MINUTES OF MEETING
VIERA EAST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Viera East Community Development District was held on **Thursday, July 23, 2026** at 6:30 p.m. at Faith Lutheran Church, 5550 Faith Drive, Viera, Florida.

Present and constituting a quorum were:

Jennifer DeVries *by phone*	Chair
Rob Dale *by phone*	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
Michelle Webb	Lifestyle/Marketing Director
Laura Houmes	Crane Creek Resident
Crane Creek HOA Board Member	

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 and Mr. Dale who were present via phone.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS **Public Comment Period**

Mr. Showe: The next item, is the public comment period. This is the time for any members of our audience to make any comments. We would ask if you want to make any comments, just state your name and address and please keep it the three minutes.

Resident (Crane Creek HOA Board Member): I'm just here to listen.

Resident (Laura Houmes, 1382 Old Millpond Road): We are here to learn.

Resident (Crane Creek HOA Board Member): I'm on the Crane Creek POA Board.

Mr. Showe: Perfect. Okay. Please state your name and address.

Resident (Laura Houmes, 1382 Old Millpond Road): I'm sorry. Ms. Laura Houmes, Old Mill Pond Road, Crane Creek. We've been here since 1991. The one thing that I have a question about; there seems to be confusion of the Viera East boundaries in the public areas in the CDD of who cuts the grass. I'm specifically talking about our area. Are there any maps?

Mr. Showe: We do have maps on our website that delineate the areas of responsibility. In general, I think, Jim?

Mr. Moller: Yeah, what I've been running into, I've been in this seat for about three years. My new District Supervisor has been in that seat for a couple of months now. We're running into areas all throughout the District. I'm assuming when different HOAs had landscape companies, they would mow it, so we never had to do it. I think over the decades, it just got to the point of where we didn't do it. As they change landscape companies, we're seeing grass grow. So, in some of my conversations with our District Supervisor, I'm like, if it's our property on the map, we take care of it.

Mr. Showe: Yeah.

Mr. Moller: There should be no questions or anything like that. We might be running into some of those areas there. I think a lot of our areas, we don't really maintain much of anything in Crane Creek.

Mr. Showe: I was trying to follow the map. Do you have an address near that area?

Resident (Laura Houmes, 1382 Old Millpond Road): There was a change where the county is now taking care of it.

Resident (Crane Creek HOA Board Member): On the west side of Murrell Road.

Resident (Laura Houmes, 1382 Old Millpond Road): Yeah. That grass did get long. So, I'm just like, what happened?

Mr. Showe: The county owns Murrell Road, as well as the right-of-way (ROW). The only thing that the CDD will maintain, is the golf course.

Mr. Moller: I think where you have that pond and then you have Murrell Road, a lot of those homeowners on that pond, if you look, their property lines actually incorporate that entire pond.

Resident (Laura Houmes, 1382 Old Millpond Road): Correct. You're talking about Six Mile Creek.

Mr. Moller: That's the hardest part about this whole District. The biggest learning curve is, it's so cookie cuttered up. You have an acre and probably four people have ownership of that one acre.

Mr. Showe: Yeah.

Resident (Crane Creek HOA Board Member): That's the problem. When they built the subdivisions, the surveyor that signed it, messed up. It shouldn't have dedicated the property in the retention ponds to the homeowners. It should have been common property.

Mr. Moller: Yeah.

Resident (Crane Creek HOA Board Member): I presented it. I told him that I know the guy personally, because I worked with him. I'm a retired surveyor. He just said, *"That was something new. They were trying to give everybody ownership of the lakes."*

Ms. Rosean: Wow.

Resident (Crane Creek HOA Board Member): It's a pain.

Resident (Laura Houmes, 1382 Old Millpond Road): You guys have ownership of the lake, but the maintenance is where the issues lie.

Mr. Moller: You're probably like 1/12th owner of the lake.

Ms. Yelvington: Right.

Resident (Crane Creek HOA Board Member): Yeah. Our property is listed as half an acre, because of the portion in the lake.

Mr. Showe: Those lots are the lake.

Resident (Laura Houmes, 1382 Old Millpond Road): Are you actually looking at something?

Mr. Showe: I'm on the Property Appraiser website right now.

Ms. Yelvington: Can I see that?

Mr. Showe: Absolutely.

Ms. Yelvington: Oh, my goodness.

Ms. Rosean: I want to take a peek.

Resident (Crane Creek HOA Board Member): They are the only two subdivisions that I can find in the county.

Ms. Rosean: Oh, yeah. It actually shows it.

Mr. Showe: The lots are in the lake.

Resident (Crane Creek HOA Board Member): I retired from the county surveyor's office.

Mr. Showe: We don't maintain any of these ponds. They are not ours.

Resident (Crane Creek HOA Board Member): We were both professional surveyors in different companies before we went to the county. He and I argued about it a lot.

Ms. Rosean: You've seen this happen?

Resident (Crane Creek HOA Board Member): Oh, believe me.

Ms. Rosean: Oh, that’s awhile.

Resident (Laura Houmes, 1382 Old Millpond Road): It was before Viera was Viera. I think things changed.

Mr. Showe: Yeah.

Ms. Rosean: Couldn't people do crazy things with their ownership of their lake? Could they put in little barriers.

Mr. Showe: There are probably HOA regulations.

Resident (Laura Houmes, 1382 Old Millpond Road): There are HOA regulations. We are having issues with maintenance right now.

Mr. Moller: Yeah, like, if you look at that one, some have retaining walls, some have docks.

Resident (Crane Creek HOA Board Member): We have that.

Resident (Laura Houmes, 1382 Old Millpond Road): It's actually nice, though, with the individual keeping it all.

Resident (Crane Creek HOA Board Member): We're supposed to maintain the edge. We are supposed to have nice trees and all of that stuff to filter the water.

Mr. Moller: A littoral shelf.

Mr. Showe: It actually says that the easement for the stormwater retention pond that went through 2023, shall be maintained by the Crane Creek HOA.

Resident (Crane Creek HOA Board Member): We have possible lawsuits coming up.

Mr. Showe: The HOA should actually be maintaining those.

Resident (Laura Houmes, 1382 Old Millpond Road): They are.

Resident (Crane Creek HOA Board Member): They maintain the quality of the water, but not the littoral system where the plants are growing. That's up to the homeowner.

Mr. Showe: Okay. So typically, when we have questions about property ownership and if it's ours or not, we just consult the Property Appraiser's website. Typically, it is the most reliable.

Resident (Laura Houmes, 1382 Old Millpond Road): Is it possible for somebody to do a more recent map, for 2026, showing where Viera East maintains? Just those two or unless you want to say Crane Creek HOA.

Mr. Showe: We could have our engineer put something together.

Resident (Laura Houmes, 1382 Old Millpond Road): That would be awesome.

Mr. Showe: It would probably take a while, because in our case, the District has over 4,000 homes and 200 acres. Most of our Districts are very small, so it's easy for an engineer to just do a quick map, but this one is much more complicated.

Resident (Laura Houmes, 1382 Old Millpond Road): I guess it's more complicated, because you're not just going down Murrell Road or Viera Boulevard.

Mr. Showe: The District also maintains most of the conservation areas, most of the stormwater ponds and the golf course. We have the park down here that we maintain. So, there are pieces kind of all throughout. They all have different levels of maintenance.

Resident (Laura Houmes, 1382 Old Millpond Road): Our park, Twin Lakes is maintained by us and Six Mile Creek. Right?

Resident (Crane Creek HOA Board Member): The dog park.

Mr. Moller: That's us.

Resident (Laura Houmes, 1382 Old Millpond Road): You guys do it.

Mr. Moller: Yeah. We have Woodside Park.

Resident (Crane Creek HOA Board Member): They are the ones that everybody should be writing to about the tree.

Resident (Laura Houmes, 1382 Old Millpond Road): Actually, there is a dead tree, but we don't know who is responsible for it.

Resident (Crane Creek HOA Board Member): People are now saying that we have the ugliest front entrances in Brevard County and the State of Florida, because we tried to do it Florida Native. They're blaming the dead tree in the dog park on us.

Resident (Laura Houmes, 1382 Old Millpond Road): On the HOA.

Resident (Crane Creek HOA Board Member): Yeah, on the HOA.

Mr. Moller: In the dog park or in the preserve area?

Mr. Dale: Hey, Jason.

Mr. Showe: Yeah, Rob.

Mr. Dale: I'm just joking around a little bit, but we do have a couple of our HOA people there. I would be very happy to have further discussions with them about joining the CDD and we would be glad to take care of those grassy areas and lakes.

Resident (Laura Houmes, 1382 Old Millpond Road): I'm here to help.

Resident (Crane Creek HOA Board Member): I'm just trying to find out about the ownership.

Mr. Moller: You want to give us more work.

Mr. Showe: We have to look at the areas to see if it's legal.

Mr. Dale: Well, what I'm saying, is if people were willing to pay CDD fees, there's always the option to incorporate them into the CDD.

Ms. DeVries: I don't know if you know it or not, but the backstory is that the CDD was formed after Crane Creek. Crane Creek and one other community were already in existence and part of the Indian River Colony Club (IRCC).

Resident (Laura Houmes, 1382 Old Millpond Road): Yes.

Ms. DeVries: So, when the CDD was formed, those were already in existence and they didn't become part of the CDD.

Resident (Laura Houmes, 1382 Old Millpond Road): That was the biggest meeting in Viera.

Mr. Dale: I very much would like to incorporate those communities into the CDD. I think it would make things much, much easier for the CDD.

Mr. Showe: Crane Creek is not in the CDD.

Resident (Laura Houmes, 1382 Old Millpond Road): But we pay dues.

Mr. Showe: Not to the CDD. You might pay the Viera East Community Association (VECA).

Resident (Crane Creek HOA Board Member): We're just paying Viera East.

Mr. Showe: They are two separate entities.

Resident (Laura Houmes, 1382 Old Millpond Road): Oh.

Resident (Crane Creek HOA Board Member): Forget it. Those people won't pay anything else.

Mr. Showe: You guys are not in the CDD boundaries.

Resident (Laura Houmes, 1382 Old Millpond Road): So, the fact that we're here, means nothing really to you?

Mr. Showe: No, not at all. The meetings are for any member of the public.

Mr. Dale: No, we're good neighbors.

Mr. Showe: Yeah. Rob, which community do you live in?

Mr. Dale: I'm in Osprey.

Resident (Laura Houmes, 1382 Old Millpond Road): Where does the other person live?

Mr. Showe: Jennifer, which community do you live in?

Ms. DeVries: I live in the Viera East golf community.

Resident (Laura Houmes, 1382 Old Millpond Road): Oh. Okay.

Mr. Showe: So, you likely pay VECA.

Resident (Crane Creek HOA Board Member): Yes, we do pay VECA.

Resident (Laura Houmes, 1382 Old Millpond Road): That's the difference.

Mr. Dale: Jason, one last thing, just as an FYI for our HOA Board Members there, this is an issue that we run into frequently with Woodside Park and the dog park and those kinds of things. We're more than happy letting people utilize the park and all of that. But sometimes what will happen, is we will get community members from Crane Creek specifically and they'll want a certain thing to happen or something like that. Technically, they are not part of the CDD. So, when we have people from those communities saying, *"Well, we pay taxes for this,"* actually, no, you don't. But we still want to be good neighbors with that community, is my thinking.

Mr. Rysztogi: Well, you got good neighbors, right.

Ms. DeVries: We still want you to use our amenities. We're so happy that you use the golf course and the Hook & Eagle, the dog park, Woodside Park and all of those things. We're happy to have you with us.

Resident (Laura Houmes, 1382 Old Millpond Road): I feel like I've probably lived in this community longer than everybody here, unless somebody moved in around 1990.

Mr. Dale: She's got me by five years.

Resident (Crane Creek HOA Board Member): I laid out our subdivision back when I worked for a private surveying company.

Resident (Laura Houmes, 1382 Old Millpond Road): So, we were here and Viera came in after us. At that meeting is when we were told that we were going to be paying our Viera East dues. Now you can break it down to the CDD and Viera East. Actually, I think they did say, *"You're grandfathered in."* The term that they used was that we were grandfathered in.

Mr. Showe: But you're not in the CDD.

Ms. DeVries: Well, I don't know, maybe VECA.

Mr. Showe: The only way, even if you wanted to be added in, it would require 100% consent of all of your landowners.

Ms. Rosean: That's not going to happen.

Resident (Laura Houmes, 1382 Old Millpond Road): Are you kidding? We have rental houses. We're lucky they clean their house up.

Mr. Showe: That's the Florida Statutes. The Board would be happy to hear anything that you have to say about Woodside Park. I mean, that's what we're here for. Jim is the General Manager and operates all of the onsite.

Resident (Laura Houmes, 1382 Old Millpond Road): We always kind of felt like Woodside Park was our park.

Ms. DeVries: We feel like you're part of our community too, but unfortunately that's not the way that the lines are drawn.

Mr. Dale: It would have been much more desirable had The Viera Company done that at the beginning.

Mr. Showe: Yeah.

Resident (Laura Houmes, 1382 Old Millpond Road): Well, I don't think The Viera Company didn't have any say, because we had different land developers, just like the IRCC. It wasn't just The Viera Company.

Mr. Dale: Yes.

Ms. DeVries: Yes, you did.

Resident (Laura Houmes, 1382 Old Millpond Road): But we still pay the Viera East dues. So, it is complicated.

Ms. Yelvington: It is complicated.

Mr. Rysztogi: Even half of IRCC pays and half of it does not pay.

Resident (Laura Houmes, 1382 Old Millpond Road): Yes.

Mr. Showe: Correct.

Resident (Crane Creek HOA Board Member): The older half doesn't.

Mr. Rysztogi: The older half doesn't. Right.

Ms. DeVries: Right. We have to distinguish between VECA and the CDD. VECA is probably what you're paying dues to and it's about $200 a year. It's payable in January. You get a bill in the mail.

Resident (Crane Creek HOA Board Member): Something like that.

Ms. DeVries: The CDD is on your tax bill. There is a line item on your tax bill.

Resident (Laura Houmes, 1382 Old Millpond Road): How much is it a year for the CDD? Are people paying them?

Resident (Crane Creek HOA Board Member): We have to look on our tax bill.

Mr. Showe: I think its $504.

Resident (Crane Creek HOA Board Member): So, everybody other than Six Mile Creek, Crane Creek and half of IRCC is paying $500 a month.

Mr. Rysztogi: Correct.

Ms. Yelvington: $500 per year.

Ms. DeVries: I think Cross Creek is not part of us either.

Mr. Showe: Right.

Resident (Laura Houmes, 1382 Old Millpond Road): Were they there first?

Ms. DeVries: There are three communities and half of IRCC.

Mr. Showe: The commercial properties as well.

Ms. Yelvington: It's paid differently. This goes through your property tax bill versus VECA, which you just receive an invoice for.

Resident (Laura Houmes, 1382 Old Millpond Road): Well, I don't know. I would think that most people in the community want to be included somehow, but it is complicated.

Resident (Crane Creek HOA Board Member): It is never going to happen.

Resident (Laura Houmes, 1382 Old Millpond Road): Yeah.

Mr. Showe: The statutes require 100%, in order for the CDD to expand.

Resident (Laura Houmes, 1382 Old Millpond Road): So, then we can't even be on the Board?

Mr. Rysztogi: No.

Resident (Crane Creek HOA Board Member): I'm on one Board. That's enough.

Ms. Yelvington: You could be on the VECA Board, probably.

Ms. DeVries: You might be able to be on VECA.

Mr. Showe: Yeah.

Resident (Crane Creek HOA Board Member): No, that's okay. Crane Creek is enough.

Resident (Laura Houmes, 1382 Old Millpond Road): Well, once again, probably the one thing that is most helpful to us, I mean, I would like to hear what's going on in my community, by the way. Back in 1990, we even communicated a lot with the Dudas, because there were very few homeowners here. So, we were here at the very beginning. I would also like to know who is responsible for what, regardless, whether it's Viera East or the CDD. It would be nice to know. Now it is the county, apparently.

Mr. Showe: Well, again, the county owns Murrell Road for the most part, so they're going to take care of that and the ROW, which runs from the edge of sidewalk to edge of sidewalk.

Resident (Laura Houmes, 1382 Old Millpond Road): So, who's responsible for that tree?

Mr. Showe: It depends on where the tree is.

Resident (Crane Creek HOA Board Member): Evidently somebody is saying that it's beyond the edge of sidewalk, where it comes to the walls.

Mr. Dale: Jason, can I make a suggestion? Actually, Jen, our Board Member, did a wonderful job producing an outline that is actually posted on the CDD website, that identifies who is responsible for different things.

Resident (Laura Houmes, 1382 Old Millpond Road): That's what I need. The tree is right in front of the dog park along Murrell Road. Maybe, I'm just going to guess, in 20 feet. It's on the roadside of the sidewalk. Right?

Resident (Crane Creek HOA Board Member): No, it's on the inside.

Resident (Laura Houmes, 1382 Old Millpond Road): Inside of the sidewalk.

Mr. Showe: We'll have Jim take a look at it.

Mr. Moller: So basically, it's by the parking lot.

Resident (Crane Creek HOA Board Member): Yeah, it's definitely on the park property.

Resident (Laura Houmes, 1382 Old Millpond Road): Okay, so then my next question is whether it's all ours.

Mr. Showe: That's all ours. There's no question.

Resident (Laura Houmes, 1382 Old Millpond Road): My next question is if a tree gets removed, because I've seen this all these years. I live along the Murrell wall. If a tree gets removed, it doesn't get replaced. It hasn't been in our area. Is it supposed to be replaced when a tree dies?

Mr. Moller: Not that I'm aware of.

Mr. Showe: No.

Resident (Laura Houmes, 1382 Old Millpond Road): So, we're just removing trees and not replacing them.

Mr. Showe: It's kind of Board discretion as far as what they want the appearance to look like.

Mr. Moller: Definitely if it's a tree between a roadside and a sidewalk, the urban engineers just planted things. They ran out green space to plant them. So that's where they planted them and it pops sidewalks and ruins asphalt.

Ms. Yelvington: Yeah. They never should have planted them.

Resident (Crane Creek HOA Board Member): Yeah. Let's just put an oak tree every 50 feet.

Resident (Laura Houmes, 1382 Old Millpond Road): Well, I'm thinking aesthetically for Viera, when you're driving down Murrell Road, it is a concrete jungle.

Mr. Moller: If we do have to remove a tree that changes the aesthetics, then, yeah, we will replace the tree. But if it's just a cumbersome tree that died or whatever the case may be...

Mr. Showe: They're handled on a case-by-case basis.

Resident (Laura Houmes, 1382 Old Millpond Road): Okay, so from the sidewalk to our wall is VECA?

Mr. Moller: I believe so, yes.

Resident (Laura Houmes, 1382 Old Millpond Road): See, that's the thing. It's VECA, not the CDD.

Resident (Crane Creek HOA Board Member): Well, its county property, I believe. We have to look on the Property Appraiser's website.

Resident (Laura Houmes, 1382 Old Millpond Road): So, if we lose a tree in that area...

Mr. Moller: I thought VECA owned all of the sidewalks along Murrell Road.

Mr. Showe: The county says that they are responsible for the sidewalks along Murrell Road.

Resident (Laura Houmes, 1382 Old Millpond Road): The sidewalks to the road?

Resident (Crane Creek HOA Board Member): The sidewalks to the wall.

Resident (Laura Houmes, 1382 Old Millpond Road): The sidewalks to the wall.

Mr. Moller: If you go down Murrell Road, it changes 10 times between the Rockledge border and Wickham Road.

Mr. Showe: I'm showing that strip between the sidewalk and the back of the homes, if I'm looking at the right place, which is this strip here.

Resident (Laura Houmes, 1382 Old Millpond Road): Could we trim trees that come over the wall into our backyards?

Mr. Showe: Trees that encroach on your property, you have rights and responsibility as a homeowner to trim it into your property.

Mr. Moller: Florida fence laws.

Mr. Rysztogi: You can trim anything on your property, as long as you don't endanger the life of the tree.

Resident (Laura Houmes, 1382 Old Millpond Road): What if there's a Palm tree and it's not being trimmed and cleaned up? Do I have the right to hire somebody to trim it, even though it's on VECA property?

Mr. Showe: Up to your property line.

Resident (Laura Houmes, 1382 Old Millpond Road): Otherwise, I have to call VECA.

Mr. Rysztogi: You can't touch it.

Mr. Moller: Yeah, you're allowed to draw a vertical line at your property line. Anything extending over that, you can trim.

Resident (Laura Houmes, 1382 Old Millpond Road): Okay.

Mr. Moller: But you can't extend over it.

Resident (Crane Creek HOA Board Member): Does Duda still own the strip of land going all the way down to Viera Boulevard? I was just wondering. They have a 10- or 15-foot strip that they owned all the way down to US 1.

Resident (Laura Houmes, 1382 Old Millpond Road): I have one more question. I'm sorry if I'm taking up your time. Viera Boulevard looks really nice, how they put trees up and landscaping.

Resident (Crane Creek HOA Board Member): Its changing.

Resident (Laura Houmes, 1382 Old Millpond Road): Oh, I don't know about that. When you come off of Wickham Road, is that owned by the county, on and off of I-95?

Mr. Moller: Yeah, we don't have anything to do with it.

Mr. Showe: Yeah.

Mr. Moller: It's either going to be the county or VECA.

Mr. Showe: Yeah.

Resident (Laura Houmes, 1382 Old Millpond Road): Okay. But I guess Viera Boulevard is CDD property or is it county property?

Mr. Showe: The CDD doesn't own any roads within this District.

Resident (Laura Houmes, 1382 Old Millpond Road): How did they get to landscape Viera Boulevard?

Mr. Showe: We didn't landscape it. Either it was the developer and then they turned it over to the county or...

Resident (Crane Creek HOA Board Member): No, I think Viera East was handling the maintenance on the islands. They were. I don't know anymore.

Mr. Showe: Yeah. The CDD doesn't really maintain anything on the roads.

Resident (Laura Houmes, 1382 Old Millpond Road): Somebody paid for the landscaping.

Mr. Showe: Yeah. I don't know.

Resident (Laura Houmes, 1382 Old Millpond Road): My main question is Vera Boulevard got done. Will Wickham Road get done?

Mr. Showe: I don't know.

Resident (Laura Houmes, 1382 Old Millpond Road): You have to go to a county meeting, I guess. Right?

Mr. Moller: I would start there.

Mr. Showe: That road looks like it's a county road.

Resident (Laura Houmes, 1382 Old Millpond Road): Yeah, it looks like it's a county road.

Mr. Showe: Based on the Property Appraiser, because there is nothing coming up. So that typically means it's a county road.

Resident (Crane Creek HOA Board Member): You don't want to go to county meeting.

Resident (Laura Houmes, 1382 Old Millpond Road): Yeah, I'm not going to. I was just curious. I'm trying to learn.

Ms. Yelvington: We're mainly green spaces, waterways.

Resident (Laura Houmes, 1382 Old Millpond Road): Okay.

Mr. Showe: Golf course, recreation.

Resident (Laura Houmes, 1382 Old Millpond Road): Well, we learned a lot tonight.

Resident (Crane Creek HOA Board Member): Yeah. So, you're most likely handling everything that comes out of our lakes and going up into Twin Lakes and out. Right?

Mr. Showe: I'd have to double check.

Resident (Crane Creek HOA Board Member): It joins into Six Mile Creek.

Mr. Moller: I don't think they are connected.

Ms. DeVries: Actually no. I've looked at that before. Their lakes are freestanding. They don't connect into our system.

Mr. Showe: Yeah.

Resident (Crane Creek HOA Board Member): No, they're going up into the lakes by the ballfield in the park.

Mr. Showe: Yeah. So, your lakes are not connected to our stormwater system.

Resident (Laura Houmes, 1382 Old Millpond Road): So, they go right to the St. Johns River then, right?

Resident (Crane Creek HOA Board Member): Yeah, ours go right to St. Johns River. Everything goes to the St. Johns River.

Mr. Showe: But your system is not connected to ours.

Resident (Crane Creek HOA Board Member): Ours goes up north under I-95, into the ballpark and then down Six Mile Creek. That's why it's named Six Mile Creek. Okay.

Mr. Rysztogi: Okay. I think that's a good, fair three minutes.

Mr. Showe: Is there anything else?

Resident (Crane Creek HOA Board Member): No.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the June 25, 2026, Board of Supervisors Meeting**

Mr. Showe: Then we will proceed to the minutes. We have the Minutes of the June 25th Board of Supervisors meeting. I'll note that Jennifer sent some revisions, which have been corrected in the signature version for tonight. So, we would look for a motion. Are there any other corrections?

Ms. Yelvington: There was something on Page 38. Maybe that was part of her revisions. I'm not sure if there was something.

Ms. DeVries: I don't remember if it was on Page 38. I can look at my notes here. Page 38 of the PDF?

Ms. Yelvington: No, Page 38 of the minutes or Page 42 of the PDF. I think it's where Ron said, *"By Fawn Ridge"* and it says, *"By 400."* Because we were talking about the fountain.

Ms. DeVries: I did not get that one, Denise.

Ms. Yelvington: Okay. That was the only thing I caught.

Mr. Showe: So, it should be Fawn Ridge instead of 400. Got it.

Ms. Yelvington: Yes.

Mr. Showe: Got it. Then we would look for a motion of the Board to approve the minutes as amended.

On MOTION by Mr. Rysztogi seconded by Ms. Rosean with all in favor the Minutes of the June 25, 2026 Board of Supervisors Meeting were approved as amended.

FIFTH ORDER OF BUSINESS New Business

A. Consideration of Resolution 2026-05 Ratifying the Authorization of Negotiation, Execution and Delivery of Lease for Turf Equipment

Mr. Showe: The next item, we've actually gone ahead and had this executed. This is a Resolution 2026-05, ratifying the negotiation, execution, and delivery of a new lease. We'll let Jim just touch on what the equipment is and the savings associated with it.

Mr. Moller: Yeah, it's basically the existing lease that we have. Our previous golf maintenance Toro lease package was delivered during COVID with the supply chain issues. Our package was split up into three different sections and I'm trying to roll it all back into one for 2028 when we renew. So basically, this is just going to be a one-year, new lease extension. It's basically saving us $1,000 a month in our lease payments.

Ms. Yelvington: I didn't see any…okay, I'll be quiet. Continue.

Mr. Moller: I mean, that's pretty much it in a nutshell. This is just basically taking one part of our equipment package and then just extending it one year.

Ms. Yelvington: Okay.

Mr. Moller: Did you approve the lease?

Ms. DeVries: I have a question about the lease. So, I assume, this is a lower interest rate than we had before. But is that saving us?

Mr. Moller: I think it's just a lower interest rate and also a lower value of the equipment, since it's already four years old.

Ms. DeVries: Okay, that makes sense. One thing that I noticed is that the tax status isn't checked on the lease. What is our tax status for this?

Mr. Moller: As far as sales tax, we're tax exempt, but we still have property tax.

Mr. Showe: Correct. There's a lease tax that gets tacked on, because we're leasing the equipment versus buying it. It's more of a property tax.

Ms. DeVries: Okay.

Ms. Yelvington: It is tangible property.

Mr. Showe: There you go. I'll let the tax person speak.

Mr. Moller: I think we have that conversation every year.

Mr. Showe: Yes.

Ms. Yelvington: Yes, we do.

Ms. DeVries: I just noticed that there wasn't tax. So, I was like, *"Hmm."* Okay, that's all I had. Those are all my questions. Thank you.

On MOTION by Mr. Dale seconded by Ms. DeVries with all in favor Resolution 2026-05 Ratifying the Authorization of Negotiation, Execution and Delivery of Lease for Turf Equipment was adopted.

SIXTH ORDER OF BUSINESS Old Business

A. Action Items List

Mr. Showe: Behind that we have our Action Items List. There are not a whole lot of updates. I know that Jim will give some updates on the park, as well as the sign, deck and simulation system. As far as the Waterway Warriors Agreement, we sent Waterway Warriors that agreement and we're just waiting for them to get it back to us. They were several months out when I first sent it to them of doing the project anyway. But they're trying to work out some issues with VECA, as VECA owns the park and they need a place to dispose of the waste and some other things that we can't really provide them. So, our agreement is just to provide them access to the water. Our part is done. We're just waiting on it to be completed.

SEVENTH ORDER OF BUSINESS Staff Reports

A. General Manager's Report

Mr. Showe: I'll turn it over to Jim for the General Manager's Report.

Mr. Moller: Alright. I'll try to make mine fairly quick. CDD maintenance, for the most part, the guys are just doing general maintenance, going through preserve areas, treating invasive species, things like that. We're starting to go around, just making sure that all of our culverts and flow ways are clear for any kind of summer storms that we might run into. The Fawn Ridge fountain, the motor, we think, is shot. I'm going to have Tom bring his little dinghy in. The guys are going to go out there, pull the motor and see if we can repair it, instead of replacing it. The Woodside Park sign, we finally received the permit from Brevard County. That's in production right now. So, we're still a couple weeks away from that installation. Golf maintenance, the guys are continuing to improve the conditions on the golf course. I played Tuesday with the Men's Group. The golf course is in phenomenal shape. For the July aerification, we just did the Air 2 G2, which is the uninvasive air induction into the putting surface. We did aerify the fairways, composted tees, composted some weak areas. We did the root pruning of any tree roots that are encroaching into tee areas, green slopes, high maintenance, fairway areas, things like that. I remember that I said last time that we were going to demo an autonomous rough unit. I just don't think the technology is there yet for us. We nicknamed it Toby. Toby kept getting lost, kept losing the GPS signal. He was doing circles in the middle of the rough by the tees. The areas that it did mow, I just didn't see a good quality of cut. They used five, for lack of a better term, they're almost like razor blades that eject out with centrifugal force. I just don't know if there was enough density to get through our thick Bermuda. So, yeah, I probably won't be getting too many of those.

Ms. Yelvington: That means we have good grass.

Mr. Moller: We do. We have good healthy grass.

Ms. Yelvington: We have healthy grass.

Mr. Moller: I am going to try to negotiate with Toro when we get time to renew our maintenance equipment, to see if they can maybe throw one in for free, with everything else that we can use to mow the dry range. Then we can just use it as a test site. So, we'll see what happens. That's a way away. The financials for July, as of yesterday, round revenue, we're sitting at $114,000 versus last July, we were at $99,000. So round revenue is up $15,000 from last July. The restaurant was at $57,000, versus last July, we were at $50,000 as of the 22nd. So, the restaurant is up $7,000. So again, revenue is doing well. As we saw with our June numbers, we're putting a lot of money back into the golf course, as our net profits are just not there. In June, golf had a negative net profit of $33,000. Food and beverage lost $7,600. I think mostly what happened with food and beverage, it was mostly what we talked about before, the timing of the EFT payments when it comes to beer and liquor. Because if you saw our May numbers, our May cost of goods was very low. Our June numbers are very high. If you average out those two months, those are pretty much the cost of good numbers that I want our restaurant and staff to maintain. Just a little bit of reasoning on our June numbers. In my opinion, I think our variance was primarily caused by a very aggressive aerification in June. We haven't really pulled large quarters on our greens in a while. We perform soil tests twice a year. Our organic levels and our greens haven't been high enough for me to constitute removing any kind of organic matter. So, we've just been using solid tines and air injection systems. But I noticed with our last soil test, our organic matter was starting to elevate. So that's why we went ahead and pulled the trigger with removing cores this June. We had to buy all new tines for our ferry aerifier, our greens aerifier, the extra sand, the compost and the root pruning. There were a lot of one-time costs in June, to give optimal conditions on the golf course. I don't know if it was a huge reasoning, but June seemed to be very hot compared to other Junes. We had multiple days that had heat indexes around 110-degrees or north of 110. I know we were hoping to see a lot of play from Duran. I did see a lot of Duran shirts, but I think just with the combination of getting their players and a lot of people just not wanting to play golf in 100-degree heat, we saw a little bit of reduction there. But yeah, with our financials, some of the biggest expenses in golf course maintenance for June totaled $136,000, which was about $25,000 higher than in May and on average about $23,000 higher than other months. In addition to that, we had a large part that failed in one of our ferry units. It's an electric reel motor. They usually run about $6,000. So that had to be replaced. So that kind of sums that up. As far as golf operations, the guys are in full swing with another kids camp. Kids camps have been a pretty big success this Summer. I know the parents and the kids are having a good time. The guys are exhausted trying to babysit 18 kids and probably half of them have no interest in golf, but they're having a good time. Tomorrow they will probably have water balloon fights and things like that, to try to break up the monotony. The patio and simulator updates, I know the sim room has kind of been in a lull right now. I talked to the General Contractor. One of the reasons for that is a lot of subcontractors are busy with Brevard County schools trying to get all their last-minute projects done before the schools reopen. But he thinks probably next week, we should start seeing some movement on that. We actually have our first delivery from the sim company coming probably next week, with some material for the room itself. Today I met with the surveyor for the patio. He doesn't see any reason why we can't just do a special purpose survey. He could probably have his crew out there the first week of week of August, to get the Clubhouse area surveyed for the patio project, now that Brevard County has given us the okay to move forward.

Mr. Dale: Jim, we're kind of rapid firing. What is the cost for the special purpose survey?

Mr. Moller: I have not received a quote yet, but if I had to guess, it is probably around $3,000.

Mr. Dale: Okay. That is not a big expense.

Mr. Moller: No. The $42,000 plus was for an entire boundary.

Mr. Dale: Gotcha. Okay. Please continue. I got a couple things when you're done.

Mr. Moller: I know you do. I met with Ms. Terry Mott today. I don't know how many Board Members remember from last year. We were trying to do a stormwater education workshop. I know she's been working with Pete on the Board. She ran into some health issues with the family. That's why it kind of got side railed last year. But she's basically bringing it back to the Board's attention. We want to hold another education workshop, this time at the Center for Collaboration in Rockledge on October 24th. I'm reserving the room. The room cost us $775. Last year, the Board approved some monies to move forward with this.

Ms. Yelvington: We did? I thought we just agreed that they could use the park for the workshop.

Mr. Moller: It wasn't our park. That was VECA's park. It was going to be at the Clubhouse park.

Ms. Yelvington: Okay.

Mr. Moller: But anyway, in a nutshell, the room costs $775. I think this is a good educational program for our community. What Ms. Mott is trying to do, is she's trying to get representatives from all of the HOAs to have what they call a Pond Ranger. Each HOA will basically send their designated volunteer to a one-hour online certification course. They will assist us in reviewing the ponds, making sure homeowners aren't polluting the ponds with the landscape companies discharging into the ponds and making sure any areas that we might see benefits from the planting of a littoral shelf, things like that. Basically, kind of being some more eyes and ears for the District as far as lake bank erosion. That would help me when we schedule for future lake bank restoration projects, if there's one that we need to expedite or one that we can probably push back a year. So, right now she's got interest from the St. John's Water Management District, Brevard County, the Natural Resources Management Department, Marine Resource Council, UF/IFAS and St. John's River Keepers, as well as Commissioner Feltner.

Mr. Dale: Jim, what was the room rental cost again?

Mr. Moller: $775.

Mr. Dale: Why don't we just use the Hook & Eagle? It's available on Monday nights.

Mr. Moller: This is a Saturday from 9:00 a.m. to 1:00 p.m.

Mr. Dale: Ah, gotcha.

Mr. Moller: However, that could be an option that I can throw back at her. We can talk about that.

Ms. Yelvington: I really don't remember.

Mr. Dale: Yeah, we have our Monday evening special purpose night or even an off Tuesday. Not all our Tuesdays are booked.

Ms. DeVries: Or even like a Sunday late afternoon or evening after we close. I don't know if that's available.

Ms. Yelvington: I think the problem was that she was bringing somebody here from, I want to say Gainesville. She had some expert that she was going to be bringing into town to do this seminar. So that's probably why it needs to not be at night, if the person is traveling.

Mr. Dale: On Saturday.

Ms. Yelvington: Yeah, but I don't remember approving funds for that. I don't know, maybe I missed that.

Ms. DeVries: I'm feeling a bit of deja vu. Like we had this conversation a year ago. Did we have this conversation?

Ms. Yelvington: It was a year ago.

Ms. DeVries: Yeah.

Ms. Yelvington: I thought it was going to be an educational seminar at Clubhouse Park. That's what I remembered, because that was free and it didn't cost us anything. I think it's a very good thing that she's doing, don't get me wrong, but I just don't remember the money part.

Ms. Rosean: What about the school?

Ms. DeVries: I remember the money part. We said that she could have it at places that we could get for free.

Ms. Yelvington: Right. So, you remember the same thing. She wanted us to pay for that room last year and we said, *"No, have it at Clubhouse, because it's free."* That's what you remember too, right?

Mr. Rysztogi: That's what I remember.

Ms. Yelvington: I'm not crazy.

Ms. DeVries: No, that's what I remember too. We said, *"We can make some of our areas available for you. You could talk to VECA about their areas. But we didn't really want to pay."*

Mr. Rysztogi: Well, we have a school connection now.

Ms. Rosean: What about having it at Williams? No one's there on Saturdays. There are local churches that have services there on Sundays from time to time.

Ms. Yelvington: Its air conditioned.

Ms. Rosean: It's air conditioned. We have a media center with everything that they could possibly need, technology-wise.

Ms. Yelvington: That would be amazing, I think.

Mr. Moller: Okay.

Ms. Rosean: It is just something to throw out there. I really don't think my principal would mind.

Ms. Yelvington: It's educational.

Ms. Rosean: It's educational. It's for the community. We're the only school in Viera East.

Mr. Moller: Okay.

Ms. Rosean: It's something to think about.

Mr. Moller: I'll let her know. Alright. Restaurant, we pretty much have day to day operations there.

Mr. Dale: Jim, before, before we go into the restaurant, can we back up a little bit, since we were still on operations for the District and the golf course?

Mr. Moller: Okay,

Mr. Dale: Where I wanted to back up to, you said that the fountain was shot, which kind of surprised me. Do you think that is still covered under the warranty?

Mr. Moller: It's not.

Mr. Dale: If not what? Because I know a good chunk of the cost entails laying the electric. That was a big one. Are we looking at another $5,000 or $7,000 or where are we at with that?

Mr. Moller: I don't know yet. Basically, every time they turn it on, it trips the breaker. So, either something is lodged in the impellers that's causing the overload or there is something wrong with the pump motor. It would just be a pump motor, whatever a 3 horsepower submersible pump costs.

Mr. Dale: Okay. Alright. That makes me feel a little better. But yeah, certainly, let's look into the warranty on that.

Mr. Moller: Yeah, I think we're just outside of the warranty, but I'll double check it.

Ms. Yelvington: Well, maybe we can push back on them a bit, if it's just out of warranty. That's ridiculous, the motor failing already. It's practically new.

Mr. Dale: Then the other issue that I have. I don't know if you want to do this now, but it's with regard to some of the numbers that you talked about for this month and then the budget. I've got an overarching question with regard to inflation and things like that. Do you want to do that when we talk about the budget, or do you want to do that now?

Mr. Moller: We can talk about the budget.

Mr. Dale: Okay, I'll hold on to that one.

Mr. Moller: Yeah, I just got one last piece with the restaurant. Not a whole lot there. Just if anyone's been in there, the new paint on the walls looks phenomenal. It brightens up the inside. It actually makes it look a little bit bigger. The Summer menu that Ajaye put together, has been doing very well.

Ms. Yelvington: Awesome.

Mr. Moller: The coastal shrimp wrap, the Cajun pasta and the orange crush drinks, everyone loves those. But other than that, that's all I have.

Ms. DeVries: That's great to hear.

B. District Manager's Report

Mr. Showe: I don't have anything under the District Manager's Report.

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

A. Approval of Check Register

Mr. Showe: We can go to the Treasurer's Report. We have the Check Register. In your General Fund, we have Checks #5941 through #5978, Capital Reserve Check #224 and Golf Course Checks #33689 through #33784, for a total of $240,827.10. I will note that in the General Fund, about $60,000 of that is just a transfer to debt service. We can take any questions or comments on those checks or a motion to approve.

> On MOTION by Ms. Yelvington seconded by Mr. Rysztogi with all in favor the June 19, 2026 through July 16, 2026 Check Register in the amount of $240,827.10 was approved.

B. Balance Sheet and Income Statements

Mr. Showe: Behind that is your Balance Sheet and Income Statement. No action is required by the Board. I will point out in the General Fund, we are performing better than budget to actuals by about $30,000. So, we're in great shape there. Then just to make you feel good, Rob, we are at 101% collected on our assessments.

Mr. Dale: It's about time.

Mr. Showe: They sent us the tax certificate sales on June 22nd and that got us right there.

Ms. Rosean: Awesome.

Mr. Showe: So, we are fully collected on our assessments. I think Jim has gone through his side on the financials already on the golf course, but we can open it up for any questions or comments from the Board.

Mr. Dale: Well, I got kind of a big one regarding the budget. I know that we've spent a lot of time effectively. I think what we are gunning for, is a 7% increase on rates across the board. Where my question lies, is after hearing the numbers for June and kind of taking a look at what's happened to us this year, I think we've been hit hard with expenses. I know some of that is due to the polloweed that we had to deal with. Then we got frost and we had to put a lot more fertilizer down and staffing and our salary costs are up and those kinds of things. I guess the overarching question that I'm concerned with, because in 2022, about our second year into the new Board, we didn't keep pace with inflation, the way we should have. The COVID years were not real good, because I think that year, we did a 5% increase and it was woefully inadequate to keep pace with expenses. Where I'm going with this, is it's easier to save for retirement at age 30 than age 55 and if you let the inflation monster get away from you, then it's hard to come back. You can't come back and say, *"Okay, we're going to have a 20% increase one year."* So, what I just want an opinion on, is the 7% enough in your opinion, Jim? Are we keeping pace with inflation? Was this year a bit of an anomaly when it comes to expenses or are we kind of getting caught behind the curve again?

Mr. Moller: As far as the 7% on the rate increases?

Mr. Dale: Well, for the rate increases and the inflation issue. Because I know we're getting hit hard with expenses this year and is that an anomaly, I guess, is the question? Because one of the things that I'm hoping and I want to hear from you, is how you think the new two season design that we have now for pricing, is going to affect the course. I just want your opinion on this.

Mr. Moller: Yeah, I mean, like I said when I first proposed it, I've been in the golf industry for over 25 years. It kind of ages me a little bit, but back when I started, Florida was very seasonal. We had our Fall season and as our snowbirds would come back, they would get settled in and then they would head back home for the holidays. Then we would have our peak season in January when they came back and as they were moving out, we had our Spring season and we had the Summer season. Because it was hot and not too many people wanted to play, we lowered rates to get people out there. I think we have more of a fixed residency now, where we're not seeing the huge swings in our population. So that's why I feel if we got away with the four seasons and just went to a six-month peak and a six-month Summer, really the only month, in my opinion, that we might take a hit on, would be May, just because May is usually pretty strong and that's going to be basically the first month of our Summer rates or non-peak season. But I think we will definitely make that up in our November rates, because our November and December rates are usually pretty strong, but we're at a lower rate usually at that time for our Fall rates. So, I think it will definitely balance out those two months. But I think just having the longer peak season and even our non-peak rates aren't going to be that bad. I also talked to Dave and Darren about dynamic pricing, to where if we noticed on our, let’s say our Friday and Saturday mornings, we're starting to sell out at our peak times well in advance. There's no reason why we can't add a $1 or $2 to those. Same thing on the reverse end. If 3:00 p.m. is a ghost town, we’ll drop those rates a couple of dollars to try to entice people to come out, so we're expanding our tee sheets. But for what I see year-round, our average golf is usually holding pretty strong. One of the things that happened in June, is because we aggressively aerified the greens, we had a reduced rate for the entire month of June. But since we went to our normal rates for this time of year in July, we're pretty much doing the same number of rounds, but we're $14,000 ahead in revenue.

Mr. Dale: So, regarding the inflation issue, how strong do you feel? Because we're about to finalize this and I guess where I'm at, I'm a little on the fence now, because I'm sort of feeling like we're getting behind the curve with expenses and a chunk of that has to do with inflation. Do you feel that's the case or do you feel that the seasonal pricing doesn't warrant that?

Mr. Moller: I definitely think the seasonal pricing will help. I think it's a little bit more than just straight up inflation. The price of fuel increases the price of fertilizer. The 15-5 fertilizer that we use as a bulk on the golf course, has gone up 55% in the last four years. The minimum wage, just because it affects our minimum wage positions, it also affects everyone up the board. So, if I have a guy that's been on golf maintenance or even just new hires, in order to stay competitive with all of the other golf courses in the area, five years ago the non-skilled air position started at $13 or $14 an hour. Now it's more like $18 or $19 an hour. But I also worry with us being in the Brevard County golf market, our peak season rate on a weekend morning, is going to be $100. I don't know that much higher than $100 is going to take us out of that competitiveness.

Mr. Dale: Well, that I hear, but I don't like just arbitrarily deciding something like it. In other words, we haven't had a problem filling our positions. I know this was an online debate and at the last meeting we talked about 66,000 rounds that we played. It sounds like the actual number was 59,000. We erred on that a little bit. It doesn't really matter. It's really a moot point, in that the number of rounds do not equate to profit or increased sales. We discovered that last December, when our number of rounds actually went down and we made $20,000 more.

Mr. Moller: Yeah.

Mr. Dale: What I don't want to do, is keep slipping in terms of profitability, because that magic number seems to be around that $250,000 plus that we have to make, in order to be able to fund our…

Mr. Moller: Reserves.

Mr. Dale: Thank you. I couldn't think of the word. According to our Reserve Study, we have to be in that $250,000 number minimum, in order to keep funding that, so we stay self-sufficient, which I think we'll do. I don't know. I guess what I'm hearing from you is you feel that the number we're looking at right now is sufficient and this year was more of an anomaly in terms of expenses. Is that what I'm hearing?

Mr. Moller: With the golf maintenance expenses and the amount of money that we put back into the golf course, yes. It's already paid dividends, regarding the amount of compliments that we're getting on the conditions of the golf course.

Mr. Dale: Oh, it's pristine. It's beautiful.

Mr. Moller: Most of the golfers are going to play a good golf course, but I think in the Summer, a lot of golfers are just looking for a deal. I think that's why we really haven't seen too many golfers coming from Turtle Creek. But we also have the ability to tweak rates throughout the year. So, like I said earlier, if we see certain tee times are a hot ticket, we could take them over the $100 mark if we needed to.

Mr. Dale: Yeah. That's a very good point. I guess the final part of this question is, if we had to lump it all together. I know we did the root trimming. I know we had to throw down lots of extra fertilizer this year and increase manpower. Do you think those extra expenses cost us somewhere in the neighborhood of about $50,000?

Mr. Moller: Throughout the course of the year? Yes. I would probably say more towards $60,000 with the root pruning, loads of compost, the air induction rental, the amount of sand and sod.

Mr. Dale: Gotcha. Okay. That's kind of the conclusion that I'm coming to. But I just wanted to present that, because I'm not a one-man band. I want the Board all on the same sheet of music as best we can. But I do anticipate us to be hit a little harder this year with the final numbers. I hope I'm wrong, but I think when we get the final numbers for this, FYI, I think it's certainly still going to be a great year. I'm not saying that. Any of the years that we've had, are more than the sum of the $10,000 or $15,000 preceding the 2020 changeover. So that is all still fantastic. I just want to keep pace with what our main objective is, which is to keep the golf course self-sufficient.

Mr. Moller: Yes.

Mr. Dale: So, with that said, the other budgetary issue that I have and by the way, I do second everything you said. I did have the chance to do a drive around with Jim. That course is looking real good and very lush. I could not believe it. One of the big complaints that I got all the time when I was in the restaurant, was regarding the tee boxes and that root trimming that you guys did. Hole 17 was the worst. I took a couple pictures of it. They're almost perfect. They probably are by now, because we drove around a week ago. So, all of the extra rain and everything, anything that wasn't, is probably almost perfect now. So, I very much appreciate that. I also appreciate all of the strong efforts that Ajaye continues to put into that restaurant. I think that we got a gem there and I'm really, really happy with his performance. The other budgetary issue revolves around the marketing budget. It seems like we just kind of did a carry forward. One of the things that I'm recommending, I think and I get that the budget numbers aren't etched in stone. But what happens though, is when we get certain members of the community that like to pick at things, regarding our budget for marketing, I actually would recommend that we call it something different. Something like Guest Relations or something like that, because it's kind of become a catch all for a lot of things. I'm okay with you guys working out the details on that stuff. If we go a little bit over on marketing, because of the fact that many things that really technically weren't marketing, kind of got thrown in there, it's not fair to have our Marketing Director beat up over that stuff. So, where I'm going with this, is I think we should increase the marketing budget, so it's not running over.

Ms. DeVries: Or the other alternative is to be really more maniacal about what's going in that budget. Because it sounds like there are some things that are going in there that weren't originally part of the planned expenses.

Mr. Dale: So, I've got the Marketing Director here. The reason I'm bringing that up and I know this is kind of late in the day, but it's still in the day. We haven't finalized this budget yet and that's a number that I would like to be a little more realistic, instead of just saying, *"Oh, we can run over every year."* So, kind of what I'm thinking is, if we were to bump it up another $30,000 or so, as I've heard you say many times in the past, Jim, for most golf courses, the marketing budget is 10% of the overall revenue of the golf course, which in that case marketing would be over $300,000 roughly. Then if you threw in the CDD, well, then you would be over $400,000. I'm not recommending that we go to that level, but I do think it needs to be at $116,000 or $117,000, something like that right now. I think getting it in the neighborhood of $150,000 is a little more representative of where we are and where we should be.

Ms. Yelvington: What's our overage? Do you know?

Mr. Moller: We don’t have one yet.

Ms. Yelvington: Okay. We haven't gone over it?

Mr. Moller: No.

Ms. Webb: It's not a normal marketing. It's marketing several different things that I do.

Mr. Dale: Right. One of the things that I anticipate happening in the next year, we're going to have this grand new patio. Well, some of the acts that we're going to have in there that will have tremendous draw and will increase the profitability of the golf restaurant, are going to cost a little bit more.

Ms. DeVries: Right. We also might need to add Facebook pages and things for the simulator room as well.

Mr. Dale: There you go. That's an excellent point. We've got this great new simulator coming online. There's going to be additional marketing for that.

Ms. Webb: Can we change the marketing to the Guest Experience Marketing Promotional Budget? Something like that? Because my budget misses a lot of stuff. It's not just marketing/advertising.

Mr. Showe: I think I would just get rid of the marketing one and just leave it Lifestyle Amenities.

Ms. Webb: Yeah, because there is marketing, but it's a multitude of items.

Mr. Dale: Yeah, it's more than that. It's a lot more than that.

Ms. Webb: Because I do promotions. I do guest experiences with trivia, entertainment, all of that.

Mr. Rysztogi: Well, I do agree. We're adding these amenities, such as the simulator and, the expanded patio or deck. We're going to have to promote different things that we hadn't had to promote before and that obviously cost money. So, it does make sense, the added amenities. You have to promote them too.

Mr. Moller: I agree with upping the budget, but I don't know why we need to change the name. I think marketing is kind of under the public relations umbrella. Everything kind of falls underneath.

Mr. Showe: We could do Lifestyle/Amenities Promotions. It's not necessarily just marketing.

Mr. Dale: Yeah.

Mr. Showe: I kind of get that.

Mr. Dale: Yeah. I kind of like that idea, Jason. I think that sounds good.

Ms. Webb: I think that's where you get the comments online about marketing/advertising. That's a huge budget.

Mr. Dale: Right, right, right. *"Oh, those must be a lot of newspaper ads that you're buying."* No, it's so much more than that.

Ms. DeVries: Yeah.

Mr. Dale: I think we need to be in the $150,000 range for that. It doesn't mean that we're going to spend that.

Mr. Showe: I've got for your next meeting for us to just bring back the final budget. The presentation that I'll put together. So, we'll just make that change and then you guys can look at it and have another discussion at your workshop.

Mr. Dale: Okay. Alright. I like that idea. That was one of the things I got to thinking about, because you get the comments periodically and it makes it look like we don't know how to follow a budget, you know?

Ms. DeVries: Right.

Ms. Webb: I think I have followed it. I think I'm under my budget now.

Mr. Dale: Right. But you're going to be spending more next year.

Ms. DeVries: The other thing that I want to make sure on this budget, is anything that is getting sold, if its revenue producing itself, like the one thing I heard was something about t-shirts and that we were going to sell the T-shirts in the pro shop. Well, if it's local t-shirts and we're going to sell them, then they should be pro shop expensive.

Ms. Webb: Like the Hook & Eagle t-shirts.

Ms. DeVries: T-shirts for the Hook & Eagle. There you go. Well, then I guess it should be a restaurant purchase, because the restaurant is going to be selling them. What I want to make sure, is if there's revenue realized for marketing expenses, then that budget should get the revenue too. We don't even have a bucket for that. So, it would probably be better if anything that gets sold, should be in the right budget. I'm not sure how that works. Go ahead.

Ms. Webb: No, I think Jason's right. We need to talk about it.

Mr. Showe: Yeah. That will probably have to be handled on a case-by-case basis. I don't think there's a whole lot of things that she's going to purchase and then sell. The Farmer's Market already goes into a separate line.

Mr. Moller: Miscellaneous revenue.

Ms. DeVries: Yeah.

Mr. Showe: Miscellaneous Revenue/Marketing. That's a spot for things.

Mr. Moller: We would just have to tag any t-shirt sales through the restaurant POS to land in that one.

Mr. Showe: Yeah,

Ms. DeVries: Right.

Mr. Dale: That's the difference. I know sponsorships are a source of income.

Ms. DeVries: Tournaments.

Mr. Dale: Not so much for tournaments. That's not what I mean. I mean, like when we sell benches and when people pay the sponsorship fee for the signs at the park and things like that.

Mr. Rysztogi: Has *The Viera Voice* gone out of business? I didn't receive it last month. I thought they might have went out of business.

Ms. Rosean: No, they're still kicking.

Mr. Rysztogi: Alright.

Mr. Moller: You didn't get my simulator article?

Mr. Dale: Actually, that's a great point, Ron. We had two great articles in the last issue and we're supposed to get a couple of more articles in the next one.

Mr. Rysztogi: I didn't know that.

Mr. Dale: Yeah, yeah. We had one for the simulator and one for Women's International Women's Golf Day. They were great articles. It's great PR for us.

Mr. Rysztogi: Oh, yeah. I remember you saying that they were going to do something for us.

Mr. Dale: Then they decided that they wanted to do one article on our Operations Manager and one on our new Restaurant Manager.

Mr. Rysztogi: Okay, I'll look for this.

Ms. DeVries: Sounds great.

Mr. Moller: I have copies at the Clubhouse.

Mr. Rysztogi: Okay. Alright.

Mr. Dale: So, Jason, it sounds like we need to finagle some numbers, but we can talk about it at the workshop. Okay, good. Thank you. I got one more thing, but it's going to be in my Supervisor's Request.

Mr. Showe: I think if there are no other questions on the Balance Sheet and Income Statement, then we can have a motion.

Ms. Yelvington: I have a comment.

Mr. Showe: Yes.

Ms. Yelvington: I think I asked this the last meeting.

Mr. Showe: I'm going to have them collapse the zeroes.

Ms. Yelvington: Okay, but we can now delete the whole line for Restaurant Manager/Contract we?

Mr. Showe: Yes.

Ms. Yelvington: Because that doesn't exist. It's not ever going to exist.

Mr. Showe: Correct.

Ms. Yelvington: That's on Page 14 of the financials.

Mr. Showe: Yep. Got it.

Mr. Moller: It’s on Pages 14 and 20.

Ms. Yelvington: It's on Page 20 also. Thank you.

Mr. Showe: Is there anything else on the financials? Hearing none,

NINTH ORDER OF BUSINESS **Supervisor’s Requests**

Mr. Showe: Are there any Supervisor’s Requests?

Ms. Rosean: I do not have anything.

Mr. Rysztogi: I guess you probably know, it's looking really good all of a sudden for the noise reduction wall. Things are turning around.

Ms. Yelvington: Really?

Ms. Rosean: Awesome.

Mr. Rysztogi: I don't have an official presentation, but it's leaning in our favor. I'll let you know when I get the final report.

Ms. Yelvington: That's wonderful.

Mr. Showe: Anything on your end, Denise?

Ms. Yelvington: I have a question. The curved sidewalk heading over to the restaurant, it didn't seem like it had been done.

Mr. Moller: We haven’t gotten to it yet.

Ms. Yelvington: Okay. How often are the culverts in the neighborhoods checked?

Mr. Moller: Twice a year.

Ms. Yelvington: Okay, so when was the last time?

Mr. Moller: They're in the process of doing it right now. I don't know exactly when they did your area?

Ms. Yelvington: Yeah. I wondered if we were having an issue, because the last heavy rain was looking like we were flooding.

Mr. Moller: Okay.

Mr. Showe: Are there any updates from the guys on the phone?

Mr. Dale: Yep, I got one, Jason.

Mr. Showe: Alright.

Mr. Dale: Did you have the chance to complete things with the community standard issue?

Mr. Showe: We've drafted those community standards and we've sent them to counsel, so they can review it. Then once those are done, we can present those to the Board. Just for background, we're looking at coming up with just some community standards for all of the social media public communities, so we can have an outline of what's acceptable behavior for people that are participating on our social media and what things might get you either blocked or restricted.

Ms. Rosean: I think that's a great idea.

Mr. Showe: So, we're running that by legal counsel now. Once that's finalized, we'll bring it back to the Board so they can approve the policies and then we'll get those posted.

Mr. Dale: Well, I would just like to add to that. I was very pleased, because this has been an issue that's been plaguing the Board for years. Not that we don't want input and differing opinions and all of that. We want all of that. What we don't want are the disruptive narratives that get promoted by a few select individuals where it's just there to undermine the District and cost us money and where false information is promoted. So that's an issue that the Board has been dealing with for a long time. The answer that we kept getting from the attorneys was, *"Well, Section 190 of the Florida Statute says you can't do this and there's free-speech issues and all of that."* I'm a big proponent of free speech. What I'm not a proponent of is libel, which we've had the problem with on a few occasions. Well, our brilliant marketer came up with a community standard idea. My understanding is if this flies and I believe it's going to, let's say, for instance, we have the dog park page and somebody starts posting on there about costs at the golf course or something like that. The dog park page is there to talk about the dog park. Same thing with the golf course. It's not a governance page. If you want to discuss governance, you need to go on the CDD page. So that is the community standard that's enforceable, from what I'm getting, which is what we're getting legal review on right now. Same thing, if you get somebody that is using profanity or if they are promoting blatantly false information. One that I can think of is if somebody is on there saying, *"There's a bond coming. They're going to have to do a bond."* Well, that's completely false, because of the fact that we don't have to do a bond, as the golf course is self-sustaining. So that would be an example of something that we would be able to delete. Well, if we have somebody go on there and say, *"Well, the CDD stinks and Mr. Rob Dale stinks and blah, blah, blah,"* well, you know what? That gets to stay. That's free speech. The community standard is what we're putting forward right now through the attorney, making sure that it passes muster. But this was our marketer's idea and if she solves this issue for us, I'm just ecstatic over that.

Ms. DeVries: That's really good. I'm really excited. We've been banging our heads against the wall for this one.

Mr. Dale: Yes. But I just wanted the Board to know that there's a good chance that's coming soon.

Mr. Rysztogi: I just wish people that want to complain, would show their face and come to a meeting and voice their opinion.

Resident (Crane Creek HOA Board Member): Don't we all.

Ms. Rosean: It's much easier to be a keyboard warrior.

Resident (Crane Creek HOA Board Member): That is what social media is for now.

Mr. Rysztogi: It's always behind the scenes.

Mr. Dale: The problem that I have, is in my opinion, we have one individual that is actively seeking to undermine and harm our business, at this point. That's the only explanation. So that's why it's important to have standards.

Mr. Showe: As soon as we get those finished, we'll circulate those to the Board for further discussion.

Ms. Rosean: Excellent.

Mr. Showe: Anything else, Rob?

Mr. Dale: No, that was it. Thank you. Thank you very much, Jim. I know you're working diligent to get that golf course looking that good. I appreciate it very much.

Mr. Moller: Thank you.

Ms. Rosean: Here, here, Jim.

Mr. Showe: Any updates, Jennifer?

Ms. DeVries: Nothing from me.

Mr. Showe: If there are no other Supervisor's Requests, we need a motion to adjourn.

TENTH ORDER OF BUSINESS **Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman