



BAREFOOT BAY RECREATION DISTRICT

Board of Trustees Regular Meeting February 10, 2017 1 P.M. –Building D&E

Meeting Called to Order

The Barefoot Bay Recreation District held a Regular Meeting on February 10, 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.

Mr. Lavier led the Pledge of Allegiance to the Flag.

Roll Call

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

Presentations

Employee Milestones

Mr. Diana recognized Ms. Sandy Lobello for 25 years of dedicated service to Barefoot Bay and the Barefoot Bay Golf Community. Mr. Diana, Mr. Ernie Cruz, Golf Manager Ms. Sue Cuddie, resident Relations Manager and Mr. John Coffey, Community Manager, presented Ms. Lobello with a 25 year pin, Milestone certificate and Barefoot Bay bucks ("Diana Dollars") redeemable for (5) paid days off.

Minutes

Mr. Klosky made a motion to approve the minutes January 13, 2017. Second by Mr. Cavaliere. Motion carried unanimously.

Mr. Klosky made a motion to approve the minutes January 24, 2017 with one correction. Second by Mr. Lavier. Motion carried unanimously.

Treasurer's Report

Mr. Cavaliere presented the Treasurer's Report for February 10, 2017.

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

Mr. Diana requested an amendment to the agenda by moving New Business items 9A Audit Presentation and 9B Selection of Resident to Fill the Vacancy on the Board up before addressing Old Business Items.

Mr. Klosky made a motion to amend the agenda. Second by Mr. Cavaliere. Motion carried unanimously.



BAREFOOT BAY RECREATION DISTRICT

Audience comment on Agenda Items

None brought forward

Audit Report

Mr. Bill Blend of BBRD Auditing Firm, Moore, Stephens and Lovelace, presented the year-end FY16 Audit Report. Mr. Blend reported that in the Required Communications section of the audit he was please to say that there were no findings to report. Mr. Blend also stated that in the Financial Statements and Internal Controls sections again, no findings to report. Last year there were a few recommendations in the IT department and he was pleased to report that those issues were resolved and IT is now in compliance with their recommendations. Mr. Blend explained that the Auditor General has compliance requirements that must be in keeping with the Florida statutes for the District's Investment Policy and Management Letter and both have met those requirements. Overall, Mr. Blend was pleased with the steady improvement in the District's financial department and with the District's relationship with his office. He commended staff and management for properly conducting the books so the report could be presented early in the year. Mr. Diana stated that he had not been aware of a previous audit report which did not contain any findings and commended the Finance staff for an excellent job this year with the FY16 Audit Report.

Mr. Klosky made a motion to accept the FY16 Audit Report as presented. Second by Mr. Lavier. Motion carried unanimously.

Selection of A Resident to Fill The Unexpired Term on the Board of Trustees

Mr. Diana asked that any comments from residents are stated prior to the statement and selection process for the replacement trustee seat. Four candidates submitted resumes for consideration of the vacancy; Mr. Ed. Geier, Ms. Mary Weller, Ms. Heather Brott and Mr. Robert Peet. Two candidates, Mr. Robert Peet and Ms. Heater Brott were unable to attend due to prior commitments.

Ms. Mary Weller spoke on her capacity to accomplish whatever goals she sets her mind to while also commenting on the variety of tasks she has committed herself to over the years as a concerned resident of Barefoot Bay. Ms. Weller pointed out that she has not only recognized the need for improvement in this community, but went to work to implement change. She was not content to sit idly by and complain but actually did something about it. She discussed her various volunteer efforts organizing a recycling program that was presented to the Barefoot Bay residents and her recognition of the need for updated Christmas decorations throughout the Bay thus, initiating The Deck the Halls Club to ensure this was accomplished. Ms. Weller raised over \$10,000 for the club within one year. Furthermore, she was instrumental in the development of the recent Barefoot Bay Census and Survey currently out in the community. These results of will assist the Trustees in developing a long term financial industrial plan for the development of Barefoot Bay facilities and amenities.

Mr. Cavaliere commended Ms. Weller on her work (with Randy Loveland and Roger Compton) on the census and survey. He asked Ms. Weller her thoughts on what her financial plan would be to update the infrastructure either long-term financing or raising assessment fees. Ms. Weller stated that she is



BAREFOOT BAY RECREATION DISTRICT

approaching the trustee position without any hidden agenda or special interests she is awaiting the results of the census to better understand what needs to be addressed. She stated that she is open to both financial options if presented properly to the residents for their input.

Mr. Diana asked Ms. Weller about her thoughts on the beach, the golf course and the Food and Beverage department. She stated that she was in favor of proceeding with improvements to the beach and maintaining the golf course as the golf course has great appeal for the residents and prospective buyers. Ms. Weller was interested in what they will gain from results of the census and survey regarding the Food and Beverage department. She stated she is in support of the department but believes the District would not have to subsidize if there were closures during slower parts of the year.

Mr. Ed Geier stated that he has been a homeowner in Barefoot Bay since 2011. He has served on the Finance committee for a little over a year and recently as Chairman. He discussed his vast experience working with multi-million dollar budgets while he served in the Army in the early 70's. He also spoke on his years of political experience gained in local government as Mayor of Palm Bay and two terms as City Councilman in the 90's and early part of the 2000's. He assured the Board that with his knowledge and experience in the political arena, he is confident in his ability to pick up the role without a problem and begin his duties as trustee with ease.

Mr. Cavaliere asked Mr. Geier his thoughts on long-term financing and raising assessment fees to help with updates to the Barefoot Bay infrastructure. Mr. Geier stated that he is in favor of long term debt to accomplish the goals of improving the infrastructure. He maintained that though this may be an unpopular position he is not opposed to stating it.

Mr. Diana asked Mr. Geier thoughts on the beach, the golf course and the food and beverage department. Mr. Geier is in favor of developing the beach as he is aware that it is a source of pride to the residents of Barefoot Bay. He believes the Golf department will do well as long as their staff can apply their ideas for improvement unimpeded. He fully supported Food and Beverage and stated in his experience working in the hotel industry those businesses with an active Food and Beverage department did much better financially than those that did not.

Mr. Diana stated that all four candidates are very qualified for holding the seat on the Board. He thanked all of them for volunteering to serve the Barefoot Bay community. The trustees cast their vote privately and submitted their selections to the District Clerk for evaluation. Ms. Myers announced a tie between Mr. Geier and Ms. Weller.

Mr. Diana called the candidates back up to the podium to say a few short words on their own behalf. Mr. Geier and Ms. Weller reiterated their positions on the why they would excel in their seat on the Board. The trustees cast their vote a second time. Again the result was a tie between Mr. Geier and Ms. Weller.



BAREFOOT BAY RECREATION DISTRICT

Ms. Carol Joseph spoke on behalf of Ms. Weller and her enthusiasm. Ms. Weller has worked to benefit the community ever since she has moved here. She encouraged the trustees to consider all she has done for Barefoot Bay.

Ms. Jeanne Osborne spoke on behalf of Mr. Geier stating that he has impressed her with his vast knowledge and experience in his position on the Finance committee and in local government.

Ms. Louise Crouse spoke on behalf of Mr. Geier and also noted his experience and knowledge of both the financial industry and the political arena.

The trustees cast their vote a third time which resulted in a third tie between Mr. Geier and Ms. Weller.

The Chairman requested Finance Manager, Kimi Cheng assist in a coin toss with Ms. Weller calling "heads" in advance. Ms. Cheng flipped the coin with an outcome of tails. Mr. Geier won the position of trustee on the Board of Trustees. Ms. Myers administered the Oath of Office to Mr. Geier.

Unfinished Business

Committees

Ms. Lizzann Taylor requested the Board not disband the committees due to the direct and positive relations with the residents and staff.

Mr. Tom Nelson asked to dissolve the Security Committee as there is nothing for them to meet or discuss unless the Board decides to direct topics for them to research. He recalled only one direction from the Board which was the CCTV cameras in the last year. He commented on criticisms regarding the current camera system. He suggested a deeper analysis of the camera systems. He stated that he has 30 years of experience in this industry and would be glad to offer his assistance in this capacity.

Mr. Roger Compton commented on the benefit of bringing information from the residents to the trustees rather than the other way around. Mr. Geier requested keeping the Finance committee under the BOT.

Mr. Lavier supported Mr. Geier's statement. Mr. Diana requested the Facilities Planning committee also stay under the BOT. Mr. Cavaliere supported his position regarding the HOA organizing the committees as a resident vehicle for change and new ideas for the community. Mr. Geier and Mr. Lavier stated their position about keeping the Finance and the DOR & Charter committee. Discussion ensued regarding the benefits of transferring the committees to the HOA. Mr. Cavaliere explained that there is no reason why the trustees could not create an Ad Hoc committee if needed, but the overall the committees are for the benefit of the residents and not to be micromanaged by the Board.

Mr. Cavaliere made a motion to dissolve the committees with exception of the ARCC and Violations committee. Second by Mr. Klosky. Mr. Geier opposed. Motion passed 4-1.

Mr. Schwatlow commented on a lack of direction from the trustees on the committees and also from the residents. He discusses a possible new schedule that would include new residents moving into the Bay.

DOR Amendments

The Board reviewed and discussed the accuracy of the questions as amended. Mr. requested feedback from Mr. Randy Loveland regarding his take on the questions as presented. Mr. Loveland stated that the questions are not done in an outstanding way where the homeowner might recognize the importance of



BAREFOOT BAY RECREATION DISTRICT

the questions. However he reiterated that the job of HOA is to educate the homeowners and they will ensure that any questions regarding the ballots are addressed.

Ms. Louise Crouse encouraged the Board to use the Supervisor of Elections (SOE) office as they will arrive to the homeowners with a sense of meaning and significance. Using the SOE office will also aid in the ease and accuracy in which they are counted.

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

Mr. Cavaliere made a motion to allow the Supervisor of Elections office for the ballot canvassing. Second by Mr. Klosky. Motion carried unanimously

Mr. Geier made a motion to allow 60 days from receipt of letters to return. Second by Mr. Klosky. Motion carried unanimously.

Mr. Geier made a motion to ensure the Supervisor of Elections consider costs to forward undeliverable ballots in overall costs and have the amount of undeliverable ballots communicated BBRD Staff. Second by Mr. Klosky. Motion carried unanimously.

Mr. Cavaliere made a motion to have the ballots sent out by March 1st if possible. Second by Mr. Geier. Motion carried unanimously.

Purchase of 944 Pecan

At the January 24 Board of Trustee meeting, the Board authorized staff to purchase the property and asked for additional information regarding costs. This property will be available at the February 23, 2017 Brevard County Deed Sale. The approximate cost to purchase and remove the home is: \$11,616.28 tax deed minimum bid \$942.22, 2016 outstanding taxes \$3,100 Cost to have the home removed and an asbestos report. Asbestos remediation, if needed, is not included. \$440 Code Enforcement costs \$7,801 Maximum costs of code enforcement fines (35% of \$22,290 value) \$3,500 Estimate of costs suit for ejectment and \$27,399.00 Estimated costs if purchased at minimum. The costs for code enforcement fines are estimated on the high side. Based on past experience the fines will probably be \$2,500 to \$3000.

Mr. Cavaliere made a motion to proceed with participation in auction not to exceed \$30,000. Second by Mr. Geier. Motion carried unanimously.

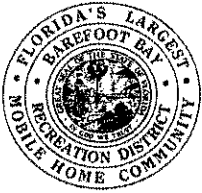
Rich Schwatlow inquired about why the Board would allow someone else to purchase the home rather than the Bay taking on this expense. Mr. Cavaliere responded by stating this is the best way to ensure the issues associated with this home is officially resolved.

New Business

DOR Violations

Case 16-003325 935 Vireo Drive ARTICLE III, Sect. 2 (C) Condition of Property (C) Unauthorized Items - Occupied.

Ms. Christina Frasier spoke on behalf of her property. She appealed to the Board for additional time as she has been ill and in the hospital. She stated she had a problem with rats that she has not been able to control. There are rentals on either side of her and she believes the debris in the yards are contributing to



BAREFOOT BAY RECREATION DISTRICT

the problem. Mr. Cavaliere appealed to the HOA officers and requested someone assist Ms. Frasier with the pest problem at her home.

Mr. Cavaliere made a motion to table the case until the March 10th meeting. Second by Mr. Lavier Motion carried unanimously.

Case 16-004765 628 Marlin Circle Article III, Sect. 2 (C) Condition of Property (C) Unauthorized Items - Occupied.

Mr. Cavaliere made a motion to table the case until Wednesday, and if not in compliance then forward to General Counsel for legal and equitable action. Second by Mr. Lavier Motion carried unanimously.

Case 16-004556 823 Wren Circle ARTICLE III, Sect. 3 (A) (B) (C) (D) (E) Parking of Vehicles (Boats/Trailer/RV/Commercial Vehicles).

Mr. Lavier made a motion to forward to General Counsel for legal and equitable action. Second by Mr. Cavaliere. Motion carried unanimously.

FY17 1st Quarter General Fund Transfer from CIP Account to Operating Account

Board Approval of Transfer of Funds Expended in 1st quarter of FY17 from CIP Account to Operating Account. General Counsel Repperger read the resolution:

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE BAREFOOT BAY RECREATION DISTRICT; AUTHORIZING THE TRANSFER OF FORTY FOUR THOUSAND FIVE HUNDRED NINETY SIX DOLLARS AND 73/100 CENTS (\$44,596.73) FROM THE DISTRICT'S STATE BOARD OF ADMINISTRATION CAPITAL IMPROVEMENT ACCOUNT TO THE DISTRICT'S OPERATING ACCOUNT; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.

Mr. Klosky made a motion to approve the transfer of \$44,596.73 from CIP Account to Operating Account and approve the resolution. Second by Mr. Lavier. Motion carried unanimously.

Use of Temporary Employment Agency

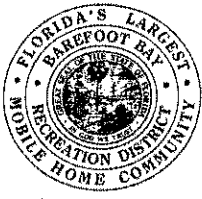
Board Review and Confirm the Use of Temporary Employment Agency for Vacant Position in Finance Department.

Mr. Klosky made a motion to approve the Client Services Agreement provided by Vaco Orlando. Second by Mr. Geier. Motion carried unanimously.

Shuffle Board Lights Replacement Award of Contract

During Hurricane Matthew, two free standing lights in the shuffle board areas were blown down. Staff removed the damaged units and solicited the following quotes: \$8,400 Complete Electric, \$7,850 Pingston Electric.

Mr. Klosky made a motion to award contract of \$7,850 to Pingston Electric for the replacement of the shuffle board lights. Second by Mr. Lavier. Motion carried unanimously.



BAREFOOT BAY RECREATION DISTRICT

Building A Sound System Upgrade Authorization of Funding

Trustee Cavaliere requested staff research options to improve the sound system in Bldg. A and use the available budget from the FY17 CCTV project in the R&M/Capital Department for a funding source. Staff solicited the following quotes: \$4,744 Premier Electronic Solutions, \$16,895 Hoover Audio Visual. *Mr. Klosky made a motion to authorize staff to proceed with use Premier Electronic Solutions of available budget from the FY17 CCTV project in the R&M/Capital Department for the Building A sound system. Second by Mr. Cavaliere. Motion carried unanimously.*

Resident's Request for Flashing Lights on Micco Road

Ms. Patricia Rinabarger spoke on the speeders on Micco Rd. at East Drive as dangerous and was in dire need of addressing before there is a serious accident involving pedestrians. Ms. Rinabarger wrote to the County Commissioner who forwarded her concern to the Traffic Engineer. The Engineer contacted her with information about installation of flashing lights on Micco Rd and its costs.

Mr. Klosky made a motion to support a letter to the County from the Board of Trustees supporting the installation of flashing lights at East Rd., Ron Beatty Rd. and Sebastian Rd. Second by Mr. Cavaliere. Motion carried unanimously.

Manager's Report

District Clerk

At the last Security Committee requested a representative from the BCSO attend a subsequent meeting to give direction on how Barefoot Bay should proceed with security in the future.

Resident Relations

Customer Service staff at the Resident Relation Office will begin updating badges on February 6, 2017. ARCC Update – 44 permits will be reviewed at the 7Feb17 ARCC meeting.

Violation Committee Update – Commercial screens will be installed within 2 weeks at the Lounge. The roll down screens will be fixed to the windows on the West side of the Lounge. Installation will be completed in 2 hours and scheduled on a morning before the Lounge opens so there will be no disruption in services.

Food & Beverage

Tickets for the upcoming St. Patrick's Day party on the Lakeside of the Lounge are now on sale at the 19th Hole and the Lounge. A full day is planned and flyers with all the details will be posted. Corned Beef sandwich tickets are \$8 and are served at noon and a buffet for \$12 is served at 2:30 p.m. Commercial screens will be installed within 2 weeks at the Lounge. The roll down screens will be fixed to the windows on the West side of the Lounge. Installation will be completed in 2 hours and scheduled on a morning before the Lounge opens so there will be no disruption in services.

Golf-Pro Shop

Twenty storm covers installed on the new golf carts with another 13 scheduled to arrive next week (back-ordered).



BAREFOOT BAY RECREATION DISTRICT

Golf Course Tournaments Updates:

- February (sign ups start Feb 1, 2017)
- Golf Gala - Feb. 11, 2017
- Ladies 9 hole charity tournament (8:30 shotgun)
- Member/Member - Feb. 25, 2017

The cleaning and reshaping of the irrigation pump intake area will commence soon. This will ensure golf course irrigation does not get clogged.

Property Services Stormwater Maintenance of Canals Update:

- Finish clean upgrading and seeding) at the Garden Club
- Began removal of canal bank debris through the Indian section and Creek Court from Dottie Lane to Barefoot Circle.

Routine Work Update:

- Rototilled the softball infield
- Finished restoration of work site of new drain line at the golf course bathroom
- Framed around new A/C in D&E building
- Replaced beer cooler in building A
- Purchased and installed poles for Soccer goal posts behind the shopping center
- Installed new conduit and wire for the lights in the parking lot at the 19th.

A new crowd control measure will be tested at Pool 1 which involves disposable wristbands to help monitor guests entering and leaving the pool. The bands will also highlight those individuals under 21. The vendor selected for the Pier repairs commenced work on Wednesday and should be finished early today.

General

The first meeting in April falls on Good Friday this year. An alternate date/time of Thursday, 2pm in Bldg. D/E is available. Staff requests direction from the BOT regarding this issue. Board consensus to eliminate the first meeting in April. The FY18 WDPB will be delivered to the trustees and applicable advisory committees by close of business on Mar. 1, 2017. Electronic versions will be available at www.bbrd.org starting at noon on Mar. 02, 2017. Paper copies of the Resident's Budget will be available for free upon request at Building F as per the Policy Manual. The site plan for the beach project was finalized this week and will be submitted to Tallahassee within the next business day or two for approval. Permitting with Brevard County (for exotic removal and berm construction) and FDEP for other non-vertical components are in the process of being submitted. Property Services staff is soliciting bids for exotic removal, berm construction, irrigation and sodding.

Attorneys Report

General Counsel asked for direction from the Board to waive the court fees on 1026 Thrush. Mr. Cavaliere asked to send a letter asking for the fees back.



BAREFOOT BAY RECREATION DISTRICT

Mr. Geier made a motion to waive the fees and dissolve the lawsuit. Second by Mr. Lavier. Mr. Klosky and Mr. Cavaliere opposed. Motion carried 3-2.

He gave an update on 1089 Wren Circle. Due to the owner's husband's passing away, the spouse was not aware of the violations. He requested waiving the costs of \$812.50

Mr. Geier made a motion to waive the fees. Second by Mr. Lavier. Motion carried unanimously.

He announced his office filed a notice of trial in the Guinther vs. BBRD case. He will file a renewed motion for summary judgement with Judge Rainwater.

Incidental Trustee Remarks

Mr. Diana discussed the tour he went on with Golf course manager. He stated that he was pleased with the condition of the golf course. He commended ABM on their maintenance of the golf course.

Mr. Klosky announced the upcoming SDS and Community manager evaluation which will be available to the trustees on March 6 to review. Results will be heard at the March 10th meeting.

Mr. Cavaliere asked to put a discussion item on the agenda regarding the difficulty for groups to get tee times at the Golf Course.

Mr. Geier thanked the Board for giving him the opportunity to serve on the Board and stated that he would do the best job possible to serve the community.

Mr. Lavier thanked all the candidates for volunteering to serve on the Board. He announced a heartfelt farewell to Ms. Valeria Owens from the Finance Department and well wished her new endeavor

Audience Participation

Ms. Kathryn Lesh announced the February 14th swearing in of new HOA officers at their Tuesday night Meeting. The HOA event A Night in the Tropics will take place on February 24, 2017. Sax on the Beach will perform and tickets are \$8. Please call Kathy at 202.4423 or Ann Manzo at 203.942.4190 for information.

Mr. Rich Schwatlow voiced a request to add an enforcement policy to the DOR.

Ms. Lizzann Taylor announced the upcoming BFB Artist's Guild slated to take place on Sunday, February 12th in Building A from 10AM-3PM.


Adjournment

The next meeting will be on February 28, 2017 at 7PM in Building D/E.

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

Meeting adjourned 4:08 PM.


Joe Klosky, Secretary


Dawn Myers, District Clerk

BRIAN LAVIER

Trustee Candidates

Heather Brott

☐

Ed Geier

☒

Mary Weller

☐

Robert Peet

☐☐☐

Frank Cavaliere

Trustee Candidates

Heather Brott

☐

Ed Geier

☒

Mary Weller

☐

Robert Peet

☐☐☐

Trustee Candidates

John D. [unclear]

Heather Brott

☐

Ed Geier

☐

Mary Weller

☒

Robert Peet

☐☐☐

Steve Dyer,

Trustee Candidates

Heather Brott

☐

Ed Geier

☐

Mary Weller

☒

Robert Peet

☐☐☐

Trustee Candidates

Joseph H. Moore

Heather Brott

☐

Ed Geier

☐

Mary Weller

☒

Robert Peet

☐☐☐

FIB

Trustee Candidates

Heather Brott

☐

Ed Geier

☒

Mary Weller

☐

Robert Peet

☐☐

BRIAN LAVIER

Trustee Candidates

Heather Brott

☐

Ed Geier

☒

Mary Weller

☐

Robert Peet

☐☐☐

Star District

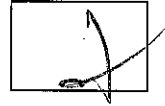
Trustee Candidates

Heather Brott

Ed Geier

Mary Weller

Robert Peet



FTB

Trustee Candidates

Heather Brott

☐

Ed Geier

☒

Mary Weller

☐

Robert Peet

☐☐☐

BRIAN LAVIER

Trustee Candidates

Heather Brott

☐

Ed Geier

☒

Mary Weller

☐

Robert Peet

☐☐☐

Trustee Candidates



Heather Brott

☐

Ed Geier

☐

Mary Weller

☒

Robert Peet

☐☐☐

Steve D'Amico

Trustee Candidates

Heather Brott

☐

Ed Geier

☐

Mary Weller

☒

Robert Peet

☐☐☐