



BAREFOOT BAY RECREATION DISTRICT

Board of Trustees Regular Meeting
July 13, 2018
1 P.M. –Building D&E

Meeting Called to Order

The Barefoot Bay Recreation District held a Regular Meeting on July 13, 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. Cavaliere.

Roll Call

Present: Mr. Lavier, Mr. Diana, Mr. Wheaton, Mr. Klosky and Mr. Cavaliere. Also present: John W. Coffey, Community Manager, Jason Pierman, SDS, Clark Bennett, Financial Advisor and Dawn Myers, District Clerk. Cliff Repperger, General Counsel was excused.

Presentations

Employee Recognition

Chairman Lavier presented an employee incentive check for \$500 to Mr. Charles Reiman for achieving the Extraordinary Service Award in his position with the Property Services Maintenance Department.

FASD 2018 Conference Report

Mr. Ed Geier, BBRD representative for the Florida Association Special District (FASD) conferences, thanked the Board for giving him the opportunity to attend the recent conference. He provided a short summary of the conference that he attended with the Community Manager on June 12-14th in Orlando. Mr. Geier touched on three topics he felt the trustees needed to be aware of, namely, the importance of a solid Nepotism policy, the importance of the Sunshine Law as it pertains to your social media and other written material and the importance of the trustees attending the new elector orientation rather than a representative of the Trustees. Mr. Geier's summary document can be found on the BBRD website www.bbrd.org along with the meeting information for July 13, 2018

Minutes

Mr. Diana made a motion to approve the Minutes for June 26, 2018 as written. Second by Mr. Cavaliere. Motion carried unanimously.

Treasurer's Report

Mr. Cavaliere read the Treasurer's Report for July 13, 2018.



BAREFOOT BAY RECREATION DISTRICT

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

Message from the Chairman

Mr. Lavier took a moment to remind the audience to respect the Board of Trustees when they come up to speak at the podium. He reiterated that the audience participation segment of the meeting is simply to provide an outlet for residents to voice opinions and concerns. It is not to be used to enter into a back and forth dialogue with the trustees or used to badger the trustees. He asked that residents adhere to the 3-minute time limit, so everyone has a chance to speak.

Audience comment On Agenda Items

Ms. Fran Solecki voiced her dissatisfaction about the Board not answering questions from the residents. She posed several questions to the Board regarding frivolous costs in her opinion, for certain community events included in the budget. She also asked about getting financial help with additional cameras for the neighborhood watch teams to monitor the known problem and drug houses.

Mr. Gary Gresko commented on the imperative nature of solving the problem with the pools recently as it is a great concern for many residents.

Mr. Jeff Grunow commended the Board's willingness to attend the Violations Committee meetings. He commented on his disappointment on the lack of support for the Board by some of the residents regarding their vision of the future, namely their attempts to upgrade the community infrastructure to modern standards. He stated that he is in full support of the capital projects and thanked the Board for looking after his and his wife's future in the Bay.

Ms. Jeanne Osborne asked about clarification on the Financing Options Agenda Item.

Mr. Ed Keeley recommended the Board revisit the 5-year plan and discussed getting a sound plan for the Lounge expansion. He voiced support on the proposed additional meeting space at the shopping center and also discussed his dissatisfaction with the two options for financing proposed for the referendum.

Ms. Nancy Eisele thanked the trustees for donating their time on the Board and at the HOA office to answer resident questions. Mr. Lavier expounded that every day of the week in the month of July from 10-11:30AM one trustee is available at the HOA office to answer resident questions or simply to chat about important issues in Barefoot Bay.

Unfinished Business

Financing Options Discussion

Mr. Clark Bennett, BBRD Financial Advisor, addressed the Board for the second time with additional clarification on the options to complete the proposed capital projects. He reiterated the three options available for financing the projects; "pay as you go" which is least desirable unless there is an abundance of funds available, the bond issue and a bank loan. He explained that the 15-year loan is not a certainty as interest rates and inflation are affecting the prospect of attaining a loan for 15 years as opposed to possibly 10-year for example. A 30-year bond issue based on the construction costs of 6.3 million, will be \$472,000 per year or \$94 per lot. He stated that the yearly amount is costlier with a bank loan but financing costs are lower. Board discussion ensued. The Board decided to hold a workshop on July 24th prior to the regularly scheduled meeting that evening to further discuss the options for project financing.



BAREFOOT BAY RECREATION DISTRICT

Mr. Diana made a motion to table this agenda item and the subsequent two agenda items until they are discussed further in a workshop. Second by Mr. Klosky. Motion carried unanimously.

Draft Resolution Calling for Referendum RE: Financing

Tabled until August 10, 2018

Lounge Expansion Project Scope of Work

Tabled until August 10, 2018

New Business

DOR Violations

DOR Violations 18-001195 927 Cashew Circle under compliance.

DOR Violation 18-000146 901 Waterway Circle

ARTICLE III, SECT. 2 (C) (D) Condition of Prop. (C) Unauthorized items ARTICLE III, SECT.10 and SECT. 2(D) Condition of Skirting ARTICLE III, SECT. 2 (C) (D) Condition of Prop. (C) Unauthorized items

Mr. Cavaliere made a motion to forward to the attorney for legal and equitable resolution. Second by Mr. Klosky. Motion carried unanimously.

DOR Violation 17-003632 620 Dolphin Circle

ARTICLE II, SECT. 3 (A) (2) ADIR (garage or carport roof)

Mr. Cavaliere made a motion to forward to the attorney for legal and equitable resolution. Second by Mr. Diana. Motion carried unanimously.

DOR Violation 17-003633 412 Eagle Drive

ARTICLE II, SECT. 3 (A) (2) ADIR (garage or carport roof)

Mr. Cavaliere made a motion to forward to the attorney for legal and equitable resolution. Second by Mr. Klosky. Motion carried unanimously.

DOR Violation 18-000763 414 Barefoot Blvd.

ARTICLE II, SECT. 5 (A) (B) ADIR (Unapproved Fence)

Mr. Cavaliere made a motion to forward to the attorney for legal and equitable resolution. Second by Mr. Diana. Motion carried unanimously.

DOR Violation 18-000985 414 Barefoot Blvd.

ARTICLE III, SECT.10 and SECT. 2(D) Condition of Skirting

Mr. Diana made a motion to forward to the attorney for legal and equitable resolution. Second by Mr. Cavaliere. Motion carried unanimously.

DOR Violation 18-000952 414 Barefoot Blvd.

ARTICLE III, SECT. 2 (C) (D) Condition of Prop. (C) Unauthorized items

Mr. Diana made a motion to forward to the attorney for legal and equitable resolution. Second by Mr. Cavaliere. Motion carried unanimously.



BAREFOOT BAY RECREATION DISTRICT

FY19 Assessment Rate

Mr. Walter Schmidt of the Barber shop and salon in the shopping center, stated that he previously spoke to former Resident Relations Manager, Ms. Sue Cuddie about possibly occupying the current Resident Relations Office at 931 Barefoot Blvd. once staff relocated to the new Administration Building at 625 Barefoot Blvd. He stated that he recently appealed to the Board about his request. Mr. Wheaton stated that he understood that the space has been approved for the veterans, however the use of this space for a commercial business seemed to make better sense and worth discussing. Mr. Schmidt stated that he has plans to open a barber school, in addition to maintaining his barber shop and salon. Board discussion ensued. Mr. Lavier asked if Mr. Schmidt investigated the previous medical office space available at the front of the shopping center. Mr. Schmidt stated that he was under the impression that the space was only available for a commercial medical office. Mr. Cavaliere stated that the 1100 sq. ft. office space is negotiable for businesses other than medical offices.

Mr. Jim Willie read a statement from Mr. Ray Bourgault, Chairman of Barefoot Bay Veterans Council, who was not present, clearly stating his position and dissatisfaction that the topic of the office space is up for discussion after already promised to the veterans. Mr. Willie read his own statement proclaiming his disappointment that Mr. Wheaton was in favor of placing this item on the agenda. Mr. Wheaton proclaimed his reasoning behind placing the topic on the agenda was not self-serving but in the spirit of community, as Mr. Schmidt is a member of this community and has rights to be heard before the Board. He voiced his disappointment that the veterans would accuse him of being disloyal to the veterans as a 27-year veteran himself. He maintained that he works for all the people of the Bay not just one group.

Mr. Diana made a motion to ratify the original decision to allow the Veterans to use the space currently in use by the Resident Relations office once vacated and allow Mr. Schmidt consideration of the space previously used by the doctor's office for his future plans for the Barber shop. Second by Mr. Klosky. Mr. Wheaton abstained. Motion passed 4-0.

Mr. Cavaliere made a motion to direct staff to advertise the doctor's office as general retail space rather than just strictly as a medical office. Second by Mr. Diana. Motion carried unanimously.

ARCC Appeal: 914 Pecan Circle

Permit received. Item removed from the agenda.

Violations Committee Re-Appointment: Al Grunow

Mr. Al Grunow was appointed to the Violations Committee on June 23, 2015, his term has now expired. He stated that he is willing to serve another term.

Mr. Diana made a motion to re-appoint Mr. Albert Grunow to the Violations Committee for a term of 3-years. Second by Mr. Klosky. Motion carried unanimously.

Investment Options

Mr. Charles Henley, Finance Manager presented information on financing options for the current BBRD funds per Mr. Cavaliere's request at a previous BOT meeting.

Mr. Cavaliere made a motion to move \$105,653.01 from the BOA Money Market Account to the SBA Reserve account. Second by Mr. Klosky. Motion carried unanimously.



BAREFOOT BAY RECREATION DISTRICT

Cart Path Repair/Replacement

Mr. Wheaton proposed reducing the golf membership and carts fees and implement a \$5 fee per round. Board discussed the proposal. Mr. Diana asked if this proposal was reviewed by the Golf Manager, Ernie Cruz. Mr. Coffey stated that it was. Mr. Cruz commented on the proposal stating that he had not had time to review the proposal in its entirety as he has been working on the golf course projects. He stated that he can see some questions that may arise with Mr. Wheaton's proposal and will review it when he returns from vacation.

Mr. Cavaliere brought up the topic of Golf being an amenity and stated this topic needs to be restated and confirmed.

Mr. Bob Peet discussed the decline of golf statewide. He suggested that the golf course is not supposed to be making money and he is not worried about it.

Mr. Donald Oldakowski suggested bringing back a revised version of the seasonal membership to increase membership on the golf course.

Mr. Ed Keeley commented on the topic of amenities concerning the golf course. He stated that amenities was not the draw for him in Barefoot Bay but he came here for a sense of community.

Mr. Diana made a motion to direct Mr. Cruz to compare current fee structure to Mr. Wheaton's proposal. Second by Mr. Cavaliere. Motion carried unanimously.

FY20 Budget Preparation Calendar

Mr. Coffey requested the BOT pick from the many possible openings for the townhall meeting and various workshops and then adopt the FY20 Budget Preparation Calendar. The Board were in a consensus about their flexibility and recommended staff choose the dates and let them know.

Manager's Report

Finance

- Surplus property Disposition Update – \$404.99 was the winning bid for the on-line auction of the 120 surplus chairs from D/E.

Resident Relations

ARCC Updates

- Meeting on July 10th has 26 permits on the agenda: 1 old, 15 consent (not changing the footprint of the home) and 10 non-consent (i.e. anything requiring a survey).
- The next meeting will be on July 24th at 9 am in the HOA office.

Violations Committee Updates

- Meeting on July 13th has 62 cases on the agenda.
- The next meeting will be on July 27th at 10 am at Bldg. D&E.

Other Interesting facts (from June)

- 14 applications processed with 6 new hires (in addition to the 119 applications received in May)
- 248 new DOR cases started
- 1 citizen ride along with DOR Inspector (call Resident Relations to sign up)
- 65 ARCC inspections



BAREFOOT BAY RECREATION DISTRICT

Food & Beverage

- “A Barefoot Kind of Night”, our annual Luau, will be held on Saturday, July 21 at pool #1 with a tropical themed buffet and cocktail menu. Tickets for this highly anticipated event are on sale in the Lounge, the 19th Hole and Resident Relations. Event flyers with all the details are posted.
- Food & Beverage is now text blasting daily specials and upcoming events announcements. They also email coupons for special discounts. Residents can fill out a form with their cell number and email address at the Lounge or 19th Hole to receive these notices.
- Check out the new bar area Lakeside of the Lounge for extra seating courtesy of Jason McGhee in Property Services. A new large sun sail will be installed in this area late summer providing needed shade in this great space.

Golf-Pro Shop

- Tournaments
 - o Jr. Golf: July 28th, 8:30am shotgun start (sign up at the Pro Shop or call 664.3174 for details)
- Project updates
 - o Bunker restoration phase 3
 - Completed 3 bunker's drainage
 - #13 area behind green will begin July 9th
 - Sod will be done all at once at completion of drainage phase of all bunkers
 - o Restroom projects (grant funded):
 - Hole 6 completed renovation of roof and interior
 - Hole 16 (Contract awarded to Melbourne roofing; awaiting shingle installation; interior remodeling will begin August
 - o Chemical Building Roof – completed
 - o Cart Path Repairs/Replacement project will commence July 26th.
 - o Water stations ordered (waiting on delivery & will install as time permits)
 - o Jr. Golf Camp Update –2nd session July 10th through July 31st
 - o Please don't drive your dune buggy through our parking lot netting (Net ordered and will be installed upon receipt)

Property Services

- Set up and tore down for the Fireworks display
- Addressed all current DOR violations
- Unpackaged and swapped out all chairs in D/E
- Replaced broken light at the tennis courts
- Re-enforced weir bank with old broken concrete
- Finished the “McGhee” bar behind the lounge
- Removed broken items on the exercise trail



BAREFOOT BAY RECREATION DISTRICT

- Continued scrubbing and waxing floors
- Fixed the broken sewer main in the Building A parking lot. Plumbers repaired the broken main property services excavated the 7ft hole then filled after repairs were complete. The area will remain blocked off until filled with black top.

General Information

- Weir Structure/Pipe Issue Update – General Counsel Repperger, Community Manager Coffey, and Matt Goetz, Property Services Manager attended a meeting with Brevard County staff on Friday June 29th to discuss a way forward concerning the needed repairs and to verify jurisdictional boundaries for stormwater maintenance.

- o All parties agreed that it was in the best interest to separate the metal structure (actually a redundant second weir after the concrete weir upstream) from the pipe under Dottie Lane.
- o The County is planning on slip lining the pipes and we agreed to pursue moving the metal structure upstream to be co-located with the concrete weir. We agreed it would be best to do both projects at about the same time and Scott Glanbitz from BSE subsequently had a preliminary discussion with St. John's Water Management District which seems promising regarding permitting of the project.
- o Drainage issues along Cherokee, Pocatella and Chipewa were discussed.
- o The County agreed to work with us toward developing a map that can be memorialized regarding specific canal, ditch and swale maintenance responsibilities in and around BBRD.

Board consensus to authorize Mr. Coffey's article into The Barefoot Tattler. Consensus to hold the first meeting in December on the 7th rather than on the 14th as regularly scheduled.

Attorney's Report

General Council Repperger was excused.

Incidental Trustee Remarks

Mr. Cavaliere discussed recent DOR Violations that were called in on his property that have been resolved. Mr. Cavaliere stated that the calls are typical during election time.

Mr. Klosky reminded the residents to please file for a permit before beginning any improvements to your home and property.

Mr. Wheaton clarified that he has no political agenda and takes personal offense when accused of having an investment in the outcome of agenda requests he takes from the residents. He reiterated that he takes the job he was elected to very seriously and is focused on supporting the community.

Mr. Diana thanked everyone that helped with the costs of the fireworks stating that it was a fantastic show and hoped we could get the resident involvement to perhaps pay for the entire amount next year.

Mr. Lavier also thanked everyone for the help with the fireworks which were a great success.



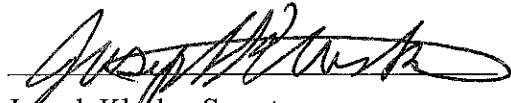
BAREFOOT BAY RECREATION DISTRICT

Adjournment

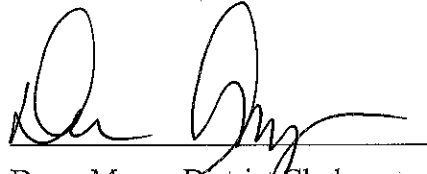
Mr. Cavaliere made a motion to adjourn.

The next meeting will be on Tuesday, July 24, 2018 at 7PM in Building D/E.

Meeting adjourned 3:40PM.



Joseph Klosky, Secretary



Dawn Myers, District Clerk