

**MINUTES OF MEETING
VIERA STEWARDSHIP DISTRICT**

The Board of Supervisors of the Viera Stewardship District held a Special Meeting on June 8, 2022, at 9:30 a.m., at The Viera Company, 7380 Murrell Road, Suite 201, Viera, Florida 32940. The public and Staff were able to participate in the meeting via Zoom or mobile app, at <https://zoom.us/j/95918823860?pwd=aUdMQWVTWFRzeEVZREViVCtGcWorUT09>, Meeting ID: 959 1882 3860, Passcode: Quvu1A, or via teleconference at 1-888-354-0094, Passcode 782 134 6157.

Present were:

Todd J. Pokrywa	Chair
Amy Mitchell	Vice Chair
Cathleen Conley	Secretary
Christopher Wright	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Lauren Gentry	District Counsel
Hassan Kamal	District Engineer
Eva Rey	Community Manager
Jay A. Decator, III	The Viera Company
Paul Martell	Treasurer
Ben Wilson	The Viera Company
Bill Lites (via Zoom)	Zev Cohen

FIRST ORDER OF BUSINESS

Call to Order

Mr. Wrathell called the meeting to order at 9:31 a.m.

SECOND ORDER OF BUSINESS

Roll Call

Supervisors Pokrywa, Mitchell, Wright and Conley were present, in person. Supervisor Bissett was not present.

THIRD ORDER OF BUSINESS

Public Comments (*limited to 3 minutes per person*)

There were no public comments.

FOURTH ORDER OF BUSINESS

Approval of Minutes

Mr. Wrathell presented the following:

A. November 17, 2021 Landowners' Meeting

The following changes were made:

Line 16: Delete line

Line 18: Insert "Supervisor"

Line 19: Change "Bissell" to "Bissett" and insert "Supervisor"

Line 20: Insert "Public"

Line 25: Change "Ray" to "Rey"

B. November 17, 2021 Special Meeting

The following changes were made:

Line 17: Delete "Assistant"

Line 104: Change "Ray" to "Paul"

Line 108: Change "Mitchel" to "Mitchell"

On MOTION by Ms. Mitchell and seconded by Mr. Wright, with all in favor, the November 17, 2021 Landowners' Meeting and the November 17, 2021 Special Meeting Minutes, both as amended, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-06, Approving the Proposed Budget for Fiscal Year 2022/2023; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; And Providing an Effective Date

Mr. Wrathell presented Resolution 2022-06. The following changes were made to Resolution 2022-06:

Page 1, Paragraph 1, Line 2: Change "East Nassau" to "Viera"

Page 1, Paragraph 1, Line 3: Change "aproposed" to "a proposed"

Page 1, Paragraph 1, Line 4: Insert space after "ending"

Page 1, Section 3, Line 3: Change "Cunty" "County"

Mr. Wrathall presented the proposed Fiscal Year 2023 budget, highlighting line item increases and decreases compared to the Fiscal Year 2022 budget.

The following items were discussed:

- Pages 2 and 4, “Drainage System: aquatic weed control”

Ms. Mitchell voiced her opinion that the proposed figure is incorrect, when compared to the breakdown on Page 4. Mr. Wrathall stated further research is needed to determine if that was due to a calculation error or miscoded invoice, along with reviewing the 12th Amendment to the Ecor Agreement before making any changes. Engaging a Field Operations Manager in the future should ensure that invoices are coded correctly.

- Pages 2 and 5, “Burrowing owl & eagle easement”

Mr. Pokrywa asked if additional funds are needed for the eagle easement portion of the budget line item. Mr. Lites replied no and suggested changing the line item and description.

Discussion ensued about the fund balance and the expectation that platted residential units will increase and affect overall assessment levels.

The following changes were made to the proposed Fiscal Year 2023 budget:

Table of Contents, Line 4: Change “20121” to “2021”

Page 2, “Drainage System-aquatic weed control” line item: Change “202,478” to “198,921”, subject to confirmation

Pages 2 and 5, “Burrowing owl & eagle easement” line item: Change: “Burrowing owl & eagle easement” to “Burrowing owl easement and maintenance”

Page 3, “Trustee” line item: Insert “-U.S. Bank, N.A.” after “Trustee”

Page 3, “Ecologist”: Insert Description

- **Presentation of Engineer’s Report for O & M Assessments**

Mr. Kamal presented the draft Engineer’s Report for the Operation and Maintenance (O&M) Assessments for Fiscal Year 2022/2023. B.S.E. Consultants, Inc. (BSE) is certifying that the costs proposed are consistent with the scope of work described. He stated that, although not exact, he is comfortable that the figures are reasonable and consistent with the work envisioned. Description changes will be updated to mirror those in the proposed Fiscal Year 2023 budget and the acreage and tracts are being verified. BSE is ready to finalize the Report in conjunction with the final Fiscal Year 2023 budget documents. All references to Moyer Management Group, Inc., will be changed to Wrathall, Hunt and Associates, LLC, along with updating the address.

Mr. Wrathell presented Resolution 2022-06.

On MOTION by Mr. Wright and seconded by Ms. Mitchell, with all in favor, Resolution 2022-06, as amended, Approving the Proposed Budget for Fiscal Year 2022/2023, as amended; Setting Public Hearing for August 17, 2022, at 9:30 a.m., at The Viera Company, 7380 Murrell Road, Suite 201, Viera, Florida 32940; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; And Providing an Effective Date, was adopted, and the Engineer’s Report for the Operations and Maintenance Assessments for Fiscal Year 2022/2023, in substantial form, approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-07, Designating a Date, Time and Location for a Landowners’ Meeting; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date

Mr. Wrathell presented Resolution 2022-07. Seats 1, 3 and 5, currently held by Supervisors Mitchell, Pokrywa and Conley, respectively, will be up for election at the November 2022 Landowners’ Meeting. The following change was made to the Notice of Landowners’ Meeting and Election, Instructions Relating to the Landowners’ Meeting and Landowner Proxy:

Address: Change “7389” to “7380”

On MOTION by Ms. Mitchell and seconded by Mr. Wright, with all in favor, Resolution 2022-07, Designating a Date, Time and Location of November 8, 2022, at 9:30 a.m., at The Viera Company, 7380 Murrell Road, Suite 201, Viera, Florida 32940 for a Landowners’ Meeting; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Ratification of FPL Led Lighting Agreement: Stonecrest Phase 4 Additional Streetlights

Mr. Wrathell presented the executed Florida Power & Light (FPL) Led Lighting Agreement for additional streetlights in Stonecrest Phase 4.

On MOTION by Mr. Wright and seconded by Ms. Mitchell, with all in favor, the FPL Led Lighting Agreement for additional streetlights in Stonecrest Phase 4, was ratified.

EIGHTH ORDER OF BUSINESS

**Ratification of Ecor Industries, Inc.,
Addendum to Aquatic Maintenance
Services Agreement**

Mr. Wrathell presented the executed Ecor Industries, Inc., Addendum to the Aquatic Maintenance Services Agreement for the addition of Sonar® herbicide treatments to eradicate submerged Eleocharis plants within Lake 223.

On MOTION by Ms. Mitchell and seconded by Mr. Wright, with all in favor, the Ecor Industries, Inc., Addendum to the Aquatic Maintenance Services Agreement, for the addition of Sonar® herbicide treatments to eradicate submerged Eleocharis plants within Lake 223, was ratified.

NINTH ORDER OF BUSINESS

**Consideration of Annual Utilization
Program for Fiscal Year 2022/2023**

Mr. Lites stated that the purpose of the Annual Utilization Program (AUP) was to coordinate with A. Duda & Sons, Inc. (ADS) to ensure its plans for Fiscal Year 2022/2023 are in line with the Habitat Management Plan, and to show separation of responsibilities between the District and ADS. The AUP was the result of meeting with ADS. As ADS no longer provides burn services in the Conservation District, he is obtaining proposals to start planning for burns in Fiscal Year 2023 and commence burns in Fiscal Year 2024. The Report incorrectly states Fiscal Year 2022/2023 and will be corrected to 2023/2024; no funds were designated for Fiscal Year 2023.

On MOTION by Mr. Wright and seconded by Ms. Mitchell, with all in favor, the Viera Wilderness Park, Annual Utilization Program Checklist for Fiscal Year 2022/2023, as amended to Fiscal Year 2023/2024, was approved.

TENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of April 30, 2022**

Mr. Wrathell presented the Unaudited Financial Statements as of April 30, 2022.

On MOTION by Mr. Wright and seconded by Ms. Mitchell, with all in favor, the Unaudited Financial Statements as of April 30, 2022, were accepted.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: *KE Law Group, PLLC*****• Consideration of PUD Amendments for PCT Area Maintenance**

Ms. Gentry gave an overview of discussions with the County about requiring the District to obtain a separate land clearing permit each time maintenance activities are performed in the PCT area. Upon further discussions, County Representatives proposed that The Viera Company amend the PUD definitions of land clearing and the performance standards, which will alleviate having to pull a permit each year. The Viera Company will take the lead negotiating the Amendment and designate Mr. Kamal as liaison with the County, at no cost to the District.

Mr. Lites discussed the existing scope of work and stated that the County's request for separate permits was its way of responding to a neighbor's complaint. He felt that modifying the PUD to alter the development standards is a better alternative in which the County will approve the plans for the PCT in the future, without having to pull a permit.

On MOTION by Mr. Pokrywa and seconded by Mr. Wright, with all in favor, authorizing The Viera Company to proceed with the PUD Amendment, was approved.

B. District Engineer: *BSE Consultants Inc.***• Consideration of Work Authorization #8 for Stormwater Needs Analysis Report**

Mr. Kamal presented Work Authorization #8 to prepare the 20-Year Stormwater Management Needs Analysis Report. The draft Report will be emailed to the Board prior to submittal of the final Report to the County. This requirement is related to newly passed legislation. Subsequent Reports will be due every five years.

On MOTION by Ms. Mitchell and seconded by Mr. Wright, with all in favor, BSE Consultants, Inc., Work Authorization #8 to prepare the 20-Year Stormwater Management Needs Analysis Report, in a lump sum amount of \$12,800, was approved.

Mr. Kamal stated that he processed a few Encroachment Agreements related to homeowners wishing to build fences on easements.

C. Environmental Consultant: *Zev Cohen & Associates*

Mr. Lites reported the following:

- The PCT Management Budget for next year did not increase in Village 2 because not much management was done this year; increases are expected in Fiscal Year 2024 due to expansion.
- The Viera Wilderness Park (VWP) Stage 2 Monitoring Report to the Army Corps of Engineers (ACOE) shows a reduction in exotic species and continues to comply with the permit.
- Regarding monitoring the burrowing owl, the Report will be submitted to the Florida Fish and Wildlife Conservation Commission (FFWCC) later this month.

D. Community Association Manager: *Eva Rey*

There was no report.

E. District Manager: *Wrathell, Hunt and Associates, LLC*

I. 4,933 Registered Voters in District as of April 15, 2022

II. NEXT MEETING DATE: TBD

○ **QUORUM CHECK**

The next meeting will be held on August 17, 2022.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

▪ **Public Comments**

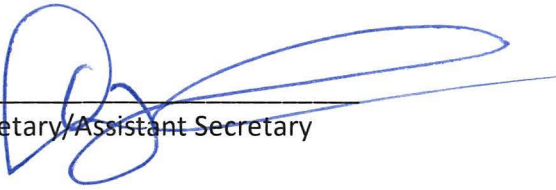
This item was an addition to the agenda.

No members of the public spoke. This item will be added to all future agendas.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Wright and seconded by Ms. Mitchell, with all in favor, the meeting adjourned at 10:49 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair