund, where we tapped some of that too.

Mr. Dale: Lake maintenance alone was what?

Mr. Showe: Almost $200,000.

Mr. Dale: Almost $200,000.

Ms. Yelvington: Wow.

Mr. Showe: So again, we'll bring those back again basically at every meeting between now and your August final one, just so you can have any additional changes or questions to it. But we think it's in pretty good shape right now, based on the Board direction. We also did go ahead and present to those here and I emailed it to you, Jennifer. I know you probably haven't received it yet, but we did revise the letter. So that's there in front of you. We got some feedback just on highlighting certain sentences and really calling some things out to hopefully help. This will go with the assessment letter. So, when the people get the assessment letter, saying there's a $100 increase in operation and maintenance (O&M), they will also get this letter too, with a lot more explanation as to why that is and the things that we're doing in the District. The letter really makes it clear that this has nothing to do with golf operations, golf club. This is none of that. This is strictly for additional funds in capital reserve, lake bank restoration, as well as other projects throughout the District, not related to government.

Mr. Dale: I appreciate that, Jason. You made some changes. You indulged me a little bit with the bolding and the italicizing of the one sentence. The only thing, would it make it too ridiculous to make the font a little bigger?

Mr. Showe: You can do whatever you guys want. This is a letter from the Board.

Mr. Dale: That's how much I feel about that particular statement.

Mr. Showe: All of the underlined statements?

Mr. Dale: The first one, actually, I like them both.

Mr. Showe: Everything that was underlined, I will kick up two notches.

Ms. DeVries: Jason, thank you for sending it to me. I did get it. I did peek at it before the meeting, but now I can't get it open. But I will give you comments later.

Mr. Showe: Yeah if we get comments by right around your next workshop, I think the July workshop, that should give us sufficient time to make sure we get these included with the letter. Obviously, with some Districts, the turnaround time isn't as great, but when you have almost 5,000 letters to send out, we do have to get them out a little sooner.

Ms. DeVries: I understand.

Mr. Showe: Yeah. If we could get them by about July 9th, any other final changes you have, then that would be great. So, we can make sure that we get it out in time.

Ms. DeVries: Okay.

Mr. Dale: When do we have to fully decide the $100 increase?

Mr. Showe: Technically you can reduce the $100 at the Board meeting in August, should you choose.

Mr. Dale: Right. We just can't go up.

Mr. Showe: You can't go up. So, your hearing is August 27th. The letters would have to go out about August 5th. So, if you were to make a decision to not increase the assessments, we would have to know that probably at your last July meeting.

Mr. Dale: Yeah.

Mr. Showe: That would be the drop-dead date.

Mr. Dale: Okay. Alright. I will just say, for the Board, I've been thinking a lot about that one over the past few weeks and unless somebody presents something earth shattering to me, I personally feel very rock solid on the $100 assessment number. I think it's the responsible thing to do to continue to build reserves for the District and to help fund some of the things. Actually, I really love the bullet point breakdown that you put in there, Jason, as to what it would go for. It's demonstrative of what we are trying to do with the money for anyone who is curious. It still goes down. I like decreasing it on there.

Mr. Showe: Yeah. If somebody is going to read just a couple sentences when they see this, if they go, *"Oh my God, this is so much. Let me just read the bold stuff,"* I think it's going to tell them the exact story. They will see the chart.

Mr. Dale: The bold and the bullets. They will understand.

Mr. Showe: Yeah.

Ms. Rosean: I'm just curious though, the last sentence says, *"We thank you for your understanding as we continue to make Baytree a premier community."*

Mr. Showe: Oh yeah. You got it.

Mr. Dale: Oh, good catch.

Mr. Showe: We borrowed this. Obviously we use what works best for other Districts.

Ms. Rosean: I hear you.

Mr. Rysztogi: That worked well for our District.

Mr. Showe: Good catch. Sometimes I read it so many times.

Ms. Rosean: Oh, of course, of course. No, I think people's eyes will be drawn to decreasing. You just have to make it simple sometimes.

Mr. Showe: Yeah. Well, as we're seeing for most of our Districts, they are going to call our office if they really have questions. So, we'll walk them through it.

Ms. Rosean: Okay.

Mr. Showe: For the most part. We'll also do the presentation that we normally do. So hopefully when those folks get here, if they come and have not done any research, we'll work them through it, before they even have a chance to speak.

Mr. Dale: Right.

Mr. Moller: I still think the majority are just going to look at the $504.00 for 2026 and the $453.00 for 2027 and just assume it's going down.

Ms. Rosean: I agree with that too.

Ms. Yelvington: I think you may want to add the word, *"Overall"* to the sentence that talks about it decreasing, because I still think the average person may not quite get it. So, if you say, *"You will see in the chart below that even though the operations and maintenance portion has increased by $100, the assessments on a home in the District overall, are decreasing."* Just make it clear.

Mr. Showe: Got ya.

Ms. Rosean: If you want to be really technical, grammatically it should be, *"Are decreasing."*

Mr. Rysztogi: We have a school teacher here.

Mr. Dale: I like that.

Ms. Rosean: I'm just saying.

Mr. Showe: You do not hurt my feelings with any edits at all.

Mr. Dale: These are substantive. I like that.

Ms. Rosean: Oh yeah.

Ms. Yelvington: Since 2020, you should have a comma. It's great. I think it's a great letter.

Ms. Rosean: No, I really do too.

Mr. Dale: You'd have been proud of Jason. When I was on the phone with him talking about this, I kept saying, *"None of the money goes to the golf course. None of it goes to the golf course. None of it goes to the golf course."* He said, *"You mean the golf club."*

Mr. Showe: Yeah, we changed the golf club. Just as a note, we have your rules and rates. So, we went through the rules and actually changed any formal reference from golf course to golf club. There is some reference to just as generic golf course. So those were left. But anywhere where it was capitalized as golf course, it is now golf club.

Mr. Dale: A proper noun describing us.

Mr. Moller: I'll still say it again. The citizens, residents of Viera East were lucky, because a lot of places that are set up like this and assessments are collected, I'm not going to speak for all, but the majority of them, a large portion goes to the maintenance of the golf course. Because if the golf course were to close tomorrow, you still have to maintain green space.

Mr. Dale: Right.

Ms. Yelvington: Okay.

Mr. Moller: So, there are monies that go to the operation to take care of the grounds.

Mr. Dale: Actually, I'd like to hit on that, just to have that in the minutes. People don't quite understand that if the golf course shut down tomorrow, their taxes would go up significantly. The reason for that, is my guess is it probably would cost somewhere around a million dollars a year, just to maintain the green space. That million dollars a year right now is absorbed by the golf course, because that's part of the operation and maintenance budget of the golf course with all the fees that we collect. So, in other words, the golf course literally keeps their taxes down.

Mr. Showe: Correct. So, I have all of the changes that were recommended tonight. But again, if you keep looking through it and you see anything else, let me know. I'll even try to bring a final set to the next workshop and then you can make any final changes and we'll get this one set. I'll note again, even if you're considering raising it at all, the way that the mailed notice process works, is once you mail out a $100 increase, even if you assess it $75, say you decide, *"Hey, we're going to cut $25 off and we'll assess a $75 increase next year,"* you can now go up to that $100 at any point the following years without a mailed notice, because you've already noticed that it could be up to this amount.

Mr. Dale: Right.

Mr. Showe: That is the way the law works. Again, there is not a whole lot of benefit in not going the full way if you wanted to. Because again, if you did $75 and then next year you needed to do $101, you would have to go through the whole process again.

Mr. Dale: Right. Well, I always do think it's important to give a portion of that back as we pay debt off and everything. But we've been pretty good stewards of the money for the past six years. We haven't jacked up rates or anything like that. There's been inflation and the money that we had going for District operation and maintenance six years ago, is worth maybe half of what it was back in 2020. So being able to do that and not raise rates, hold the line.

Mr. Showe: Well and I'll also note, we went through and looked historically. We were doing some training internally and we were using Viera as an example. But when you went from 2022 to 2023, you also raised it an additional $100. That was setting a precedent that about $400,000 was going into reserves.

Mr. Dale: Right.

Mr. Showe: Now had you not done that $100 increase this year, you might not be able to put any money in reserves, because it's been eaten up by the inflation and the additional costs and those other things.

Mr. Dale: Right.

Mr. Showe: So, you're still kind of going back to where you were in 2023, with what we're putting in reserves.

Mr. Dale: Right.

Ms. DeVries: Jason, I love that point.

Mr. Showe: Yeah, absolutely.

Ms. DeVries: That is a great point.

Mr. Showe: Because I went back and looked at some of the historical and did some more research on it this week. You're essentially just funding the reserve back at the level you had it in 2023. Like I said, I'll make sure that I make that point at the hearing.

Mr. Dale: Thank you. A question that I have for the Board, and honestly, I don't have an answer on this one. How much on social media do we want to talk about this beforehand? Do we even want to do a post on the CDD page about this? Because then it becomes...

Mr. Rysztogi: It might become an issue.

Mr. Showe: Here's one strategy. When these letters go out, we can put this letter on the CDD website. If somebody wants to post on the CDD site, *"Hey, residents, we're sure you're probably receiving your assessment notices. Please go here for an additional explanation,"* you can make it with no comments. If they want a link, it will just take them right to the CDD website. You turn comments off so that nobody can nitpick the individual things, but the people that are really interested can go to the letter. We'll link right to the letter just in case they threw it away. For a lot of folks, they look like a bill. So, they just toss over it. It says District office.

Ms. Rosean: That way everybody has access to it. Nobody can say, *"Oh, they're trying to hide this."*

Mr. Showe: The post links directly to the official document. The post is not trying to sway anybody.

Ms. Rosean: Right.

Mr. Showe: We're just saying, *"Hey, we're sure you've received your letter. If you have questions, please refer to this letter or talk to the District Manager."*

Mr. Dale: So put that on the CDD Facebook page.

Mr. Showe: Absolutely. I can work with her to craft something.

Mr. Dale: Right.

Mr. Showe: Also let me take the bullets. That's what I'm here for.

Mr. Dale: Right.

Mr. Showe: I'll take the angry phone calls, if there are any. I'll work through people.

Mr. Dale: I think this is better explained than the one from 2023.

Mr. Showe: Yeah.

Mr. Dale: I think all you received were three or four phone calls on that one.

Mr. Showe: Yeah. The most confusing part is if people only read the one letter, because it's only referring to the O&M. It's going to say that there is a $100 increase.

Mr. Dale: Right.

Mr. Showe: But that's why it's important to throw this in. It gives them the full picture.

Mr. Dale: Right.

Ms. Yelvington: Right.

Mr. Dale: But where it may get a little muckier this year, is we have two people that like to spread nonsense. If they start posting falsehoods, then it gets frustrating.

Mr. Showe: But again, you can head a lot of that off by just saying, *"Here's a link to the official letter that explains the increase. If you have questions, contact the District Manager. Here's his email, here's his phone."*

Mr. Dale: Right.

Ms. Rosean: I think then it just gets us out in front of it.

Mr. Dale: Okay.

Mr. Showe: I can let you know as soon as I know that these have been printed. So that way you can get ahead of the letters going out.

Mr. Dale: It sounds like that's the pleasure of the Board. I think it's a good game plan.

Ms. Rosean: I like that.

Mr. Rysztogi: Sounds good.

Mr. Moller: With social media, we just need to make sure there's no snippet of this letter that can be taken as a portion and posted. That might portray the wrong information.

Ms. Yelvington: We can't stop somebody from screenshotting it though.

Mr. Moller: No, what I'm saying is..

Mr. Dale: Manipulating it.

Mr. Showe: Just read it and see if there's something. I think I've read it about 10 times at this point and I think I've gotten it to where I don't know that there's anything you could clip out of here.

Mr. Dale: I will say that is one of the things that I like about the bold large sentences.

Mr. Showe: Yes.

Mr. Dale: It really makes that hard to do.

Mr. Moller: That's what I'm saying. Like if you took a snapshot below the chart and right above the last bold line, it talks about the $100 increase to operation and maintenance.

Ms. Yelvington: Yeah, *"Levied to each home, on each home, to each home, is decreasing."* That could be bold too.

Ms. Rosean: Yeah, actually I like in bold, *"The assessments on a home in the District is decreasing."*

Ms. Yelvington: Or just the word, *"Decreasing"* being bold might.

Ms. Rosean: Yeah.

Ms. Yelvington: The more you emphasize that it's not going up. It's so crazy that you have to do this much work for something that's decreasing.

Ms. Rosean: I agree.

Mr. Showe: It is.

Ms. Rosean: Honestly for something like in 2023, I opened this up and said, *"Huh, okay"* and I didn't pay that much attention. I think that's going to be the majority, because they're happy in Viera East already. But I like the whole getting in front of it, just making it easy to read for those that are going to read this 20 times.

Mr. Dale: I like hearing you say that, because that's always been this Board's reasoning behind some of the things that we do. Sunshine is the best disinfectant. Like when we had the problem with the former Board Member, we posted everything in the minutes. Everything went in there. The good, the bad.

Ms. Rosean: Absolutely.

Mr. Dale: Now it's been great, because it's been something we've been able to link to. We don't have to go into a lot of explanation. We go, *"Well, if you want to know what's going on, here."*

Ms. Rosean: Read it for yourself. Now I think that just having the word, *"Decreasing"* in bold is good, because if you look at that what's decreasing, then you're going to go back and reread the sentence. I think it's really good just as it is, other than we live in Viera East, not Baytree.

Mr. Dale: Very good catch.

Mr. Showe: Yeah.

Mr. Dale: Like you said, it doesn't have to be completed until the end of next month.

Mr. Showe: The statement that assessments on a home are decreasing, just throw it in that sentence, so that if they try to clip it, it's still there. I'll tweak it a little bit. We can work on that.

B. Discussion of Fiscal Year 2027 Rules and Rates

Mr. Showe: Then if Jim wants to go through the rules and rates, that would be the next portion. I can touch quickly. The only change that we made on the rules, was just changing golf course to golf club.

Mr. Dale: Is that the only change? That would be on the rules. But I know that we were talking about another issue. I don't know if that goes into the rules.

Mr. Moller: Maybe not for this year. No, because what's in it applies to other than maybe just changing the word, *"Membership"* to *"Annual pass,"* which probably should've been done a long time ago, because it just talks about refunds, credits and transfers.

Mr. Dale: Right.

Mr. Moller: It doesn't talk about additionals.

Mr. Dale: Well, I'm talking about phasing out.

Ms. DeVries: We're getting rid of the word, *"Membership."* I would appreciate that.

Mr. Dale: Okay, then maybe that would have to go in there, that there are no new passes after X date.

Mr. Moller: Oh, yep.

Mr. Showe: What do we call it instead of membership?

Mr. Moller: Season pass.

Mr. Showe: Okay.

Mr. Moller: Annual pass or season pass, because there's one sentence in there.

Mr. Dale: I don't want to steal your thunder on that.

Mr. Moller: Well, since we're on this, we only have about 23 to 25 annual passholders and it's been holding steady for the last couple years. There doesn't seem to be any new interest in that program. I've talked to Darren and David and I don't think we need to offer annual passes anymore. What we think would be fair, is grandfathering anyone who currently has an annual pass. Every year we will still adjust the annual passes to whatever rate of inflation or whatever rate changes we have. So, if annual passholder X is a member today and renews it, he or she will continue to be a passholder until they let that pass expire. Then once that pass expires, it's no longer active. So, we'll grandfather all of the current passholders in to keep their current passes, as long as they feel the need to hold them with every rate increase or decrease, whatever we seem at the time. But we won't offer any new purchases if that's acceptable.

Ms. DeVries: It seems like a reasonable way to transition. I know we've been talking about this for a while and it seems like a reasonable way to transition and just say, *"If you have one, you can keep it. You can keep buying it at the rate of inflation, but we're not going to sell any new ones."*

Mr. Dale: Let me just clarify the rate of our inflation as the Board determines it.

Ms. DeVries: Exactly.

Mr. Dale: In other words, I don't want some wise guy coming and saying, *"Well, the CPI was 3.7% and you guys bumped it up 7%."* The other thing that I've been thinking about, because Jim did mention this to me about a week ago or so, the experts, Jim, Dave and Darren and the other staff there, are the ones that like this idea. That tells me a lot right there. They've done their research on it. The other thing that I can point to, in looking at the numbers, that is why how much we charge for a round of golf, comes into play. Effectively, I know that a lot of season passholders will say, *"Well, gosh, I spend $3,000 or $4,000 or whatever a year at the course."* But then you find out they are playing 150 to 200 rounds. If you average that out, you're in the low $20 a round range. Whereas with non-season passholders, we're averaging about $46 to $47 a round. So, you get where I'm going with that. They're paying about half of what everybody else is paying and they should get a discount. I'm not saying that they shouldn't be paying a lower rate than others are, but what I am saying is worst case scenario. If somebody gets really upset and they don't want to do business anymore with us, because of season pass this or season pass that, it literally only takes half a golfer to replace somebody that is a season passholder, just from an economic perspective. That's the only way I'm looking at it. I'm not getting into emotional and qualitative factors, but just from an economic perspective, a seasone passholder is quantitatively the same amount of money, one half of a rack rate customer.

Ms. DeVries: So, Rob, the way I would put that, is if you have a season passholder who is golfing, let's just use 200 rounds, because it's easy math, you would only need a golfer who does 100 rounds to replace them.

Mr. Dale: Correct.

Mr. Moller: Or 100 golfers.

Mr. Dale: Correct.

Ms. DeVries: There would need to be much more repair on the golf course.

Mr. Dale: Thank you. That is a huge, huge point that gets overlooked. What did we have last year, Jim? 66,000 rounds. That puts a tremendous amount of wear and tear on the course. We get some of those complaints. I'm sure we've all gotten them sitting in the restaurant. A lot of that is because of the very large amount of rounds that we are doing from that course.

Ms. DeVries: Playing devil's advocate, the question that somebody who is a season passholder would ask, is well, are you going to have somebody who plays 100 rounds of golf who is as regular as we are, a regular customer who golfs twice a week?

Mr. Moller: It doesn't have necessarily have to be the same person. It can just be a handful of people that collectively play 100 rounds.

Ms. DeVries: True.

Mr. Dale: Right now, one of the questions that I did ask myself, for league days on Wednesday and Thursday, they get a special rate, don't they?

Mr. Moller: Yeah.

Mr. Dale: Okay. So that would stay fixed.

Mr. Moller: Yeah. Same thing with CDD residents. CDD residents get 30% off on weekdays and 40% off on weekends. So, it's still a tremendous discount.

Mr. Dale: In fact, the CDD discount is so substantive that it's almost to the point where if you're golfing 100 rounds a year, you're almost better off going with the CDD discount instead of buying a pass.

Ms. DeVries: That's true.

Mr. Dale: So that's interesting. Well, I don't know how the rest of the Board feels. I don't think we require a vote on this. This is a decision that the Golf Course Manager is able to make. But it would be nice if he had some guidance from us.

Mr. Showe: Your input would be appropriate. Obviously, this will also be part of the budget hearing. Your rules and rates will be approved by you guys at the same meeting you do your budget. So that would be the time you vote on it. But now would be the time to give them guidance so if we have questions from residents, we can tell them what the proposed rules and rates are going to be.

Mr. Dale: I love the idea. I think it's wise.

Ms. Rosean: I agree. I think it makes sense economically. Yeah, I agree with it.

Mr. Dale: I think it's fair.

Ms. Rosean: Yeah, it's very fair.

Mr. Dale: The people that have the existing passes, have money.

Mr. Rysztogi: They put money into it. Yeah.

Ms. Rosean: Sure, sure.

Mr. Dale: They get to keep their pass as long as they're around.

Ms. Rosean: There's really not many of them at all. There are only 20 to 25.

Mr. Moller: Yeah, 23.

Mr. Rysztogi: So that's not the end of the world.

Mr. Moller: Nothing really has changed over the last couple years.

Ms. Rosean: Right and grandfathering them in is very fair.

Mr. Moller: I mean, the only thing that we talked about today, which I didn't even think about, we do have a lot of residents that like to use their golf cart. Maybe we just come up with a trail fee. Every time they play, they would pay a greens fee, but we would charge them a nominal fee annually, to use their golf cart instead of one of ours.

Ms. Rosean: Oh, okay.

Mr. Moller: We just have to figure out costs and stuff like that.

Mr. Dale: Okay. What about loyalty passes? Do we decide if we're leaving that the same?

Mr. Moller: The guys had some additional ideas, so we're going to chew on that some more. Currently we have the Loyalty Program, which is $109 a year, 20% off rack rate, get a free small warm up bucket of balls, in addition to the simulator and not having access to our annual passes. Do we want to make a different fun card or access card? So, we started kicking around ideas of including maybe having a higher annual fee, a little bit larger discount and then also maybe a small discount in the simulator room. The guys talked about maybe just doing a punch card for the simulator room, keeping the loyalty as it is and maybe just doing a separate simulator Loyalty Program kind of thing.

Mr. Rysztogi: When you were talking about residents using their own golf cart, do you have any issue with the golf cart itself qualifying for the course?

Mr. Moller: So, when a resident basically brings us proof of insurance and gets the sticker registration for their golf cart to use on the course, we have a visual inspection to make sure that the tires are correct.

Mr. Rysztogi: Oh, so you inspect to make sure that they have the right tires for the course.

Mr. Moller: Yeah.

Mr. Rysztogi: Okay. You don't have a problem with them arguing. That's never been an issue that they feel their golf cart is not..

Mr. Moller: Not enough. There's only been like maybe one or maybe two.

Mr. Rysztogi: Okay.

Mr. Moller: Where the tires were just a little too aggressive. But the majority of them are fine.

Mr. Rysztogi: They understand.

Mr. Moller: Yeah.

Mr. Rysztogi: Okay.

Mr. Dale: If we do any changes to the Loyalty Program, would that require rules?

Mr. Showe: You don't really speak to the Loyalty Program in your rate or your rules. I know you typically have one in your rates.

Mr. Dale: Well, that would be the only other caveat.

Mr. Moller: That's kind of what we were thinking too. Like if we just left the Loyalty Program as is for the championship golf course, maybe we could recreate another Loyalty Program for the simulator.

Mr. Dale: The only reason why, when you shared that with me, what came to mind with the loyalty, is we have other courses that we seem to be tempting a lot of golfers, like Suntree, Duran, all of that kind of stuff. Sometimes if you sweeten the pot just a little bit, it's enough to draw them over and make them our customer. That's the only caveat that I would throw. That's up to you guys to decide what you want to do on that front. My recommendation is to take that calculus into consideration when you're doing that. Like, how can we attract a couple of customers from these courses?

Mr. Moller: Other than that, the rates for both the current annual passes and for the rack rates, again, with the cost pretty much continuing to climb, I put together a little cost analysis for Rob a little while ago. In 2020, we could buy a ton of 15-5-15 fertilizer for the golf course for $450. It peaked in 2022 at around $1,100 a ton. Right now, we're in between $700 and $750 per ton for that same fertilizer. So, it's almost double in price in the last year.

Mr. Rysztogi: Does it go bad?

Mr. Moller: It doesn't, *"Go bad,"* but if it sits long enough, moisture in the air will start basically clumping the granulars together and it makes it harder to spread and things like that.

Mr. Rysztogi: Okay.

Mr. Dale: I've experienced that with my Scott's Bonus S.

Mr. Moller: Yeah, so anyway, I'm recommending another increase of 7% again this year for our fees. In addition to that, we have our great schedule. When I first got into this golf industry a long time ago, I'm not going to say how many years, Florida was very seasonal. We have all of the *"snowbirds"* coming in. So that was how the golf industry kind of ran. We got the golf courses ready for the Winter season. When all of the snowbirds were down, rates went up. We had shorter seasons, the Spring and the Fall. Then when everyone went home, we had our rock bottom Summer rates, because it was hot and we were doing agronomic practices at the golf course. We're not seeing that trend as much, where more and more people are living here year-round. We don't really have all of those seasons. So, to make it easier on Dave and Darren and having to constantly go in and change rates and this and that, I think we just have two seasons. We have a peak season and we have a non-peak season. Six months of peak, six months of non. So, starting on November 1st, we go into our peak season, ending on April 30th. Then May 1st would start our non-peak *"Summer season"* and that would end on October 31st.

Mr. Dale: What would our non-peak be more equivalent to? The Summer rates of old.

Mr. Moller: Of old, May 1st usually starts our Summer rates. Then it would go into the Fall rates, because normally our peak season wouldn't start until January 1st.

Mr. Dale: Right.

Mr. Moller: Then we'd have our Fall rates.

Mr. Dale: Our off season or whatever we're calling it, would it be more equivalent to the Fall or Summer rates?

Mr. Moller: Summer rates. Okay, so we expand our peak rates.

Mr. Dale: Will that cost us?

Mr. Moller: It shouldn't. With the 7% increase, peak rate weekend mornings, we're right at $100. In the non-peak season, weekend rates were at $70.

Mr. Dale: That's our cap, non-peak.

Mr. Moller: Yes.

Mr. Dale: And you throw in a 40% CDD discount.

Mr. Moller: Correct.

Mr. Dale: $28.

Mr. Moller: Yeah, you're looking at a CDD resident rate for 18 holes of $42 in the Summer and $60 in the peak season.

Mr. Dale: As compared to the Fall rate, right now, which is $80 or something.

Mr. Moller: I don't have that information off the top of my head right now.

Mr. Dale: You get where I'm going with it.

Mr. Moller: No, I do.

Mr. Dale: There are going to be a couple months there.

Mr. Moller: It's a give and take, because we're actually rolling back the season three months or two months.

Mr. Dale: I see what you're saying. You're keeping the actual Winter rate for a little longer.

Mr. Moller: Yeah.

Mr. Dale: So, it kind of blends out. Alright. It's interesting. So, what will it go to again?

Mr. Moller: Our highest rack rate would be weekend mornings.

Mr. Dale: No, no, month wise.

Mr. Moller: November 1st through April 30th is our peak season.

Mr. Dale: Are you sure you don't want to push it into May? You still get a fair amount of people there. It will make the residents happy. Would be fair for them. You guys have put more thought into this than I have. I'm just doing some quick thinking in my head.

Ms. DeVries: I like the simplification. But Rob, I appreciate and I do think that we need to think about the revenue implications of it. Will it even out, because it's blended?

Mr. Dale: Right, because we're picking up November.

Mr. Moller: I wish that I had a rate sheet.

Mr. Dale: Yeah. My quick thinking there wasn't a Winter rate. It wasn't our big season, but May was still a busy month for us.

Mr. Moller: Yeah. So, our Spring rates were $79.

Mr. Dale: So $80, but rounding up.

Mr. Moller: And our Fall rate was $79. The Winter rate was $93.

Mr. Dale: Yeah. So, Summer and Fall were $79.

Mr. Moller: Spring and Fall.

Mr. Dale: Spring and Fall. What are we going to be now? $70 you said.

Mr. Moller: Next May 1st will be $70.

Mr. Dale: Yeah.

Ms. DeVries: Hey, Jim, can you do a little exercise with these rates? Can you take the samples from the last year and said if we change the rates to this and we have the same amount of sales, what the revenue would be?

Mr. Moller: Okay.

Mr. Showe: I mean, even if you have a chart and you had it by month, you could just feed these new numbers in and see where the revenue falls.

Mr. Dale: Alright.

Mr. Showe: I mean, obviously you don't know. There are different variations to it.

Mr. Dale: Yeah. The only month that I potentially could see an issue, would be with May. But it becomes a volume thing then.

Mr. Moller: Yes.

Mr. Dale: And we are going to be much more attractive than our competition.

Mr. Showe: The Spring rate only went through May 31st. So, it's really just that 31 days in May, that kind of flux.

Mr. Dale: Right.

Mr. Moller: Yeah, I'll run that.

Mr. Dale: Go and see. I like the idea, but I want to capture people from other places.

Ms. Yelvington: I heard something today from somebody that was building a house in the new part near Costco, like one of the new developments and as part of the new construction, they're giving memberships to Duran. That's like, not even close to Duran, but they're including membership to that. Isn't that interesting? I don't know if that's true, but that's what I was told today.

Ms. Rosean: This seems very generous.

Ms. Yelvington: It's part of the HOA. I'm sure they're paying for it, but it's not really close to Duran.

Ms. Rosean: Actually, they're closer to Suntree.

Mr. Dale: It's really Viera Builders that's absorbing the cost and the cost of the new home. As we all know, they don't make near the money that we do. Some of what Jim was talking about earlier, the last number that I had, it may have gone up, but the last number I've seen on this one, is every home on that golf course pays $800 a year just for the right to be on that course. Well, you multiply that by roughly 600 homes that are on that course, they get an extra half a million dollars a year for that course that we don't get right.

Ms. Yelvington: Right.

Mr. Dale: I won't go into the specific numbers that I've heard out there on the street, but I've heard that their net is in the negative and ours is consistently in the positive above $350,000.

So yeah, you add that $350,000 to the half a million, already we're $850 ahead of wherever Duran is at, our competition. Then you throw onto that, whatever it is that they're losing, you're talking close to a million-dollar difference in what the two of us make.

Ms. Yelvington: Right. To me, I only bring it up as the point that in terms of attracting people from other areas, that's clearly what they're trying to do if they are offering.

Mr. Dale: But that's my point, if you offer that membership for whatever it's valued at, $4,000 or $5,000 to a hundred people, it really doesn't matter. It's a drop in the bucket when you're talking about a million-dollar difference, because that's maybe what the two homes sold, their profit and a couple of those homes over there. So, it's really from their perspective, a very smart business decision to attract, because their main business that they're trying to do, is selling the homes.

Ms. Yelvington: Yeah.

Mr. Rysztogi: Well, like Del Webb's over there, they sell their whole package as amenities.

Ms. Yelvington: That's the one I'm talking about. It's Del Webb.

Mr. Rysztogi: Oh, yeah, because Del Webb is selling lifestyle. They're selling houses, but you've seen the TV ads and everything else. They are selling a lifestyle and they need to have golf when you're in Florida to be part of the lifestyle. So, they have to make that part of the package to sell the Del Webb houses.

Ms. Yelvington: Interesting.

Mr. Rysztogi: Because Del Webb is not going to build a golf course.

Ms. Yelvington: Right.

Mr. Dale: Right.

Mr. Rysztogi: They couldn't afford to do this.

Mr. Showe: It's very likely that they're just building that cost into the price of the house when you pay.

Ms. Yelvington: Probably,

Mr. Rysztogi: I think that's what sells those Del Webb's.

Mr. Dale: If you were to throw another million dollars in our direction, we would do a whole heck of a lot with that money.

Mr. Rysztogi: That was the last job I had. I did security at Del Webb. So, I'm a little familiar with them. Until they said that I'm not the image that they're looking for, whatever that means. I assume its age.

Ms. Yelvington: That's what it is.

Mr. Dale: They were looking for somebody to blend in a little. You're too good looking.

Mr. Rysztogi: You don't see security walking with a cane. I get it. I didn't argue with them. I said goodbye.

Mr. Dale: You were too suave.

Mr. Rysztogi: Yeah, too cool for them.

Mr. Dale: You know, like something out of a James Bond movie.

Mr. Rysztogi: Yeah.

Mr. Dale: What they were concerned about.

Mr. Rysztogi: But anyway. Are we done now?

Mr. Showe: Yeah, no, I think we're good on that. At your next workshop, we'll bring back all of the rules and rates and the budget again. You guys can have a little more time to discuss any changes that you would like to make to the letter.

Mr. Dale: Good deal. I appreciate the work that you guys put into that. I know that was a lot to put together. I remember that in past years, it was much more cumbersome going through that.

Mr. Showe: I think we're refining the process.

Mr. Dale: We're refining the process. Yes. I like it.

SIXTH ORDER OF BUSINESS Old Business

A. Action Items List

Mr. Showe: We have the Action Items List. I know that Jim and Michelle, I think are still working on the park improvements. I know they'll have an update on the sign as well as the simulation of the deck. The Water Warriors Agreement, as far as I know, they've signed our portion, so we're just waiting on them to execute it. I know that they are working out some things with the Viera East Community Association (VECA), in terms of where they put their dumpster and everything else. That's outside of our responsibility. But I put a close on the Viera East Golf District Water Association issue for now.

Mr. Dale: One of the things that I would like to get into the minutes, I know that I shared some of this at the workshop, but we had a wonderful meeting with our County Commissioner who has been very proactive on the reclaimed water issue for the District. I actually am very hopeful that we may not have an issue going forward.

Mr. Showe: Yeah.

Mr. Dale: There were three things at the county that were pushed by Commissioner Feltner. One, they are in the process and my understanding is they've already got a well dug where the reclaimed water tanks are, so they're able to tie the well into the tanks when they get too low. That was one issue. The other issue, because we're at the end of the line in Viera East for the reclaimed water, a lot of times we have pressure issues and things like that. So, one of the things that the county did, is they ran a line underneath I-95. I just got word and I can't confirm it, but it sounded reasonable to me, that they have already completed the line that is going under I-95 and tying into East Viera, for additional water to have more pressure, more water coming in. So, it sounds like that has already happened. Then the third thing that they were doing, was apparently the City of Melbourne has excess reclaimed water and the county said, *"Hey, we'll take it, we need it."* They are going to sell it to the county. All they have to do is tie in. I think it's about a mile or two of line to North Melbourne. It'll come, I guess to Suntree first, but then the water that Suntree is using, is just a domino effect. So, there are three different ways that they're trying to tie in more reclaimed water right now and it sounds like two of them they've already done. But given that we're through the real dry season of May, I think we're probably going to be good for the rest of this year.

Mr. Showe: Okay. That's all have for action items

SEVENTH ORDER OF BUSINESS Staff Reports

A. General Manager's Report

Mr. Showe: We can go to Jim's report.

Mr. Moller: Alright. CDD maintenance, I have really nothing crazy to report there. The guys are just doing our day-to-day operations. Golf course maintenance, every day they continue to improve the conditions on the course. I am hearing great reviews on the improvements that the guys have made since we had some of that winter kill. We just finished root pruning of trees. So basically, they used a root saw to cut roots of oaks and any deciduous trees that are encroaching into desired turf grass area, greens, tees, bunkers, things like that. The guys completed 26 different areas throughout the course. So, what that's going to do, is that is going to give the turf grass a better chance to survive, as the ends of the tree roots are stealing nutrients and water. So, there's more available for the turf grass to respond. I talked to Wes. We do have some more areas that we need to add some sod to. So, the guys will be throwing some more sod throughout the golf course, but other than that, the greens healed phenomenally from the June aerification. So, everything is looking good there. Financials, June prelims as of yesterday, round revenue this June as compared to last June, is pretty much right where it was. This year, we're at $117,000. Last year, we were at $118,000. We have seen additional play from Duran. I think just with the extreme temperatures that we've had this June, 90, 95, 97 degrees, high humidity, real feels in the 100 and teens, I think that's been hurting a lot of our play.

Mr. Dale: But we're still on par with last year.

Mr. Moller: Yeah. So, I think the additional play that we received from Duran is absorbing that. On a better note, the restaurant this year is sitting at $61,000 as of June 24th, compared to $56,000 last year. So, the restaurant's doing $6,000 better in revenue. We all saw our May numbers. I'm happy and proud of the staff. They did a great job. Golf finished with a net revenue of $54,000. Last year we finished at $28,000. So, we did $26,000 better than last May. Food and beverage finished at $15,000 last June or last May and we're currently at $722,000. So, we are $14,000 better this May than last. I think some of the big reasons is cost of goods. I know some of them looked a little wonky. I think a lot of it just has to do with what he calls shelf to sheet inventory processes. I think just his inventory counts are much better.

Mr. Dale: More accurate.

Mr. Moller: Yeah.

Mr. Dale: For example, the one that I heard him talk about, is the liquor that was on the shelves, wasn't included in the inventory.

Mr. Moller: That's the first I heard that one. I know some of the new wines our previous manager bought, wasn't included.

Mr. Dale: Yeah. So, in other words, we had the inventory, but it wasn't included in there.

Mr. Moller: Yes. He's been doing a great job on labor. He sends me weekly Labor Reports. Actually, I'll just jump right into the restaurant now. I do have a little handout, which I think Michelle should be blasting out soon. I know that the Board has been hot and heavy on specials. One-week specials, by the time half the people know about it, it's over. So, we're going to do seasonal specials. We're going to run a Summer special in July, August and September. You guys came up with some dishes. I'm going to take some credit. One of them I came up with. Then he will come up with some Fall ones for September, October, November and December. Then we'll do basically just three months of specials that are geared toward the season that it's in. So, Jen's Orange Crush, the wrap is phenomenal.

Ms. Rosean: This looks fun and very high end.

Mr. Moller: You can do the shrimp either fried or marinated grilled. The marinated grilled is so much better.

Mr. Dale: Show of hands, of all the Board Members that have had the orange crush.

Ms. Rosean: I'm a big fan.

Mr. Dale: Only Ron hasn't tried it.

Mr. Moller: I know Jen can't see it, but there is zero fried food on the specials.

Ms. Yelvington: I know, it's phenomenal.

Ms. Rosean: It looks so good.

Ms. Yelvington: Yeah, we've needed something like that for a very long time. This looks frozen. Is it normally frozen?

Mr. Dale: We have it two ways. It's $11.99 for frozen or $9.99 on the rocks. The reason why it's more expensive frozen, is because it takes two oranges to create it and the oranges go for about $1 each.

Ms. Yelvington: Nice. That is amazing.

Ms. Rosean: Oh, this is so pretty too.

Ms. Yelvington: That's great for marketing. Yeah, I love that.

Mr. Moller: Yes. I went to the store the other day and I had my Viera East shirt on and the attendant was like, *"I was just at a retirement party there and you're my Wingstop now. You're where I go for wings. They're the best wings I've ever had."*

Ms. Rosean: Oh, that's awesome.

Mr. Moller: Yeah, so he's made some good changes there. Anyways, I attached this week's Labor Report. He either takes himself out of the weekly Labor Reports just to show staff, but the staff Labor Report for last week, ran at 27%. In May, labor costs, including our manager, was at $44,000. I think we've been averaging around 51% or 52%.

Mr. Dale: Considering we were in the 60s for a while there.

Mr. Moller: Yes. Overall, May was a positive month for food and beverage. We finished the month with approximately a $15,000 profit, driven by strong tournament and event business, improved labor management and a focus on rebuilding our inventory process. After completing a shelf to sheet inventory, our cost of goods report showed a 45% food cost and 62% beverage. While both areas have room for improvement, they provide us a solid baseline moving forward. My goal, Ajaye's goal, is to reduce food costs to 35% to lower beverage costs by improving inventory controls and ensuring all staff consistently ring in food and beverages that are consumed. We are continuing to improve operations through regular front of the house and back of the house meetings, reinforcing accountability, cleanliness, consistency and service standards. Looking ahead, he has a staff meeting scheduled to introduce the late Summer menu. He is going to have the kitchen staff make samples for the staff to actually try it, so they know what they're pushing.

Ms. Yelvington: Okay.

Mr. Moller: And then developing it. We'll soon start putting together the Fall menu to continue our seasonal offerings and keep the menu fresh overall. He believes that we're heading in the right direction and he'll continue focusing on lowering cost of goods, maintaining labor efficiency, improving accurate inventory and increasing profitability. Everyone likes him.

Mr. Dale: I will second that. He seems very popular with the customers. I will bring emphasis to the fact, that I had a talk with Ajaye. I invited him to the meeting, but he must have had a busy burger night.

Mr. Moller: It was actually pretty busy when I left.

Mr. Dale: He texted and asked for the address. But I wanted him to come, because I feel that he deserves a victory lap for his first full month, producing a profit of $15,000.

Ms. Rosean: That's incredible.

Mr. Dale: He deserved a pat on the back for this one. So, I'm going to get this in the minutes and hopefully he shows up at the end, if he's able to get away for burger night.

Mr. Moller: But if not, he'll be here at the July workshop.

Mr. Dale: Please pass on to him the congratulations of the Board. I know every month is not going to look like that, especially when we get to August and September. We'll be lucky if we can tread water. Those are our toughest months. But I'm proud of the first job that he did.

Ms. Rosean: But you know what though? In looking at just that advertisement alone, that's going to bring people in.

Ms. Yelvington: Yeah.

Ms. Rosean: Let's go have some nice air-conditioned delicious food. That's really cool.

Mr. Moller: Yeah. Rolling back into some of the financials. So basically, what May did, is it put us at $369,684 of net profit for the year. Last year we were sitting at $384,223. So, we're not too far off last year. I think last year we lost close to $70,000 net profit as we closed out the year, which is the end of Summer. I don't think we're going to hit those numbers as well. So, I think we're going to see another year with at least $350,000 in net profit by the time we close the year out.

Mr. Dale: Wow.

Mr. Moller: Yeah. Golf operations, the guys are finishing up their second junior camp at 14 kids. The first week we had 14 signed up and 18 showed up. But this one is going a lot smoother. There are older kids. The first one had a lot of littles. It was hard to keep the littles attention with the heat. Actually, I went and bought Pedialyte ice pops.

Ms. Rosean: Okay.

Mr. Moller: Just to make sure all of the kids were staying hydrated. We were still shocked that a lot of kids that showed up, came without water bottles.

Ms. Rosean: Really? I can't even get started on that. Like, it's Florida. It's hot. They need a water bottle.

Mr. Moller: But we had to purchase two new tents this morning. The guys basically break everything down, but they leave the tents out. They just lower them all the way to the ground. Darren started heading out to the driving range to bring the tents in, while that storm was coming in yesterday afternoon.

Ms. Rosean: Oh, yeah.

Mr. Moller: He got to basically the beginning of the tee when the storm came. Both tents just took off, folded and landed in the lake.

Ms. Rosean: Oh, no.

Mr. Moller: So, the good thing is, they were old tents and were kind of getting ratty anyway.

Ms. Rosean: Okay.

Mr. Moller: So, we needed replacements, but we were hoping to get another year out of them.

Ms. Rosean: Yeah, right. Oh, my God.

Mr. Dale: I saw that we had a waterfall going too.

Mr. Moller: According to the Thor Guard, we had a little over an inch of rain out of that system. I think maintenance had just under 2 inches. But it came down so hot and heavy for a while, there was such a sheeting water coming off of the 18th green over the bulkhead. It looked like a waterfall.

Ms. Yelvington: I saw that image on Facebook.

Ms. Rosean: It was crazy.

Mr. Moller: It was amazing. But the crazy thing is, even the driving range tee, if you looked out, it looked like a lake. Then once the rain slowed down, in about five to 10 minutes, it just percolated through.

Ms. Rosean: Look at that.

Ms. Yelvington: That part where we built up the cart path, was doing fine.

Ms. Rosean: That was a storm and a half yesterday,

Mr. Dale: Actually, I didn't realize it, but there's the tent.

Mr. Moller: General information, the simulator room is under construction. Yesterday they came out and busted out the wall where the door is going to go. They got the framing of all the inside walls. Right now, we're just waiting on our friends in Brevard County to come and inspect the plumbing before we can put the drywall up.

Ms. Rosean: Oh, my goodness.

Mr. Moller: The Clubhouse signs are in. The Woodside Park sign has been completed. Kendall Signs has the survey. They did the permitting. The signs are under construction. So, we're still a couple weeks out before the Woodside Park sign is installed.

Ms. Rosean: It looks really good.

Mr. Dale: Actually, we're getting a couple of stories out of that, too. *The Viera Voice* was there yesterday.

Ms. Rosean: Oh, great.

Mr. Dale: She did some video. They are going to do a story about the simulator room.

Ms. Rosean: Wonderful.

Mr. Dale: She absolutely loves our employees. It sounds like she wants to do a story about that.

Ms. Rosean: I think that's fantastic.

Mr. Dale: We're getting some great PR out of this.

Ms. Yelvington: Great.

Mr. Moller: But other than that, that's all I have, unless anyone has questions.

Ms. Yelvington: Great job.

B. District Manager's Report

Mr. Showe: I don't have any updates this month.

Mr. Dale: These are the fun meetings.

C. Lifestyle/Marketing Report

There being none, the next item followed.

D. Restaurant Report

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS Treasurer's Report

A. Approval of Check Register

Mr. Showe: If you guys are ready, we can go over the Check Register.

Mr. Dale: Let's do that.

Mr. Showe: In the General Fund, we have Checks #5904 through #5940 and Golf Course Fund Checks #33609 through #33688, for a total of $166,533.32. Jim and I can answer questions on those invoices, should you have any or we can have a motion to approve.

Ms. Yelvington MOVED to approve the May 22, 2026 through June 18, 2026 Check Register in the amount of $166,533.32 and Ms. Rosean seconded the motion.

Mr. Dale: Is there any discussion? Hearing none,

On VOICE VOTE with all in favor the May 22, 2026 through June 18, 2026 Check Register in the amount of $166,533.32 was approved.

B. Balance Sheet and Income Statements

Mr. Showe: We'll go to the Balance Sheet and Income Statement. No action is required by the Board. I will point out on the General Fund, we are doing better than budget to actuals, and that still includes the additional expense of the bonus program that gets put in there. You're actually doing much better than budget to actuals. So, we're in great shape on the General Fund and we are at 99% collected on assessments, but that's only through May 12th. So, once we get that last set, we'll be right there.

Ms. Yelvington: Can I ask a question on the Balance Sheet presentation?

Mr. Showe: Sure.

Ms. Yelvington: Are we able to collapse the empty lines or do we need to show them empty?

Mr. Showe: I don't know.

Ms. Yelvington: I use QuickBooks at work and we can collapse that. I just don't know what software you guys are using. But it just seems like it's taking up a lot of space.

Mr. Showe: Yeah, there's at least five or six empty lines. Yeah. I'll ask. That shouldn't be an issue.

Ms. Yelvington: If we can't, we can't.

Mr. Showe: Yes, I got you. I'm all for making these easier.

Ms. Yelvington: Easier on the eyes. Absolutely.

Mr. Showe: So that's all I've got then.

NINTH ORDER OF BUSINESS Supervisor's Requests

Mr. Showe: Next are Supervisor's Requests.

Mr. Dale: Let's start with Jen.

Ms. DeVries: I don't have any. Thank you for asking.

Mr. Dale: Alright. Thank you. Let's do Ron.

Mr. Rysztogi: Oh, you want to start with me? First of all, I did go to the Farmer's Market with my golf cart. I introduced myself to most of the vendors that were there. I asked if there were any problems or any issues or anything. There were no negatives. No one said, *"I don't like this"* or *"I don't like that."* So, I was surprised at that. Everybody was very nice. I thought it was a little larger than what it is, to be honest with you. I don't know if that was what your average was, but there weren't a whole lot of vendors there. But it was very nice and there were no complaints.

Ms. Yelvington: It's smaller in the Summer months.

Mr. Dale: Yes. Smaller in the Summer months. People don't want to be out there in the heat.

Mr. Rysztogi: Yeah, it seemed to be a little smaller. I've been getting a ton of emails back and forth on the noise retention issue. I don't want to bore everybody with emails back and forth. So, I did a clip. Can you read it for me?

Ms. Rosean: I will read it for you, absolutely.

Mr. Rysztogi: So, I did clippings of just the highlights, that I think the Board would be interested in. I put them in order, which makes sense, basically.

Ms. Rosean: Okay. *"Good morning. Yesterday, Will Gooden called to give me some good news from Debbie Mayfield's office. We are still alive. Apparently, there are some matters that need to be addressed by Senator Mayfield. She will schedule a video conference for our focus group after the Fourth of July holiday, to give us her information and seek our input. To me, it looks like more of a bureaucratic delay, but Will said we are still alive and she is working behind the scenes. I shall keep you all informed. Happy Summer, Sam."* Do you want me to read the whole thing?

Mr. Rysztogi: Yeah.

Ms. Rosean: I'll do it all. *"I am informed and have sent a letter from the DOT to parties that the DOT considers to be impacted by the erection of noise barriers on a project from Viera Boulevard at Fiske Boulevard. It appears to be a very important survey, which must be submitted to the DOT before July 10, 2026. Surely, Barbara, Greg and I should be on this list, but it is possible Ed and Bruce will also be included. This issue is not whether we are on the list. It is imperative that our neighbors who receive notice, respond ASAP in favor of a noise barrier. They cannot ignore this letter. This may be the issue Will Gooden alluded to when he asked that we keep an eye out for something from the DOT. Unfortunately, Bruce, Barbara and Linda are the folks on the scene, so please try to come up with an information plan for our neighbors. I will* *contact Senator Mayfield's office to see what they know about this letter. It would make sense for all of us to call the Senator's office for information. The number for her office is Senator Debbie Mayfield at 321-409-2025. I will attempt to get a copy of the letter to you, Sam."*

"Dear Mr. Gooden, it has come to the attention of the focus group that a limited number of residents of the Viera East Golf Course Community (VEGCC) have received a survey from DOT, a copy of which is attached. As you can see, the survey purports to seek input regarding auxiliary lanes and other improvements to the I-95 northbound lanes. On the surface, the survey is a good thing as it addresses the need for noise abatement, but does not provide a date for construction of the proposal. This is troubling since all of our prior conversations with DOT favor their proposed remedial action, no sooner than 15 years into the future. It is not clear that Senator Mayfield is aware of the survey. What may be clear is that DOT's action is an administrative necessity, prior to the construction of sound abatement structures. What is clear is that the letter will not go to the majority of residents impacted by the excessive noise, but would be limited to those residences within 500 feet of I-95, a process that ignores the results of DOT's latest 2025 noise studies. It was very clear from the DOT noise studies, that the 500-foot maximum was inappropriate for the VEGCC, as the fairways of the golf course provide no relief from noise and in fact contribute to the enhanced noise to such an extent that excessive noise levels were detected over 1000 feet from I-95. You may recall from citizen input with DOT at the VEGCC HOA meetings, that resolution to the unique nature of the VEGCC noise issue, was a pilot program similar to the Ohio programs, which are 90% as effective as the present Florida walls at 40% of the cost. Has this pilot program been adopted by DOT to provide relief sooner than later? Speaking for the focus group and for my neighbors, I am requesting that the Senator seek information from DOT regarding the study and if possible, extend the response date to November, when the owners residents that are snowbirds, will be in a position to knowingly respond to the survey. As an alternative, the Senator might request that DOT expand its survey to include all residences impacted by noise as determined by DOT's noise investigation of 2025. The July 10th return date is problematical. If that applied with some relief, an extension may provide inaccurate information to DOT and the VEGCC community, forming a false space for decisions. Once again, the focus group extends its thanks to Senator Mayfield and her hard work in support of the VEGCC and its 1,600 residents, by the Viera East Sound Reduction Focus

Group by Samuel J. Consimi. I expect to have a call from Will when he receives this letter. He will either call Debbie or he knows the answers. I shall keep you informed, Sam."

Mr. Rysztogi: Thank you very much.

Ms. Rosean: You're very welcome.

Mr. Showe: To provide full transparency, our office did receive that letter and I checked, yes and we immediately returned it. They definitely received it. I guess we own property within that 500 feet.

Mr. Rysztogi: If anyone is interested, I did get their survey that was going out. That's basically all there is to it, a little survey just going out to the residents. They did send me a copy, but I received a ton of email back and forth. I just clipped all of the important stuff. The other stuff was just people's comments about the pros and cons.

Mr. Dale: Right.

Mr. Rysztogi: That's all. Thank you.

Ms. Rosean: You're welcome.

Mr. Rysztogi: So that's the update on that. It seems like they want to hold off until November. It's like, *"Here we go again."*

Mr. Dale: It's just going to be longer than that, I think.

Mr. Rysztogi: It just goes on and on and on and on and on.

Ms. Yelvington: Did that letter actually say that the golf course contributes to the noise problem? How does the golf course contribute to a noise problem?

Ms. Rosean: That makes no sense to me.

Ms. Yelvington: Just because it's not absorbing any sound.

Mr. Rysztogi: Where was that in there?

Ms. Yelvington: I guess, like trees and brush would absorb some sound.

Mr. Dale: Yes, I guess, because it's all open terrain.

Ms. Rosean: Okay.

Ms. Yelvington: It's not really contributing.

Ms. Rosean: It's just not absorbing. It was very clear from the DOT noise studies, that the 500-foot maximum was inappropriate as the open fairways for the golf course to provide no relief from noise and in fact contribute to the enhanced noise.

Ms. Yelvington: Yeah, no, that's a reach.

Ms. Rosean: To an extent that there was excessive noise level. Excessive. Okay.

Ms. Yelvington: I think they're reaching a little far with that one.

Mr. Dale: Yeah.

Mr. Rysztogi: But anyway, so that's where we're at. It's just an ongoing process. They have a focus group meeting after the Fourth of July.

Ms. Yelvington: Thanks for keeping us informed.

Mr. Rysztogi: That's basically it. I don't anticipate any earth-shattering news to tell anybody, actually. But that's where we're at. I have nothing else.

Mr. Dale: Thanks, Ron. Christina?

Ms. Rosean: I have nothing.

Mr. Dale: Do you like the Orange Crush?

Ms. Rosean: I loved my Orange Crush. I'm hungry and I want some of those shrimp wraps. Those look really good.

Ms. Yelvington: Yeah.

Ms. Rosean: How fun.

Mr. Dale: Denise?

Ms. Yelvington: I drove past our fountain with the lights and they weren't on. When was the last time that was checked?

Mr. Moller: Too long ago.

Mr. Dale: I've noticed that too.

Mr. Rysztogi: By Fawn Ridge?

Ms. Yelvington: Yeah.

Mr. Rysztogi: By the way, I'm glad you brought that up, if I can add to you?

Ms. Yelvington: Go ahead.

Mr. Rysztogi: When I was coming in tonight, our bench that we put in there, had a nice family just sitting there watching the view. The whole family was there and it looked like they were enjoying themselves. So that park bench is being used.

Ms. Yelvington: Good.

Ms. Rosean: Okay.

Ms. Yelvington: I don't think that I have anything else.

Mr. Dale: I have nothing. So, with that being said, we will entertain a motion to adjourn.

TENTH ORDER OF BUSINESS **Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman