



BAREFOOT BAY RECREATION DISTRICT

**Board of Trustees Regular Meeting
February 27, 2018
7 P.M. –Building D&E**

Meeting Called to Order

The Barefoot Bay Recreation District held a Regular Meeting on February 27, 2018 in Building D&E, 1225 Barefoot Boulevard, Barefoot Bay, Florida. Mr. Lavier called the meeting to order at 1:00 P.M.

Thought for the Day

Mr. Lavier 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. Wheaton.

Roll Call

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

Presentations

None brought forward.

Minutes

Mr. Klosky made a motion to approve the minutes dated February 9, 2018. Second by Mr. Diana. Motion carried unanimously.

Treasurer's Report

Mr. Cavaliere read the Treasurer's Report for February 27, 2018.

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

Audience comment on Agenda Items

None brought forward

Unfinished Business

Veterans Building

Mr. Cavaliere explained that the Veterans have submitted a proposal for the District to build a new facility for them in the area where Building D/E is currently located. However, the proposal for a new facility to house a remodeled 19th Hole/Pro Shop/D/E will take up much of the area as an expanded parking lot and retention pond will also be placed in the same vicinity. The Board agreed that the Veterans are a valued group in the community and merit a larger space to hold their meetings and functions, however the space required to construct a new Veteran's building will not be available. Mr. Coffey reiterated that there is



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funding for the remodel and upgrade of the Resident Relations office in the FY19 budget as previously discussed.

Mr. Cavaliere made a motion that the Board support the transition of the current Residents Relations office to a meeting facility for the Veterans once vacated. Second by Mr. Diana. Motion carried unanimously.

New Business

Authorization for Chairman to Sign the Administration Building Project Contract

General Counsel stated that he is in communication with the contractor and the contract is in its final stages. He requested the Board table this item to the next meeting for authorization so he can finalize the language before submitting to the Board for review and approval.

Mr. Diana made a motion to authorize Chairman Lavier to execute the contract for the Replacement Administration Building Project as soon as the contract has been received and reviewed. Second by Mr. Diana. Motion carried unanimously.

Audit Report

Mr. Bill Blend of Moore Stephens Lace (MSL), Barefoot Bay's auditing firm, reported on the FY17 Audit for Barefoot Bay. Mr. Blend congratulated the Board on the successful pay off the long term Bond and Swap loan which was by far the biggest accomplishment of the year. Mr. Blend commented on the other required auditing reports:

- Internal Controls – No Findings
- Independent Accountant – In compliance with Florida Investment Statute 218.415
- Independent Auditor's Management Letter – No Findings
- Required Communications – No Findings

Mr. Blend stated that overall there were good results and thanked staff for their assistance.

Mr. Klosky made a motion to approve the FY17 Audit report as presented. Second by Mr. Diana. Motion carried unanimously.

FY18 Budget Amendment Resolution: Replacement Administration Building

Mr. Coffey explained the Board awarded a contract for construction services to Reynolds General Contractors, Inc. in the amount of \$936,365.00. After a pre-construction meeting last month, the vendor submitted a revised cost proposal of \$925,756, a reduction of \$10,609 (deletion of cost to remove the existing building, shed and walkway plus a minor modification to the Finance suite of office space). Per the Proposed FY19-23 Five-Year Financial Model and Capital Improvement Plan, sufficient fund balance is available for this project.

General Counsel read the resolution:

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE BAREFOOT BAY RECREATION DISTRICT AMENDING RESOLUTION 2017-10; AMENDING THE BUDGET; RECOGNIZING FUND BALANCE FOR FY18 REPLACEMENT BUILDING FUND PROJECT.

Mr. Klosky made a motion to approve the resolution amending the budget. Second by Mr. Diana. Motion carried unanimously.



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Financial Advisor Contract

Mr. Jack Reddy voiced concern about the expenditure required to hire a financial advisor for the District as we already have the financial input of Mr. Henley in our Finance Department, our District Management Company, SDS and our Community Manager, John Coffey.

General Counsel explained that it is important to have a professional advisor independent from staff in order to provide objective financial recommendations. Board discussion ensued.

Mr. Cavaliere made a motion to approve the contract for financial services with Mr. Clark Bennett of Spectrum Municipal Services, Inc. Second by Mr. Diana. Motion carried unanimously.

Bond Program Reimbursement Resolution

General Counsel explained that the Board directed the consideration of a reimbursement resolution for the Administration Building Project. The resolution will in effect, cover any monies paid on the listed projects should the Board decide to go out to Bond. He emphasized that the resolution by no means contracts the Board with any loan or bond.

General Counsel read the resolution:

A RESOLUTION OF THE BOARD OF TRUSTEES OF BAREFOOT BAY RECREATION DISTRICT EXPRESSING ITS INTENTION FOR PURPOSES OF COMPLIANCE WITH TREASURY REGULATION SECTION 1.150-2, TO REIMBURSE EXPENDITURES WHICH MAY BE MADE WITH RESPECT TO THE CAPITAL PROJECTS DESCRIBED IN EXHIBIT "A" TO THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

Mr. Diana made a motion to approve the Bond Program Reimbursement Resolution. Second by Mr. Cavaliere. Motion carried unanimously.

Manager's Report

Office of the District Clerk

- Ground Breaking Ceremony – On Tues., 20Mar18 at 3pm behind the old Administration Building located at 625 Barefoot Blvd the Board of Trustees will officially commence construction of the New BBRD Administration Building with the ceremonious first shovel throws marking the beginning of the project. Chairman Lavier will be the master of ceremony and deliver a brief address to those assembled. Light refreshments will be served. Everyone is welcome to attend.

Finance

- FY18 Assessment Collection Update – \$2,933,564.37 (gross) or 81.5% of the FY18 Budget has been received as of 02Feb18. Please see attached for details.

Resident Relations

ARCC Updates:

- 20Feb18 meeting had 48 permits on the agenda. 44 permits were approved and three permits were denied. One is on hold, awaiting further information.
- The next meeting is scheduled for 06Mar18 in the BFBHOA Office at 9am.
- 13Feb18 and 27Feb18 meetings consisted of the committee continuing their review of the ARCC guidelines.
- The next meeting to review the Guidelines is scheduled for 13Mar18 at 8am in the BFBHOA office.



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Violations Committee Updates:

- 09Feb18 meeting had 25 cases on the agenda. 7 cases came into compliance prior to the meeting while 18 cases were found in violation.
- 23Feb18 meeting had 14 cases on the agenda. 3 cases came into compliance prior to the meeting. 11 cases were found in violation.
- The next meeting is scheduled for Fri., 09Mar18 in Bldg. D/E at 10am

Food & Beverage

- St. Paddy's Day tickets are on sale at the 19th Hole and the Lounge. Flyers with all the details are posted.
- Additional tables and chairs have been purchased for the Lounge to replace broken/worn out furniture.



Golf-Pro Shop

- Cart Barn roof repair: Complete 2/12/2018
- New Pro Shop Hours 7am to 6pm (Last Cart in at 6:30 pm)
- Srixon/Cleveland Short Game Demo Day (7Mar18)
 - 10am – 2pm
 - Space is limited...Sign up at the pro shop with Ernie or Bill
- 31Mar18: Pro Shop will close at 3pm for inventory
- Tournaments in February: Sign up at Pro Shop (call 664.3174 for details)
 - 03Mar18: BFBHOA Tournament 8:30am Shotgun
 - 10Mar18: Canada Club Tournament 8:30am Shotgun
 - 13Mar18: Ladies 18 Hole Spring Invitational 8am Shotgun
- BBRD Club Championship
 - 22Mar18 Pairings Dinner at 6pm in Bldg. A
 - 23&24Mar18 Tee Times begin 7:15am
 - Martini League End of Season Tournament 31Mar18 8:30am Shotgun

Property Services

- Set up and tear down for Barefoot Bay by the Lake
- Continued work on the bocce ball courts (opening soon). Once they are completed staff will commence with the removal and rebuild of the other two
- Installed new shed for Christmas decoration storage
- Moved shed at Falcon Drive and repaired large washout behind it
- Moved shed behind Old Administration Building to make room for the New Administration Building construction
- Installed new security lighting at the Garden Club area (not completed as of 20Feb18 but scheduled for completion prior to BOT meeting)
- Replaced main pump at pool #1 (not to be confused with heater repair that occurred in January)
- Replaced 2 rotten 4x4 timbers at the tennis courts
- Training Note: 2 more employees attended the Certified Pool Operator (CPO) class held in Orlando. We now have 5 CPO's.



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Mr. Coffey requested permission to draft a letter to Commissioner Tobia addressing the dire need for the County's involvement with the drainage issues on Cherokee Court. Board consensus to draft and send the letter signed by all Trustees.

Mr. Coffey explained that a tentative agreement will be in place on March 9, 2018 for the ABM contract extension. The contract has not yet been reviewed by attorneys on either side. He asked for authorization, if there are no issues with the changes, to sign off on the tentative agreement and bring back the reviewed contract for approval. Board consensus to move forward with the tentative agreement.

Attorney's Report

General Counsel stated that the County attorney's office advised they will not pursue any action on the property on 915 Wren Circle. He will continue to work closely with the Sheriff's office and update the Board with any additional information.

Incidental Trustee Remarks

Mr. Diana commented on the pleasant experience volunteering at the past weekend's festival. He stated it was an honor to help and thanked staff and the volunteers for a wonderful job helping make the Barefoot Bay Festival a success.

Mr. Wheaton clarified misinformation in the community about his alternate D/E building increasing construction costs. He clarified that there will be an approximate 2 million dollar saving and a bank loan will not raise the assessment.

Mr. Klosky requested we send the Community Manager/SDS evaluations out as soon as available. Mr. Cavaliere asked that we update the questions on the evaluations as the Management Company evaluation and the Community Manager evaluation have the same or similar questions. He thanked everyone for attending the festival last weekend.

Mr. Cavaliere clarified misinformation in the community about his intentions as a Trustee on the Board. He stated that he will not respond to attacks regarding speculations about his objectives in the Tattler and on his part in the construction of new buildings. He supports the new construction as it enhances the community for everyone but by no means is it self-serving as the only amenity he uses consistently is the golf course. He acknowledged staff for a stellar job at last weekend's festival and Mr. Lavier for his hard work throughout the entire event.

Mr. Lavier discussed the festival and his part in helping with set up and tear down. Property Services began shutting down the festival at 8:30PM after being on hand since 7AM and he shut the final light off at 11:30PM before heading home. He congratulated staff and the HOA for a wonderful day and a fantastic job in pulling it together and thanked all the residents who helped Barefoot Bay shine on that day.



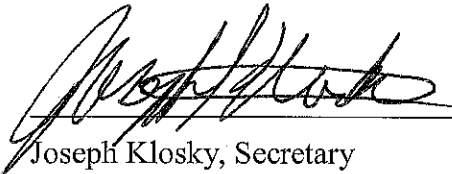
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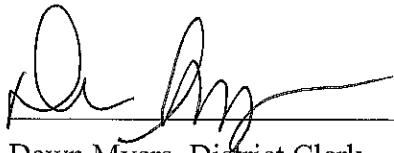
Adjournment

The next meeting will be on Friday, March 9, 2018 at 1PM in Building D/E.

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

Meeting adjourned 1:49PM.



Joseph Klosky, Secretary

Dawn Myers, District Clerk