



BAREFOOT BAY RECREATION DISTRICT

**Board of Trustees Regular Meeting
August 10, 2018
1 P.M. – Building D&E**

Meeting Called to Order

The Barefoot Bay Recreation District held a Regular Meeting on August 10, 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. Wheaton, Mr. Klosky and Mr. Cavaliere. Mr. Diana was excused. Also present: John W. Coffey, Community Manager, Cliff Repperger, General Counsel and Dawn Myers, District Clerk.

Presentations

Chairman Lavier presented Mr. Steven Bonner with an Employee Incentive Award of \$500 for his contributions in the Golf Pro Shop Department. Mr. Bonner thanked the Board for implementing the incentive program and thanked Mr. Ernie Cruz for nominating him for the award.

Minutes

Mr. Cavaliere made a motion to approve the Minutes for July 13, 2018 as written. Second by Mr. Klosky carried unanimously.

Mr. Klosky made a motion to approve the Minutes for July 24, 2018 as written. Second by Mr. Wheaton carried unanimously.

Treasurer's Report

Mr. Cavaliere read the Treasurer's Report for August 10, 2018.

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

Audience comment On Agenda Items

Mr. Rich Schwatlow urged the trustees to keep multiple options open when considering new construction in the Bay. He suggested building a new meeting room facility in the proposed area of the Shopping center thereby creating additional meeting rooms aside from Building A and D/E. As a result, he



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continued that Building A could serve as an expanded Lounge leaving the Lounge available for more meeting space or a sports bar or extra meeting space.

Mr. Jeff Grunow thanked the trustees for the approval of the new chairs in Building D/E. He stated that he met with some of the trustees during "Trustee Chats" at the HOA office and was grateful to have the opportunity to discuss important issues. He discussed using the \$700,000 saved by paying off the mortgage for Barefoot Bay to help get ahead of our project goals and urged the Board to make the Lounge expansion a precedence. He voiced his opinion regarding the futility of a pay as you go option. Ms. Nancy Eisele commented on information she read in the Tattler and thanked Mr. Wheaton for listening to the concerns of a resident by personally following up with a visit to the golf course to assess the situation.

Unfinished Business

Lounge Expansion Project Discussion

Mr. Schwatlow shared his opinion on the proposed referendum question to be placed on this year's ballot regarding funding for projects in the Bay. He questioned whether the trustees were listening to the concerns of the residents. Mr. Schwatlow was concerned that there is still not a third option on the ballot which would not place the Bay in debt, as opposed to the current two questions suggesting either the Bay incur either a 15-year loan or 30-year bond issue.

Mr. Wheaton presented his ideas regarding doubling the size of the Lounge. He also discussed obtaining an engineering study to evaluate the sinking pavers in the sitting area next to the smoking section and the condition of the seawall behind Building A in conjunction with the Lounge expansion site survey. Mr. Cavaliere stated that he was comfortable with the established \$1.5 million for the Lounge expansion as these are the issues that will continue to surface since we do not have the information on the original construction. Mr. Wheaton and Mr. Lavier agreed. Mr. Coffey suggested separating the two proposals as they are very different projects. Mr. Wheaton explained that he anticipates criticisms as in the past projects have taken longer because a study was not included with the site plan.

Mr. Wheaton made a motion to confirm the size of the expansion and conceptual design proposal. Second by Mr. Cavaliere. Motion carried unanimously.

Mr. Wheaton made a motion to approve \$13,500 for the conceptual design on the lounge. Second by Mr. Cavaliere. Motion carried unanimously.

Mr. Wheaton made a motion to obtain a study from BBRD Engineer, TLC to determine if the wall behind Building A and Lounge was designed as a retaining wall or a sea wall and if there is an erosion problem. Second by Mr. Cavaliere. Motion carried unanimously.

Draft Resolution Calling for Referendum RE: Financing

Ms. Jeanne Osborne questioned the need for a referendum as the trustees are required to provide a date of completion for the projects as recommended by BBRD Financial Advisor, Clark Bennett, yet they still do not have one to date. She also stated that she agreed with Mr. Schwatlow's earlier statement regarding inclusion of an alternate referendum question rejecting both financing options.



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Mr. Cavaliere stated that he is confident that they have discussed the projects and worked to place the most pertinent items on the list. General Counsel Repperger recommended the Board provide a not to exceed figure to plug into the resolution. He stated that he would revise the list of 20 projects currently on the resolution to 21 to include the additional approved project.

Mr. Cavaliere suggested plugging in \$7.4 million as the "not to exceed" figure in the resolution. Mr. Wheaton recommended \$8 million. General Counsel Repperger read the resolution:

A RESOLUTION OF THE BOARD OF TRUSTEES OF BAREFOOT BAY RECREATION DISTRICT CALLING A REFERENDUM ELECTION ON NOVEMBER 6, 2018 ON THE QUESTION OF WHICH TYPE OF FINANCING OF THE COSTS VARIOUS PUBLIC MAINTENANCE/IMPROVEMENT PROJECTS IS PREFERRED BY THE REGISTERED ELECTORS OF THE DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Mr. Cavaliere made a motion to approve the resolution and to plug in \$8 million dollars as the "not to exceed" figure as amended. Second by Wheaton. Mr. Klosky opposed. Motion carried 3-1.

New Business

Pickle Ball Courts Award of Contract

The FY18 Approved Budget contains \$75,000.00 for the construction of 4 new pickle ball courts. After considering various proposed locations the Board approved conversion of the two western tennis courts into six pickle ball courts instead of building four additional pickle ball courts. Staff received multiple bids. Staff recommended the BOT award contract to Papico Construction, Inc. in the amount of \$18,660.00.

Mr. Cavaliere made a motion to award contract for the conversion of two tennis courts into six pickle ball courts to Papico Construction, Inc. in the amount of \$18,660.00 and instruct staff to transfer the balance of the project budget into R&M/Capital Contingency. Second by Mr. Klosky. Motion carried unanimously.

Tennis and Pickle Ball Courts Fence Replacement Award of Contract

On March 25th, a wind storm damaged the southern perimeter fence due to high winds. Since this was the third incident in three years, staff solicited repairs that included upgrades to the size of the poles to strengthen the fencing against future wind storms. Staff recommended the Board award contract for the tennis and pickle ball court fencing to AAA Quality Fence, LLC. in the amount of \$8,500.00.

Mr. Cavaliere made a motion to award contract for the replacement of the tennis and pickle ball courts southern parameter fence to AAA Quality Fence, LLC. in the amount of \$8,500.00 plus permitting and instruct staff to transfer the needed budget for said project from R&M/Capital Contingency. Second by Mr. Klosky. Motion carried unanimously.

Neighborhood Revitalization Program (NRP) Acquisition Confirmation

Mr. Coffey explained that the owner of 1003 Wren Circle approached BBRD staff offering to sign the property over to BBRD at no cost. He worked with General Counsel Repperger to obtain an extension through the courts for 60 days thereby providing an intent to purchase and incurring no fines for 60 days. On July 19th the NRP committee Chairman, Mr. Wheaton, approved acquisition of the property. Staff requested confirmation of the purchase of 1003 Wren Circle per the Policy Manual's "purchase or Sale of Properties by BBRD Using Neighborhood Revitalization Program (NRP) Funding. Mr. Cavaliere commended Mr. Rich Armington, Resident Relations/HR Manager and his staff on their diligence in



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updating the list of homes for review and on their efforts to buy the dilapidated homes and in so doing, are actively cleaning up Barefoot Bay.

Mr. Klosky made a motion to confirm the acquisition of 1003 Wren Circle via the Neighborhood Revitalization Program. Second by Mr. Cavaliere. Motion carried unanimously.

Request for Waiver of Fees

Mr. Frank Borg purchased 405 Papaya Circle on December 12, 2017 and proceeded to receive multiple violations for tall grass. Mr. Borg ultimately incurred several charges for lot mows by BBRD staff and a lien against his home for unpaid fines. Mr. Borg is requesting the Board waive his fines as he was unaware of the rapid growth of grass in the Florida summer months.

Mr. Cavaliere made a motion to deny Mr. Borg's request to waive his fees. Second by Mr. Klosky. Motion carried unanimously.

Manager's Report

District Clerk

- **Hurricane Irma Insurance Reimbursement Update** – Mr. Coffey thanked Ms. Myers in the office of the District Clerk, for her efforts in redeeming \$44,795.10 for hurricane reimbursement received by BBRD in July.

Resident Relations

ARCC Updates

- Meeting on July 24th had 16 permits on the agenda: 10 consent (not changing the footprint of the home) approved and 4 non-consent (i.e. anything requiring a survey) approved and 2 denied.
- Meeting on August 7th had 24 permits on the agenda: 18 consent (not changing the footprint of the home) approved and 6 non-consent (i.e. anything requiring a survey) approved and 2 denied.
- The next meeting will be on August 21st at 9 am in the HOA office.

Violations Committee Updates

- Meeting on July 27th had 13 cases on the agenda with 5 coming into compliance prior to the meeting and 8 were found in violation.
- The next meeting will be on August 10th at 10 am at Bldg. D&E with 24 cases on the agenda.

Other Interesting facts

- 4 new hires processed
- 33 new homeowners issued badges.

Food & Beverage

- Dancing in the Streets is this Saturday, August 18 at Pool #1. Poolside music by Ladies of Soul, lots of great street food you'd find from food trucks in the "big city". The event will feature Tito's Vodka – an American Craft Made Vodka. No tickets required for this fun culinary and music event.



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- The summer can be a ghost town, but the 19th Hole has had a boost in diners over last summer for breakfast and a double digit increase in diners at Pasta night.
- Save the date of Sunday, September 16th for our annual Summer Games and Chili cook off event. Flyers with the details will be posted.
- Replacement tables and chairs for Lakeside of the Lounge were ordered. Additional tables and chairs will be ordered in October.
- Pasta Night Summertime Statistics (based on last 6 weeks):
 - 374 meals served (average of 62 meals per week)
 - 52.4% specials
 - 15.2% ordered dessert

Golf-Pro Shop

- Projects
 - Water Stations Installed
 - Bunker restoration (6 bunkers completed thus far, will continue restoring through August)
 - #13 area behind green redesign complete (added drainage)
 - Hole 16 Renovation began August 8th (Ladies room first, then Men's restroom) (grant funded)
 - Hole 18 out of bounds netting repairs began August 9th
 - Cart paths forming, shaping and pouring complete. Expansion joints will be made next week after full cure
 - Replaced dead areas of sod on greens 1, 4, and 13 utilizing putting green sod. Will replace putting green sod with newly delivered sod once water stops flooding fields and we can get sod delivered
 - Donation Bench installed near the 18th tee
 - Tree by #16 tee box re-sodded and bench reset
 - Sod laid on all trenches of Hole #12 fairway. (Grow in will take 10 – 12 days)
 - Installation will begin next week of 24 new trees (grant funded)

Property Services

- Installed next section of walkway at the beach property
- Repainted pool 1 showers
- Obtained bids and selected a vendor for installation of a concrete apron at western end of Gunther bypass
- Continued maintenance of the canal systems
- Repaired hole above doors at Bldg. A
- Addressed all current high grass DOR violations
- Installed first of new bocce ball canopies

Attorney's Report

General Counsel Repperger also commended Mr. Rich Armington and staff for a great job in their work with the NRP. He discussed outstanding violations cases that have been resolved through the courts for the



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Boards edification. He recommended the Board file for dismissal for the cases as they have long been resolved.

Mr. Cavaliere made a motion to waive the fees for the four cases mentioned per General Counsel Repperger. Second by Mr. Wheaton. Motion carried unanimously.

General Counsel Repperger followed up on Mr. Diana's request for information on regulating short term rentals in BBRD. He discussed the two emails he sent to the Board on this subject reiterating that to pursue a DOR modification the item will have to be put on an agenda. Board consensus to wait for Mr. Diana's return to determine if, and when he would like to see that item on an agenda.

Additional Audience Comments (Pickle Ball Courts)

Mr. Lavier apologized for inadvertently overlooking Mr. Glenn Miller who asked to speak on the Pickleball agenda item. Mr. Miller asked for clarification on the absence of the pickleball nets on the approved Papico bid for the pickleball courts conversion project. Mr. Lavier asked staff to ensure the nets are included on the approved proposal.

Incidental Trustee Remarks

Mr. Lavier thanked ABM, Mr. Cruz and staff involved in the work on the golf course. He commended their hard work and going above and beyond on the golf course, in particular, he noted their work on Hole #12 and the bunkers was outstanding.

Mr. Wheaton reiterated that the resolution voted on today for the referendum is non-binding without a third option. He maintained that it has no weight regardless of the outcome which is why he voted in the affirmative.

Mr. Klosky thanked Property Services and Food and Beverage staff for their hard work.

Mr. Cavaliere had no remarks at this time.

Adjournment

Mr. Cavaliere made a motion to adjourn.

The next meeting will be on Tuesday, August 28, 2018 at 7PM in Building D/E.

Meeting adjourned 3:40PM.



Joseph Klosky, Secretary



Dawn Myers, District Clerk