



BAREFOOT BAY RECREATION DISTRICT

Board of Trustees Regular Meeting

June 26, 2018

7 P.M. –Building D&E

Meeting Called to Order

The Barefoot Bay Recreation District held a Regular Meeting on June 26, 2018 in Building D&E, 1225 Barefoot Boulevard, Barefoot Bay, Florida. Mr. Lavier called the meeting to order at 7:00 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

Mr. Cavaliere accepted two donations, one from the HOA presented by Mr. Peter Carey and a resident fundraiser presented by Ms. Denise Lavier towards the fireworks display scheduled for July 1, 2018. The resident fundraiser was collective effort between the HOA, Ms. Lavier, Betsy Davis, Elaine Van Berschot and the community. Total raised by the joint effort was \$4,220 and an additional \$1000 was donated by the HOA. Mr. Cavaliere commended the HOA and Ms. Lavier, stating that this is a wonderful example of the residents seeing a need then coming together to make it happen.

Minutes

Mr. Cavaliere made a motion to approve the Minutes for June 8, 2018 as written. Second by Mr. Diana. Motion carried unanimously.

Treasurer's Report

Mr. Cavaliere read the Treasurer's Report for June 26, 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

Ms. Fran Solecki voiced concern regarding the cost for the fireworks and other costs she believes are excessive and unnecessary. She was also dissatisfied for the authorized waiver of the guest pass during the fireworks show and other events. She recommended drug screening of incoming homeowners into the Bay and questioned the costs of the proposed Lounge expansion.



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Mr. Rich Schwatlow recommended a 3% increase in the fees per year as is widely accepted in other communities so the residents are aware of the future costs of living in the Bay. He commented on his apprehension about the 30-year bond included in the resident budget that was recently sent to the homeowners.

Ms. Barbara Applegate inquired about whether the general fund is going to pay for the projects as she learned through resident articles in the Tattler that there are many unfinished projects that have been transferred to each new budget. She asked about the bond issue and whether the Board will be asked if we are going to borrow the money.

Mr. Rick Bunsen commented on the projects proposed for financing from the bond. He voiced his agreement regarding splitting up the projects so not all projects are being designated for financing. He offered some suggestions on saving money by reducing the amount financed to a lower figure thereby keeping the Bay from taking on a 30-year bond.

Ms. Lois Giltner inquired about fans in the meeting rooms and in the card room. She also recommended replacing the water fountains in Building D/E.

Ms. Lisa Drake stated that in the minutes she read Mr. Cavaliere advised the pool hosts call 911 if the residents are unresponsive to the rules about smoking. **Note: The minutes from may 22nd were corrected to state Mr. Cavaliere's actual statement which recommended the pool hosts call the sheriff department if the residents continuously fail to follow the smoking rule at Pool 1.*

Mr. Ed Keely voiced his opinion on the money that will be spent on the proposed D/E complex. He commented on various costs from the budget mailout recently sent out to the resident homes. He advised raising assessment fees to \$70 per month.

Ms. Jeanne Osborne recommended the Board take the advice of a former trustee Louise Crouse and use the fund money we already have in order to finance the projects. She cautioned the Board not to put the residents in debt.

Unfinished Business

Reconsideration of Micco RV Lot CCTV Repairs and Upgrade

Mr. Klosky stated that this item was brought back to the agenda due to the resident concern he received about removing the CCTV system from the Micco RV Lot.

Mr. Rich Schwatlow questioned whether the trustees had knowledge regarding the quality of the CCTV system that they are proposing for the upgrades.

Ms. Janet Christen stated that her vehicles are in the RV Lot due to the CCTV system she requested the Board keep the cameras as they give the residents a peace of mind.

Mr. Rick Burns agreed with maintaining the CCTV system in the RV lots.

Ms. Lisa Drake requested the Board keep the CCTV system and upgrade them. She asked that the Board not put new asphalt as it will heat up in the summer sun and rubber tires will dry rot faster.

Mr. Gene Tippet was in agreement with the other speakers and requested the Board not remove the CCTV system in the RV Lots.

Mr. Diana stated that removing the cameras is not a good idea and the Board decision in his opinion was not well thought out. He stated that if he was in attendance at that meeting he would have voted against the motion to remove the system.



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Mr. Cavaliere stated that he is against the system as historically they have not proven to be a crime deterrent. He questioned our classification of the storage lots and whether they are considered an amenity, revenue generating or income producing. He maintained that if it is income producing the lot should be generating a profit. Mr. Cavaliere reiterated that signs are already posted stating they are parking at their own risk and recommended that all vehicles should already be insured. Further, he stated all residents should not be responsible for the funding of the camera system for usage by just a small fraction of the community.

Mr. Wheaton stated that he was also against paving the RV Lots and recommended researching a better system as the existing system does not consist of quality cameras. Mr. Lavier agreed that at some point in the future we may research better cameras but does not recommend upgrading the system at this time.

Mr. Klosky made a motion to award contract to ADS for an upgrade to the Micco RV CCTV system and direct staff to seek an additional quote for a zoom camera for license plates. Second by Mr. Diana. Mr. Cavaliere and Mr. Lavier opposed. Motion carried 3-2.

New Business

Adoption of the FY19 Budget

Mr. Bill Robinson commented on his recently received resident budget mailout and voiced dissatisfaction with various topics in the budget and the overall budget itself.

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE BAREFOOT BAY RECREATION DISTRICT ESTABLISHING AND ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018 AND ENDING SEPTEMBER 30, 2019; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.

Mr. Cavaliere made a motion to approve the resolution accepting the Budget. Second by Mr. Diana. Mr. Klosky and Mr. Wheaton opposed. Motion passed 3-2.

FY19 Assessment Rate

Mr. Lavier opened the Public Hearing Establishing an Assessment. General Counsel Repperger read the resolution.

RESOLUTION OF THE BOARD OF TRUSTEES OF THE BAREFOOT BAY RECREATION DISTRICT ESTABLISHING AN ASSESSMENT OF \$760.44 FOR EACH IMPROVED RESIDENTIAL LOT WITHIN THE SAID DISTRICT TO FUND THE 2018/19 FISCAL YEAR OPERATING BUDGET OF THE DISTRICT; PROVIDING FOR THE COLLECTION OF SAID ASSESSMENT IN THE MANNER PROVIDED FOR AD VALOREM TAXES PURSUANT TO SECTION 197.363, FLORIDA STATUTES; PROVIDING THAT SAID ASSESSMENT SHALL BE A VALID LIEN UPON EACH IMPROVED RESIDENTIAL LOT SO ASSESSED UNTIL SUCH ASSESSMENT HAS BEEN PAID IN FULL; PROVIDING THAT SAID ASSESSMENT SHALL BE CONSIDERED PART OF THE COUNTY TAX SUBJECT TO THE SAME PENALTIES, CHARGES, FEES, AND REMEDIES PROVIDED FOR THE ENFORCEMENT AND COLLECTION OF COUNTY TAXES; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.

Mr. Earl Medlin commented on his frustration with any increased costs in the yearly assessment fee since, as the Board is aware, many residents have only their social security checks to depend on.



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Ms. Jeanne Osborne voiced dissatisfaction with the Board's decision to adopt the budget today despite the public objection to the adoption.

Mr. Cavaliere made a motion to approve the resolution establishing the assessment. Second by Mr. Diana. Mr. Klosky and Mr. Wheaton opposed. Motion passed 3-2.

Sail Shade Structure

The approved FY18 Budget contains \$10,000 within the R&M/Capital Department for a sail shade structure lakeside of the Lounge to provide relief from the heat of the summer sun during F&B events. Staff solicited two quotes: \$11,425.00 from Creative Shade Solutions, Inc. and \$22,408.25 from Creative Playthings. Staff recommended the BOT award contract for procurement and installation of a sail shade structure for lakeside of the Lounge in the amount of \$11,425.00 to Creative Shade Solutions, Inc. and transfer the required balance from contingency to fund the project.

Mr. Cavaliere made a motion to award the contract to Creative Shade Solutions, Inc. for \$11,425.00 and have staff transfer the balance from contingency to fund the project. Second by Mr. Diana. Motion carried unanimously.

Cart Path Repair/Replacement

The approved FY18 Budget contains \$20,000 within the R&M/Capital Department for Phase (3) of the golf course cart path replacement project. Mr. Coffey highlighted that per the BBRD Policy Manual's Exception to Competition #7, Capital or R&M projects proposed by a vendor responsible for long-term maintenance when recommended by responsible department manager and approved by the Community Manager (page 7), a second bid is not required. Staff solicited a bid in the amount of \$19,739.76 from BBRD golf course maintenance company, ABM and recommended the BOT award contract for the golf course cart repairs/replacement in the amount of \$19,739.76 to ABM.

Mr. Cavaliere made a motion to award the contract to ABM in the amount of \$19,739.76. Second by Mr. Diana. Motion carried unanimously.

Neighborhood Revitalization Program (NRP) Purchase Confirmation

On Jun15, 2018, NRP Chairman Wheaton authorized the purchase of 637 Hyacinth Circle for \$7,380.20. Staff is in the process of obtaining an asbestos study of the home and a demolition. Once a clean title is secured, the property will be listed for sale. Subsequently, the proceeds will go back into the NRP project line-item for future use to improve the community via the removal of derelict homes and the sale of the vacant property. Staff recommended confirmation of the purchase of 637 Hyacinth Circle via the Neighborhood Revitalization Program.

Mr. Klosky made a motion to confirm the purchase 637 Hyacinth for \$7,380.00 via the Neighborhood Revitalization Program. Second by Mr. Cavaliere. Motion carried unanimously.

Mr. Diana inquired about the status on the sale of 635 Hyacinth which he authorized when he was Chairman. General Counsel stated that there were some complications with marketable title and the deal ultimately fell through. He will provide and update at the next meeting.



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Manager's Report

Finance

- FY18 Assessment Collection Update – \$3,580,038.00 (gross) or 99.4%% of the FY18 Budget has been received as of June 15th. Please see attached for details.

Resident Relations

ARCC Updates

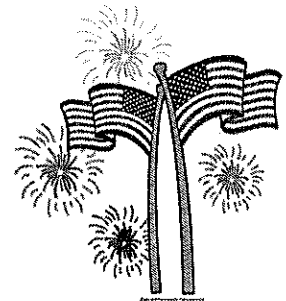
- Meeting on June 12th had 28 permits of which all were approved with two having stipulations.
- The next meeting will be on June 26th at 9 am in the HOA office. There are 16 cases on the agenda.

Violations Committee Updates

- Meeting on June 8th had 28 cases on the agenda with 15 cases coming into compliance prior to the meeting and 13 being found in violation.
- The next meeting will be on June 22nd at 10 am at Bldg. D&E with 16 cases on the agenda.

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.
- 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 day's entertainment includes Southern Sisters DJ from 1-4pm poolside, a hands-free pie eating contest at 2:30pm. and 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.
- As we have in the past, on **July 4th, Independence Day**, Dougie's D.J. services will entertain pool side from 2-6pm. An all American hot dog menu will be available at the grill from noon.
Event flyers with all the details are posted.



Golf-Pro Shop

- Weed Control will cause yellowing for next few weeks
- Project Updates
 - Bunker restoration phase 3
 - Completed 3 bunker's drainage
 - Started 4th bunker
 - Sod will be done all at once at completion of drainage phase of all bunkers
 - #13 area behind green being prepared for sod removal and replacement



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- #3 drainage completed (see picture to the right)
- Restroom projects (grant funded):
 - Roofs on 6 and 16 (waiting on shingle installation)
 - Renovations on #6 women's restroom complete
 - Renovations on #6 men's restroom will begin 28Jun18
- Scoreboard/picnic area (grant funded):
 - Obtained 1st quote for scoreboard removal and replacement (seeking second quote)
 - Obtained 1st quote for picnic canopy tent area (ABC Awnings will be out Wed to look at area for second quote)
- Jr. Camp Update – session 1 ends 28Jun18 and 2nd session begins 10Jul18



Property Services

- Constructed bar top in place of fencing behind the Lounge (location identified as a trip hazard)
- Continued pressure washing around the Building A complex
- Waxed and buffed the floors in building A and the Lounge
- Solicited bids for concrete approach from the west on the Gunther Bypass
- Conducted interviews for the open custodial and building tech positions
- Addressed all current DOR violations
- Removed dead pygmy date palm at the main entrance. Replacement will be installed soon.
- Set up for the Flag Day ceremony and tore it down.
- Received new D/E chairs. Swap out is scheduled for later this week. The old chairs will be sold via an online auction.

General Information

- Weir Structure/Pipe Issue Update – General Counsel Repperger, Community Manager Coffey, and Matt Goetz, Property Services Manager will meet 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.
- Community Center \$50,000 Grant Program Update – Staff received a check from the State of Florida on Monday June 18th in the full amount of \$50,000.00 which successfully closes out the program.
- Financing of Projects Process Update – Mr. Clark Bennett is available to discuss options with the BOT at the July 13th BOT meeting. Please remember any estimated debt service payment amounts he may identify will be based on a rough estimate of anticipated interest rates and non-RoM estimated numbers for two of the projects and therefore not binding. Board consensus for Mr. Bennett to come to the meeting.



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- FASD Conference Update – BBRD Representative Mr. Ed Geier will submit his notes from the conference (as part of the July 13th agenda packet) and be at the July 13th BOT meeting to answer any questions the BOT or public may have of him.
- New Administration Building Update – The forms and support structures are in place for the slab to be poured. Vertical construction will begin shortly after the slab is poured. Additionally, staff is beginning to solicit bids for the following project elements that will be executed once the building is completed in the fall.
 - Telephone/data lines and system
 - Security system
 - Furniture (all suitable existing items will be used in the new building as opposed to purchasing all new office furniture)

Attorney's Report

General Counsel Repperger clarified that 635 Hyacinth has potential however the buyer was not willing to do that. He ensured that he will obtain marketable title and will update the Board at the next meeting. He requested guidance on the language for the referendum. He stated that he will bring the language back to the Board for input prior to submitting the referendum to the County.

Incidental Trustee Remarks

Mr. Diana requested staff contact the county about replacing the Barefoot Blvd and US1 and the Micco Road Barefoot Bay sign. Additionally, he asked about what it would take to get plans going for the expansion of the Lounge. He has recently been informed that some homeowners are listing their Barefoot Bay homes on Airbnb and allowing the renters to use the amenities. He suggested we find a way to do something about this. General Counsel Repperger stated that he will look into it and report back to the board on his findings.

Mr. Wheaton recommended reducing the golf course membership fee and charging per round fees in order to break even rather than raising the assessment fees.

Mr. Klosky no remarks.

Mr. Cavaliere discussed the vision he and the Board has for Barefoot Bay and encouraged the residents to understand that he makes decisions based on the greater good of the community and not for a small vocal group.

Mr. Lavier. He echoed Mr. Diana's concern regarding the per night rentals and hoped we could find a resolution. He wished everyone a Happy Fourth of July.

Adjournment

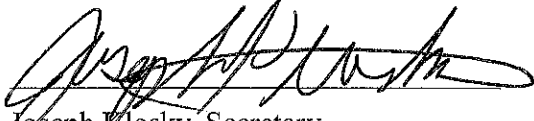
Mr. Cavaliere made a motion to adjourn.

The next meeting will be on Friday, July 13, 2018 at 1PM in Building D/E.

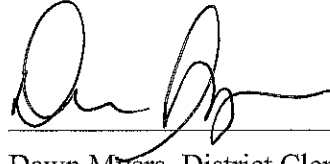


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Meeting adjourned 2:47 PM.



Joseph Klosky, Secretary



Dawn Myers, District Clerk