



BAREFOOT BAY RECREATION DISTRICT

**Board of Trustees Regular Meeting
December 8, 2017
1 P.M. –Building D&E**

Meeting Called to Order

The Barefoot Bay Recreation District held a Regular Meeting on December 8, 2017 in Building D&E, 1225 Barefoot Boulevard, Barefoot Bay, Florida. Mr. Diana called the meeting to order at 1:00 P.M.

Thought for the Day

Mr. Diana asked for a moment of silence to honor our service personnel both past and present who have helped protect our country. He also asked that we remember our Barefoot Bay residents both past and present.

Pledge of Allegiance to the Flag

Led by Mr. Geier.

Roll Call

Present: Mr. Diana, Mr. Lavier, Mr. Cavaliere, Mr. Geier, and Mr. Klosky. Also present: John W. Coffey, Community Manager, Cliff Repperger, General Counsel, and Dawn Myers, District Clerk.

Presentations

Representative Randy Fine Presentation

Chairman Diana introduced Representative Randy Fine and thanked him for his help in getting the term limits bill passed by the Florida Legislature. Mr. Diana noted that over 90% of Barefoot Bay residents voted yes to the Trustee term limits on the recent referendum.

Representative Fine addressed the residents of Barefoot Bay regarding two Bills he is currently supporting. He expounded on an issue brought about in the aftermath of Hurricane Irma. A reported excess of approximately 19 million gallons of raw sewage was released into the Indian Rive Lagoon by our local government. The sewage was released due to consistent problems with the local sewer disposal process as local government have not spent the money or claims not to have the money to keep our sewer systems maintained and up to date. Representative Fine subsequently developed HB585 to allow more flexibility for local government to spend the funds to maintain the sewer systems so this does not happen again. Another Bill currently in process and supported by Representative Fine also deals with the issue of Hurricane Irma aftermath. Representative Fine discussed the problem of the utilities departments such as the cable company and waste management services that continued to charge residents even while they had no service. He gave the example of FPL who does not get paid if the power is down and having had thousands of workers throughout the state, some brought in from other states to help get power back to the people as fast as possible. He explained that if the other utilities were not getting paid while service was down he is confident that they would have been working just as hard as FPL to get the services back on. This change in the law to allow residents to not have to pay for usage while their service is down is precisely what the Bill he is supporting would ratify.

Mr. Geier asked Representative Fine to please expound on the topic of Citizens Home Insurance that he discussed with Representative Fine at the last forum they both attended. Representative Fine informed the



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residents that since Citizens Insurance is a tax payer funded insurance and highly subsidized, it is actually much cheaper to offer on a risk adjusted basis. He advised the residents to consider their current insurance payment and the home's worth and divide the two amounts. If the percentage is accurate for a risk of destruction next year then it is probably an accurate amount. He informed the residents that the state is motivated to encourage individuals to acquire private insurance rather than subsidized, tax-payer funded insurance in an effort to decrease state costs. Representative Fine took questions from the audience.

Employee Milestones

Mr. Robert Shepard was re-presented with his employee service award due to a misspelling of his name on the original certificate presented at the November 9th meeting.

Minutes

Mr. Klosky made a motion to approve the minutes dated November 9, 2017. Second by Mr. Lavier. Motion carried unanimously.

Treasurer's Report

Mr. Geier read the Treasurer's Report for December 8, 2017.

Mr. Klosky made a motion to approve the Treasurer's Report as written. Second by Mr. Lavier. Motion carried unanimously.

Audience comment on Agenda Items

Mr. Jay Lanning, President of Senior Softball League, thanked the board for the replacement fence in the right field and for the netting on the fence. To the Board, Mr. Coffey and Mr. Matt Goetz thank you for your assistance and support throughout the years.

Mr. Jack Reddy issued a proclamation to Mr. Lavier stating that his badge is on him at all times now. He commented on the topic of lost revenue due to non-residents attending club functions which was discussed at the previous Board meeting. Mr. Reddy provided three Trustees with one dollar each as a symbolic gesture of good faith for the entry fee of a non-resident that will be attending the scheduled Irish Club event this month. (The donated fee was later deposited into the appropriate BBRD Account)

Ms. Jody Keller, President of the Expo Club stated her dissatisfaction with the controversial topic of clubs in recent weeks and slander of the Expo Club she started to raise money for charity. She stated that she is over the games regarding the clubs and will effectively terminate her club after her next event. Ms. Keller addressed Mr. Diana regarding a statement he made concerning her club raising money for profit to her employer in a public setting. She requested Mr. Diana not mention her name again as she is prepared to pursue litigation against him for slander.

Unfinished Business

Selection of Pickleball Courts Site

Mr. Coffey provided options for placement of the pickleball courts including where the current hand ball court is located and the areas on either side, as well as the basketball court and shuffleboard areas. Discussion ensued regarding the proposed locations.



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Mr. Cavaliere made a motion to table the topic of pickleball locations until he receives additional information about the number of players in the Tennis Club and Pickleball Club and their respective needs with the caveat that pickleball will continue as usual. Second by Mr. Lavier. Motion carried unanimously.

Ms. Carol Joseph stated the Pickleball Club would be appreciative of just one tennis court as the Tennis Club does not use all 5 courts very often. She stated that four pickleball courts can be utilized off of one tennis court. Additionally, Ms. Joseph stated that the Pickleball Club is satisfied with using the court that did not get a special surface applied to it as requested by the Tennis Club.

Mr. Robin Nash agreed with Ms. Joseph. He requested the Board save the \$75,000 reserved for the new courts and restripe the current tennis courts to include the pickleball courts.

New Business

Moratorium on Establishment of New Clubs/Organizations

Mr. Coffey explained that at the November workshop the Board came to a consensus to place a moratorium on any new clubs forming in Barefoot Bay until the topic of clubs is concluded.

Mr. Lavier made a motion to place a moratorium on the approval of any new clubs in Barefoot Bay. Mr. Geier opposed. Second by Mr. Klosky. Motion passed 4-1

Replacement Building F Project Award of Contract

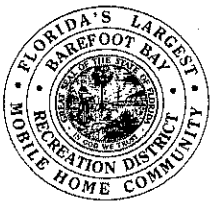
The Building F RFP Evaluation Committee met on November 30th and ranked four submittals in order of their qualifications. The committee recommended Reynolds Construction, Inc. out of Melbourne for \$ 936,365.00. Mr. Cavaliere offered that the selection of this contractor was arrived through a thorough and painstaking review of all the submittals, their experience and their reputation. This selection was not made on bidding price alone. Additionally, he stated that he researched a past client of Reynolds who stated that they had absolutely no issues with them pre, during and after construction. General Counsel Repperger will develop a contract as the next phase in the project.

Mr. Klosky made a motion to select Reynolds Construction for the Replacement Building F project for \$936,365.00. Second by Mr. Cavaliere. Motion carried unanimously.

ABM Contract Amendment

Mr. Coffey stated that the language in the ABM contract will be modified from the current language which states a specific number of employees. The new language will read: *ABM will provide the labor necessary to perform the Golf Maintenance Service Specifications throughout the year. This may vary depending on seasons and specification requirements.* Mr. Diana asked ABM Supervisor, Matt Hill, if any staff changes are ahead for ABM. Mr. Hill stated they had no plans to change the current number of staff as the typical assignments will be reduced during winter season due to the weather such as slower growing grass.

Mr. Geier made a motion to approve the amendment to the ABM contract. Second by Mr. Cavaliere. Motion carried unanimously.



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FY18 Pay Plan Adoption

Mr. Coffey presented the formal pay and classification plan for all BBRD employees which he based on a survey of comparative jobs. The pay plan is recommended to be updated for compliance with the 2018 Florida minimum wages of \$5.23 for tipped employees and \$8.25 for non-tipped employees.

General Counsel read the resolution:

A RESOLUTION OF THE BAREFOOT BAY RECREATION DISTRICT AMENDING RESOLUTION 2016-25 AND ADOPTING AN EMPLOYEE PAY AND CLASSIFICATION PLAN FOR FISCAL YEAR 2017-2018; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT WITH OTHER PROVISIONS; AND, PROVIDING FOR AN EFFECTIVE DATE.

Mr. Klosky made a motion to approve Resolution #2017-18 thereby adopting the FY18 Employee Pay and Classification Plan effective December 25, 2017. Second by Mr. Lavier. Motion carried unanimously.

Mid-sized Truck Replacement

Mr. Coffey reported that there is funding in the FY18 for a new truck for Property Services to replace the current pickup truck as it has expired its usefulness.

Mr. Klosky made a motion to award the contract to Alan Jay Nissan, Inc. in the amount of \$17,215.00 for procurement of a 2018 Nissan Frontier. Second by Mr. Cavaliere. Motion carried unanimously.

Policy Manual Revision

Mr. Coffey presented the changes made to the Policy Manual from the recent workshop to discuss Clubs.

1. Part Three: General Rules Applicable to District Facilities, 3.0 General, Definitions, #22 (page 18)
 - Reinstitution of guest fee requirement to all club/organizations' events
 - Establishment of a waiver process for clubs/organizations events
 - Exclusion of Food & Beverage events
 - Exclusion of clubs/organizations' vendors from the guest fee requirement
2. Part Three: General Rules Applicable to District Facilities, 3.4 Guidelines for Registering as a Club or Organization and Use of District Facilities (page 33)
 - Deletion of sentence exemption invitees of clubs/organizations from being applicable to the payment of guest fees.

General Counsel read the resolution:

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE BAREFOOT BAY RECREATION DISTRICT; PROVIDING FOR THE ADOPTION OF VARIOUS REVISIONS TO THE POLICY MANUAL ADOPTED MAY 8, 2009, AS SUBSEQUENTLY AMENDED THROUGH OCTOBER 13, 2017; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Lavier made a motion to approve the changes to the Policy Manual. Second by Mr. Klosky. Motion carried unanimously.

Waivers for Guest Pass Requirements for Special Events

Due to the recent Policy Manual changes which requires nonresidents purchase guest passes in order to attend club events, Mr. Geier requested the Board officially waive the guest pass requirement for the following events:

- Ethnic Festival
- St. Patrick's Day
- Memorial Day Parade and Ceremony



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- Veteran's Day Parade and Ceremony
- Christmas Parade, Christmas Tree Lighting and Entertainment

Mr. Klosky made a motion to approve the guest pass waiver for specific special events. Second by Mr. Lavier. Motion carried unanimously.

Building A Roof Replacement Change Order #2 Confirmation

Mr. Coffey reported that the Building A Roof vendor submitted change order #2 in the amount of \$3,905.00 due to excessive layers in the roof and increased labor and disposal costs. He stated that he approved the change order to avoid any delays in the project and is requesting a confirmation of his actions.

Mr. Lavier made a motion to approve Change Order #2 in the amount \$3,905.00 for increased labor and disposal cost associated with previously unknown excessive layers of roofing on the large sloped roof of Bldg. A. Second by Mr. Klosky. Motion carried unanimously.

Building A Roof Replacement Change Order #3 Confirmation

Mr. Coffey reported that the Building A Roof vendor showed staff existing problems with the flashing and flat roof and recommended removal of the flashing and replacement of the flat roof to maximize the water tightness of the new roof. The vendor submitted change order #3 in the amount of \$2,975.00 to remedy the problems. He stated that he approved the change order to avoid any delays in the project and is requesting a confirmation of his actions.

Mr. Klosky made a motion to confirm the approval of change order #3 in the amount \$2,975.00 for removal of the flashing and replacement of the flat roof atop the large sloped roof on Bldg. A. Second by Mr. Lavier. Motion carried unanimously

Building A Roof Replacement Change Order #4 Proposal

At a Special Board meeting in November 2018, the Board requested a proposal from the vendor to replace the smaller sloped roof on Building A. Staff received change order #4 in the amount of \$24,436.00.

Mr. Klosky made a motion to approve change order #4 in the amount \$24,436.00 for the replacement of the smaller sloped roof on Bldg. A with the same material being used on the larger sloped roof. Second by Mr. Lavier. Motion carried unanimously

Manager's Report

Office of the District Clerk

- Gifts and Memorials Program Update – Staff drafted an easy to read summary tri-fold brochure highlighting the rules and process of BBRD's donation program. Availability is anticipated later in December at all BBRD offices.

Finance

- FY18 Assessment Collection Update – \$1,076,522.62 (29.9% of budget) in gross assessments have been received as of 27Nov17.

Resident Relations

ARCC Updates:



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- The meeting on 14 Nov 17 had 30 permits on the agenda and all were approved.
- The meeting on 28 Nov 17 had 38 permits on the agenda and 37 were approved with one being tabled.
- The meeting scheduled for 12 Dec 17 has 50 permits on the agenda and will be in the BFBHOA Office at 9am.
- The meeting originally scheduled for 26 Dec 17 is now scheduled for Friday 29 Dec 17, same ARCC time, same ARCC place.

Violations Committee Updates:

- The meeting scheduled for 08 Dec 17 had 29 cases on the agenda with 13 coming into compliance prior to the meeting.
- The next meeting is scheduled for 12 Jan 18 at 10am in Bldg. D/E.

Food and Beverage

- December Theme – Enjoy the “spirits” of the season in the Lounge and 19th Hole this season:
- Christmas Gift Idea – Gift cards make great gifts throughout the year, but especially for Christmas and may be used in the Lounge, the 19th Hole or any special event. You can purchase gift cards in the Lounge or the 19th Hole. Kathy says “stock up but do not tell Ernie you are giving festive Food & Beverage Christmas presents to your loved ones.”
- Christmas and New Year’s Eve Events
 - Motown Christmas night in the Lounge – Saturday, 23 Dec 17 from 6-10 pm. Music by Ladies of Soul. No tickets are needed.
 - Annual Lounge New Year’s Eve party – Tickets to reserve a seat are on sale in the Lounge and includes a champagne toast and noise makers.
 - 19th Hole New Year’s Eve dinner and party – Hurry in to purchase tickets for the New Year’s Eve dinner and party with Steve Cole at the 19th Hole because there are only a few left. Flyers with all the details are posted.

Golf-Pro Shop

Routine Work

- Tournaments (call Pro Shop for details 664.3174)
 - Saturday, 20 Jan 18: Annual Veteran’s Tournament (Sign up begins soon)

Special Projects

- Annual Over-seed of course update – Work was completed on 04 Dec 17 (back nine and practice green) and 05 Dec 17 (front nine and range tee): There will be approximately 7 – 10 days before the grass on course will be cut.
- Drainage project between 4th Green and 5th Tee – Staff completed the project quicker and with fewer complaints than anticipated.
- Fence Replacement at ABM Worksite – The remaining sections that were damaged by Irma were removed and staff is waiting for utility locates. Estimate completed is 15 Dec 17.



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Miscellaneous

- Only 17 shopping days left before Christmas. Ernie says *"Get your Christmas shopping done at the Pro Shop."*
- Members' Only Christmas Sale at the Pro Shop on 19Dec17 from 5-7pm.

Golf Course Closures

- Christmas Eve: Open 6:30am to 2pm. Last Cart out at 10:00am
- Christmas Day: Closed all day (Merry Christmas!)
 - New Year's Eve: Open 6:30am to 2pm. Last Cart out at 10am
 - New Year's Day: Normal Hours

Property Services

Routine work

- Prepped Building A area for the Christmas parade and Christmas tree lighting ceremony.
- Sodded and replaced decorative rocks in front of the waterfall along US1
- Coordinated the overseeding of the lawn bowling court. Season started on 27Nov17 and players appear happy.
- Installed 1 new LED light at tennis courts
- Installed windscreens and new trash cans at the tennis courts
- Repaired broken bad screens in the grill area
- Trimmed the landscaping around pool 1
- Repaired leak at pool 3 another to follow
- Solicited quotes for concrete to stabilize sloped portion of Guinther By-Pass next to the Playground.

Special Projects

- Stormwater Update:
 - Secured services of a vendor to remove exotics along canal behind Barefoot Circle
 - Inspected a canal washout behind Marlin Circle
 - Inspected swale behind Tamarind Circle and scheduled for the swale to be cut with string trimmers down to grade so the civil engineer can inspect for compliance with construction plans.
- Building A Roof Replacement Update – Inspected flashing with vendor and worked with vendor to reduce the leaks until the metal panels arrive and are installed.
- Christmas Preparations Update – Worked with volunteers to install Christmas decorations along Barefoot Boulevard and at facilities.

General Information

Conceptual Design for new D/E/19th Hole/Pro Shop/Cart Barn Complex Update – Staff participated in a conference call with the design team regarding set back requirements, operational needs and other considerations the last week of November. The Design team anticipates completing their phase of the



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project in mid to late December and the next workshop with the BOT to review a revised conceptual floorplan and site options is tentatively scheduled for Tues., 16Jan18, Bldg. D/E at 7pm. Consensus from the Board to hold the workshop at this date and time.

Workshop Date for SDS Presentation/Discussion Regarding Financing Options for Capital Projects Update – SDS and General Counsel Repperger are available for a workshop in Bldg. D/E on Monday 22Jan18 at 2:30pm. Consensus from the Board to hold the workshop at this date and time.

Developments at 637 Hyacinth – We have reports to our DOR staff that there are squatters at this location and the home is in extremely poor condition. Ms. Sue Cuddie explained that she has reached out to the homeowners with no response. Ms. Cuddie announced that they will move in a different direction however, by bringing the case to the Board at the next meeting for authorization to remove the home with guidance from General Counsel Repperger.

Important Message from the North Pole – Mr. Coffey provided an update on status of BBRD residents will be provided at the meeting – No coal deliveries! Everyone is on the good boy and girl list. Mr. Diana thanked Mr. Klosky for the superb job on the Christmas Parade this year and for all he does for the Bay.

Attorney's Report

General Counsel Repperger reported on closures of three DOR Cases 836 Hawthorne - Parking on the Grass referred May 12, 2017; 581 Tarpon - Nuisance Tree referred October 13, 2017; and 932 Sequoia - Lamppost referred October 13, 2017 have all been closed in compliance. He asked for approval of voluntary dismissal for Case No. 895-08-08 611 Tarpon Drive- work without an ARCC permit referred in 2009. *Mr. Geier made a motion to approve. Second by Mr. Lavier. Motion carried unanimously.* He also asked for dismissal for two cases at 942 Jacaranda Drive – Parking and Utility Trailer referred in 2011. *Mr. Geier made a motion to approve. Second by Mr. Lavier. Motion carried unanimously.* General Counsel thanked Mr. Klosky for the invitation to the Christmas parade stating that it gets bigger and better every year. His daughter and her “reindeer” friend enjoyed it immensely. He wished the Board, staff and residents a Merry Christmas and Happy New Year.

Incidental Trustee Remarks

Mr. Cavaliere read an article from the Sound Off section in *The Tattler* effectively calling out the Trustees and the community manager regarding the payoff of the District mortgage. The article held the Trustees responsible for spending the “additional” \$850,000 on various projects and refusing to explain or be held accountable for this spending. Mr. Cavaliere suggested the gentleman who wrote the article meet with him for a public debate to discuss the items he laid out in his article.

Mr. Klosky thanked everyone who participated in the Christmas Parade stating it was a good time had by all.



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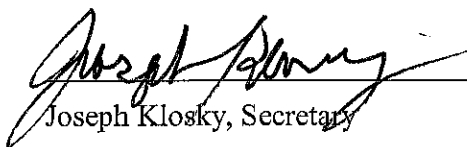
The Board wished everyone a Merry Christmas, Happy Hanukkah and Happy New Year. Mr. Geier presented staff and his fellow Board members with heartwarming gifts.

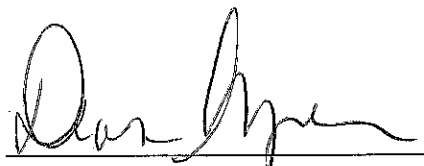
Adjournment

The next meeting will be on Friday, January 12, 2018 at 1PM in Building D/E.

Mr. Geier made a motion to adjourn. Second by Mr. Lavier. Motion carried unanimously.

Meeting adjourned 3:28 PM.



Joseph Klosky, Secretary

Dawn Myers, District Clerk