



BAREFOOT BAY RECREATION DISTRICT

Board of Trustees Regular Meeting

June 8, 2018

1 P.M. –Building D&E

Meeting Called to Order

The Barefoot Bay Recreation District held a Regular Meeting on June 8, 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, Cliff Repperger, General Counsel and Dawn Myers, District Clerk.

Presentations

On behalf of the Board Mr. Lavier presented Vicky Hay in Food and Beverage for reaching a 10-year milestone at Barefoot Bay. He thanked Ms. Hay for her service to the Barefoot Bay Community and awarded her with a 10-year pin, certificate and 2 Barefoot Bay bucks, redeemable for 2 regular workdays off. Special recognition to Butch Tower in the custodial department, not in attendance, for achieving his 10-year milestone as well.

Minutes

Mr. Diana made a motion to approve the Minutes for May 11, 2018 as written. Second by Mr. Cavaliere. Motion carried unanimously.

Mr. Diana made a motion to approve the Minutes for May 22, 2018 as written. Second by Mr. Cavaliere. Motion carried unanimously.

Treasurer's Report

Mr. Cavaliere read the Treasurer's Report for June 8, 2018.

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

Audience comment On Agenda Items

Mr. Ed Keely shared his dissatisfaction with the proposed bond issue as he believes the bond will put the community in debt for a projected 30-year timeline. He stated that the proposed D/E Building is too



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extravagant for Barefoot Bay. He voiced his opinion that a majority of the residents are against the issuance of a 30-year bond.

Unfinished Business

2002 Diner Lease Assignment Decision

Ms. Ninette Jerome, owner of 2002 Restaurant, asked the Board to authorize an additional two months discount on the newly acquired RJ's 2002 Restaurant. She stated that she and her accountant were not aware of the additional amount for CAM and Real Estate taxes as part of the monthly lease payment. She and accountant, Margaret reported to the Board about the great deal of work that was necessary to bring the restaurant up to health code standards. She relayed the issues they have encountered with numerous health code violations from the previous owner and maintained that the months of August and September are the slowest revenue producing months of the season, she asked the Board to please accept their request. Mr. Cavaliere stated his opposition to granting additional months of discounted rent since he was not present for the original motion and does not support raising assessment fees while waiving lease payments to anyone. Mr. Wheaton was in favor of granting a forbearance of the rent until December. Mr. Klosky and Mr. Diana agreed.

Mr. Wheaton made a motion to defer 50% of the monthly base rent for August and September until December. Second by Mr. Diana. Mr. Cavaliere and Mr. Lavier opposed. Motion carried 3-2.

New D/E/19th Hole Pro Shop/Cart Barn

Lounge Expansion

Mr. Cavaliere explained that the reasoning behind putting this item on the agenda was to revisit the need for a "clubhouse" type building as opposed to simply planning an expansion of the Building D/E/19th Hole. He stated that he was concerned that the original proposal would require reconstruction of a portion of the golf course. The Board discussed planning a workshop to further discuss options. Board consensus to move the topics of Building D/E/19th Hole and Lounge Expansion to a Workshop.

Mr. Cavaliere made a motion to instruct General Counsel Repperger to develop a referendum question which provides the opportunity for residents to choose between a 15-year loan with increase to the assessment or a 30-year bond with ideas on how the bond will be paid back. Second by Mr. Diana. Mr. Klosky opposed. Motion passed 4-1.

Mr. Schwatlow asked to just expand the D/E building rather than removing the building completely. He also suggested investigating other locations for a new building. He thanked the Board and staff for all their hard work.

Mr. Tom Guinther stated that the referendum question should include a third option, or the residents are forced to choose one or the other options even if they are against both of them.

Mr. Roger Compton reminded the Board that they have an obligation to maintain and upkeep the facilities in Barefoot Bay regardless of any disagreement from a portion of the community.



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Ms. Carol Joseph agreed with Mr. Compton. She reiterated that the Board have been working hard on this issue for many months and should have the support from the community to move forward with the project. She stated that the reality is these upgrades and all maintenance to the buildings and amenities takes funding to get the projects completed.

Ms. Jeanne Osborne asked the Board to make a determination either way on whether the bond issue will proceed as the events leading up to it (i.e., approval of the bond then halting the process) have become confusing to the residents in the community. Mr. Cavaliere stated that he undoubtedly wants to move forward, however he has seen a need to reconsider how we will finance the projects.

Ms. Louise Crouse asked the Board to please reconsider putting this on the referendum until they have the full scope of the projects and pricing.

Ms. Fran Solecki requested information on why the Proposed Lounge expansion is occurring now but years ago was not permitted to move forward when the residents wanted the expansion. Mr. Klosky stated that at the time the Board was advised not to expand past the footprint of the existing building.

DOR Violations

DOR Violation 17-004770 942 Jacaranda Drive

ARTICLE III, SECT. 3 (A) (B) (C) (D) (E) Vehicle Violations(Boats/Trailer/RV/Comm. Vehicles, Etc.)

Mr. Cavaliere made a motion to refer this Violation to the General Counsel Repperger for legal action, equitable or other appropriate action with failure to comply. Second by Mr. Diana. Motion carried unanimously.

Banking Issues

Mr. Cavaliere suggested staff investigate another account to move the funds currently in the BOA Money Market Account to another fund that is easily accessible. He also discussed directing staff to research options that will provide returns on the money in our account.

Mr. Cavaliere made a motion to find another fund to place the money from the BOA Money Market Account. Second by Mr. Klosky. Motion carried unanimously. n.

Pool Temps

Ms. Margaret Le Cleur commented on the current temperature of Pool 1. She voiced concern on keeping the temperature at 86 degrees as this is dangerously high and detrimental to the health of many people. She recommended the Board decide on a compromise regarding the pool temperatures.

Due to the wide variety of personal comfort levels requested by the residents, Mr. Cavaliere recommended we follow the manufacturer's advice on where the pool temps should be.

Ms. Carol Joseph stated that 86 degrees may be too warm and agreed that we should come to a compromise. Mr. Coffey reminded the Board of the manufacturer's recommendation of 80-82 degrees. Mr. Diana voiced his opinion regarding this item not being a Board issue and should be a staff decision.

Mr. Cavaliere made a motion to follow the manufacturer's recommendation on where the pool temps should be. Second by Mr. Wheaton. Mr. Diana abstained. Motion carried 4-0.



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Pool Heater Replacement Confirmation

Mr. Coffey requested the Board retro approve his award of contract in March to the GasMan for the purchase of the 1,000,000 BTU pool heater for Pool 1 and waive the second quote.

Mr. Cavaliere made a motion to confirm the Community Manager's award of contract to The Gas Man in the amount of \$10,892 for a Pool#2 replacement heater while waiving the second quote requirement. Second by Mr. Diana. Motion carried unanimously.

FY 2018 Budget Amendment and Resolution Adding Two Seasonal 40 Hour Per Week Groundskeeper Positions

Mr. Coffey requested the Board review and approve the Budget Amendment and Resolution to approve the addition of two seasonal 40-hour per week Groundskeeper positions to the FY18 Budget and budget amendment to move the required budget to Property Services: Grounds Sub-Department. General Counsel Repperger read the resolution:

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE BAREFOOT BAY RECREATION DISTRICT AMENDING RESOLUTION 2017-10; AMENDING THE BUDGET; PROVIDING FOR FUNDING FOR TWO SEASONAL GROUNDSKEEPERS.

Mr. Cavaliere made a motion to approve the Resolution amending the FY18 Budget Amendment. Second by Mr. Klosky. Motion carried unanimously.

Exercise Equipment on TuTu Trail

Mr. Cavaliere requested this item get placed on the agenda to discuss removal or replacement of the deteriorating exercise equipment on the walking trail. Mr. Coffey stated that replacement costs range from \$8,000—\$44,000.

Ms. Jeanne Osborne reminded the Board that this equipment was no cost to the District, as it was completely donated by the widower. She hoped all the equipment would not be completely taken away. Board discussion ensued.

Mr. Cavaliere made a motion to remove the poles on TuTu Trail that are missing signs. Second by Klosky. Motion carried unanimously.

Generator Study

Mr. Coffey explained that staff was directed to investigate acquiring a generator study for Building A, the Lounge, the New Administration Building and lights around the traffic circle back in January 2018. He presented documentation from a study by TLC which detailed an estimate for a 250 KW system costing approximately \$400,000.

Manager's Report

Finance

- **Surplus Disposition** – On-line auctions for the surplus mid-size truck, dump truck and gas-powered golf cart resulted in a net \$4,509.00 in revenue to BBRD. Additional surplus items will be listed for sale at the site in the future at <https://www.govdeals.com>.

Resident Relations

ARCC Updates

- Meeting on May 29, 2018 had 40 permits of which 3 were denied and 37 approved.



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- The next meeting will be on June 12, 2018 at 9 am in the HOA office.

Violations Committee Updates

- Meeting on May 25, 2018 had 17 cases on the agenda with 2 cases coming into compliance prior to the meeting and 12 being found in violation.
- The next meeting will be on June 8, 2018 at 10 am at Bldg. D&E with 28 cases and 12 came into compliance before the meeting.

Community Watch Statistics for May

- 9 Residents helped
- 11 Contact with Deputies
- 85 Violations noted for DOR Inspectors
- 14 Non-functioning street lights reported to FPL

Food & Beverage

- **Belmont Race Party in the Lounge.** – Come and cheer on Justify on June 9th as he tries to win the Triple Crown. Three Ring Circus will play from 5-9pm. Pastrami and chicken waldorf sliders will be on the menu and the special drink will be the Belmont Jewel.
- **Father's Day Clam Bake** – Tickets for the annual event are on sale in the Lounge, 19th Hole and Resident Relations Office. Flyers with all the details are posted.
- **"A Night in Paradise"**, our annual Luau, will be held on Saturday, July 21 pool #1 with a tropical themed buffet and cocktail menu. Tickets for this highly anticipated event go on sale June 18th in the Lounge, the 19th Hole and Resident Relations.
- **A Special Independence Day Street Dance** will be held on Sunday, July 1st at Pool #1 from 5-9pm and ending with fireworks at 9pm. The night's entertainment is the Hatley Band from Sarasota who played at the Barefoot by the Lake festival. The grill will be open from noon until 8pm.



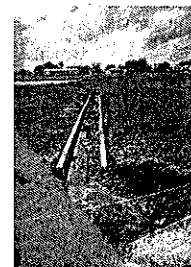
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Event flyers with all the details are posted.

Golf-Pro Shop

- **Tournaments: Sign up at Pro Shop or call 664-3174 for details**
 - Fireworks Over the Bay fundraiser, June 23rd, 8:30am shot gun
- **Course Aerification**
 - June 4th Back Nine and Putting Green Closed
 - June 5th Front Nine and Driving Range Closed
 - Weed Control will cause yellowing for next few weeks
- **Projects beginning next week**
 - Drainage on #3 and #5 started and estimated completion is end of next week
 - Bunker restoration phase 3
 - Completed 3 bunkers so far
 - #13 (combination bunker and drainage project) will start after completion of drainage projects on #3 & #5





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- Sod will be done all at once after all drainage and bunker projects are completed
- Restroom roofs on 6 and 16 (Contract awarded to Melbourne roofing; awaiting permit)
- Chemical building roof (Contract awarded to Melbourne roofing; awaiting permit)
- Water Stations ordered (delivery is expected on 29Jun18)
- **Father's Day Sale** – Call Pro Shop for details 772.664.3174 (June 9th through 17th)
- **Jr. Golf Camp** begins June 8th (Sign up at Pro Shop)

Property Services

- Continued pressure washing around Pool 1
- Set up and tear down for Memorial Day event (changed at last minute to inside of Building A)
- Addressed all current DOR grass violation
- Finished installation of the new benches around shuffle board
- Bench covers for select benches at the bocce ball and shuffle board courts were received and will be installed as time permits
- Removed damaged bench (one of the new ones) from the shuffle board courts (appears a golf cart ran into it and buckled the back and seat plus broke a weld on the legs)
- Continued to conduct interviews for vacant positions
- Continued to solicit quotes for FY18 R&M/Capital projects
- Repaired US Flag pole along US1

Attorney's Report

No Report

Incidental Trustee Remarks

Mr. Diana requested Mr. Coffey please look into adding fly lights for the 19th Hole and at the Lounge due to the problem in these locations.

Mr. Wheaton stated he was pleased at the direction in which the Board is moving in regard to the projects financing.

Mr. Klosky asked about the status of the meeting with County regarding the weir on Dotty Lane. General Counsel stated that he is working on arranging the meeting.

Mr. Cavaliere no remarks.

Mr. Lavier wished all the dads a Happy Father's Day.

Adjournment

Mr. Cavaliere made a motion to adjourn.

The next meeting will be on Tuesday June 26, 2018 at 1PM in Building D/E.

Meeting adjourned 2:47PM.

Joseph Klosky, Secretary

Dawn Myers, District Clerk