



# BAREFOOT BAY RECREATION DISTRICT

## Board of Trustees Regular Meeting

May 11, 2018

1 P.M. –Building D&E

### Meeting Called to Order

The Barefoot Bay Recreation District held a Regular Meeting on May 11, 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. He informed the audience of a special moment of silence to acknowledge the loss of 25-year veteran employee of Barefoot Bay Recreation District, Ms. Sandy Lobello. Ms. Lobello was a dedicated employee in the Pro Shop, Resident Relations and advocate for the veterans and veteran services in Barefoot Bay.

### Pledge of Allegiance to the Flag

Led by Mr. Wheaton.

### Roll Call

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

### Presentations

#### Minutes

*Mr. Cavaliere made a motion to approve the minutes from April 13, 2018. Second by Mr. Wheaton. Motion carried unanimously.*

#### Treasurer's Report

Mr. Cavaliere read the Treasurer's Report for May 11, 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 shared his thoughts on the proposed expense to update the current CCTV system in the RV and Boat Storage. He stated that it is an unnecessary expense for the Bay as the storage area is fenced and card access only.

### Unfinished Business

#### FASD

Mr. Cavaliere explained that the Board previously voted to renew their membership with the Florida Association of Special Districts (FASD). Today he would like to nominate a resident from the District to represent Barefoot Bay at their forums and events. Mr. Cavaliere made a motion to select Mr. Ed Geier as



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the District representative to the FASD. Mr. Lavier passed the gavel to Mr. Wheaton in order to second the motion.

Ms. Jeanne Osborne commented on the number of eligible females in the Bay and asked that the Board consider a female resident to represent the District.

Mr. Klosky made a motion to select Ms. Jeanne Osborne as the resident representative. General Counsel Repperger stated that there already was a motion on floor and a second. Mr. Cavaliere withdrew his motion and requested tabling the item until the next meeting.

*Mr. Cavaliere made a motion to table the agenda item until the next meeting. Second by Mr. Lavier. Motion passed unanimously.*

Ms. Carol Joseph asked for clarification as she thought the representative had to be a Trustee. Mr. Coffey stated that he spoke with the Executive Director of FASD and he did confirm that the representative can be a non-employee, non-legislative individual.

## **Update on Golf Signs on US1**

Mr. Jack Reddy shared his frustration concerning the repeated topic of Golf at the District meetings.

Mr. Cavaliere asked for an update on the public golf course signs the Board asked to be placed on the entrance walls to Barefoot Bay, Mr. Coffey stated that a deposit has been provided to the vendor, however there has been a delay with the completion of the signs. Mr. Matt Goetz, Property Services Manager, is in close contact with the vendor and was told that the process is a lengthy one. Mr. Cavaliere suggested that if there is an option for refund perhaps we can pursue this and investigate another sign vendor or have General Counsel contact the vendor to encourage acceleration of the process.

## **Recap of D&E Complex As Understood by Trustee Cavaliere**

Mr. Cavaliere began a discussion on investigating the feasibility of an alternate option for Building D/E. He suggested placement of a 7,000 square foot building for meeting space in the area behind the shopping center. He explained that since the proposed replacement building will encroach onto the current golf course area which will incur additional costs to redesign the golf course, perhaps we can consider expansion of current D/E Building. He proposed expansion of the 19<sup>th</sup> Hole kitchen, dining area and the Pro Shop. He inquired about his concerns about delaying the bond process. Mr. Coffey stated that the change in plans will, in fact, slow down the bond process but encouraged the Trustees to take as long as they want to make a decision. He reminded the Board that BBRD Financial Advisor, Mr. Clark Bennett cautioned them to make a firm decision before moving forward as it will affect the bond process. Mr. Wheaton agreed that we should hold off on the bond process until we have a firm idea of which direction will move.

Ms. Jeanne Osborne asked for clarification about Mr. Cavaliere's proposal. She inquired about considering a building survey on the effectiveness of our current meeting facilities. Mr. Cavaliere explained that he understands that the residents are showing a higher interest in expansion of the Lounge than for the D/E Building and would rather focus on what the homeowners are more interested in.

Ms. Carol Joseph inquired about putting the bond issue on hold for a while until we get a better idea of what projects need to be addressed.



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Mr. Cavaliere clarified that he only wants to hold off for a week or so to check out the space to see if it fits and if it does not he would like to proceed as planned.

General Counsel also advised holding off as long as it takes to make the right decision. Mr. Jason Pierman echoed General Counsel's words and stated that small changes after making the decision to move forward is possible but large decisions like this one are not possible so he recommends waiting until the Board is certain about what they are going to do. He cautioned that interests rates may go up but its better to wait than to move forward with still unknown factors.

Ms. Sue Reddy questioned the legalities of moving forward without the consent of the residents.

General Counsel reiterated that each situation should be looked at individually, but the court has ruled that any buildings already in the platted area are outside of the requirements for the \$25,000 cap. He continued that any proposed new buildings purchased would be subject to the acquisition limitations stated in the Charter.

Ms. Louise Crouse applauded the Board on listening to the residents in this instance. She suggested the Board also think about the fact that since the Resident Relations staff will transition to the new Administration Building, we may consider the space where the current Resident Relations office and the Water Department office as additional space for a possible profit bearing venue.

Mr. Robin Nash shared his comments about moving forward with the bond process and stated that he supports the Boards decision to obtain the 30-year bond.

*Mr. Wheaton made a motion to have TLC provide the information on the feasibility of a 7,000 square foot building in the area behind the shopping center. Second by Mr. Cavaliere. Mr. Klosky opposed. Motion carried 3-1*

### **Employee Incentive Program**

In October 2017, the Board authorized the development of a draft Employee Incentive Program that complies with Section 215.425, Florida Statutes to be brought back at a future meeting. General Counsel Repperger and BBRD Staff have developed a program that complies with the requirements of the statutory section. General Counsel presented the program to the Board.

*Mr. Cavaliere made a motion to approve the Employee Incentive Program as presented by General Counsel Repperger. Second by Mr. Klosky. Motion carried unanimously.*

### **Fireworks Display**

Staff solicited a quote from Zambelli Fireworks for a 10-12-minute display. Mr. Coffey presented a map of the fireworks zone near the unused shuffle board courts by the playground (future mini golf area) and the safety restricted zone (area that the shuffle board courts, bocce ball courts, lawn bowling and horse shoe pits). Mr. Cavaliere suggested the 10 million insurance liability language is included in the contract. He stated that the amount attributed to BBRD should not be higher than \$10,000.

*Mr. Cavaliere made a motion to approve the contract with the amendment that the \$10 million liability insurance is listed in the contract. Mr. Lavier passed the gavel to Mr. Wheaton. Second by Mr. Lavier. Mr. Klosky opposed. Motion passed 3-1*

Mr. Rich Schwatlow voiced his opinion regarding the high cost for the fireworks and his opposition to spending this amount of money on this type of purchase.



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## New Business

### Parking Issues at Softball Field

Mr. Cavaliere stated that he was presented a petition from the residents on Wren Circle regarding the problem with parking at the softball field. He stated he is happy with the resolution that has come out of the problem. Mr. Coffey clarified that the resolution to the problem is a change in landscaping so the parking will be on the District property rather than on Wren Circle.

Mr. Brian Belanger stated that they have come up with a resolution to add at least 20 more cars in the current parking area. Visitors can also park on Dottie Lane.

Mr. Louis Sabella stated that he started the petition. He stated that the residents on Wren Circle will work with the softball players but will be back if this resolution does not work.

### Responsibility of Committee Members Making Public Statements

Mr. Cavaliere stated that he is tired of a certain resident printing inaccurate statements in the Tattler as it is irresponsible and causes misinformation around the community. He stated that if it continues he will request the Board remove him from any and all committees that he currently sits on.

### Micco RV Storage CCTV Repair/Replacement

Mr. Coffey stated that the quality of the CCTV system at the Micco RV Storage lot has deteriorated considerably over the past few years. He requested direction on the Board if they would like to pursue the upgrade of the system. Staff recently received a quote from ADS for \$13,269.00.

Mr. Cavaliere stated he is not in favor of continuing with the funding for the upgrade to the CCTV system. *Mr. Cavaliere made a motion to not approve the CCTV system upgrade in the Micco RV Lot. Second by Mr. Wheaton. Motion carried unanimously.*

*Mr. Cavaliere made a motion to remove funding from the budget to upgrade the cameras at the West RV lot and discontinue the cameras. Second by Mr. Klosky. Motion carried unanimously.*

### Replacement Mower

Budgeted for FY18 is the replacement of the commercial lawn mower. Staff solicited a quote from the state bid system from WescoTurf for \$32,145.

*Mr. Cavaliere made a motion to award contract for a replacement mower to WescoTurf in the amount of \$32,145.61. Second by Mr. Klosky Motion carried unanimously.*

## Manager's Report

### Finance

FY18 Assessment Collection Update – \$3,340,276.65 (gross) or 92.8% of the FY18 Budget has been received as of April 12<sup>th</sup>. Please see attached for details.

### Resident Relations

#### ARCC Updates

- Meeting on April 17, 2018 at 9am in the HOA office. There were 46 permits on the agenda 2 extensions were granted 2 were denied.
- Meeting on May 1, 2018 at 9 am in the HOA office. There were 44 permits on the agenda 2 extensions were granted 1 was denied.



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- The ARCC Committee will meet again on May 15, 2018 at 9 am in the HOA office.

## Violations Committee Updates

- Meeting on April 13, 2018 at 10am at Bldg. D&E. There were 20 cases on the agenda for that meeting. 6 cases came into compliance prior to the meeting. 14 cases were found in violation.
- Meeting scheduled for April 27, 2018 was cancelled.
- The Violations Committee will meet again on May 11, 2018 at 10 am at Bldg. D&E. There are 21 Violations for this meeting.

## Human Resources Update

- Processed 119 applications for 8 open positions.

## Food & Beverage

- There are still a few tickets left for our annual Mother's Day brunch on Sunday at 1pm. at Pool #1. Everyone is welcome to the street dance from 2-6 p.m.
- Happy hour is now 2-6pm. from May through September at the Lounge and the 19th Hole.
- Lounge and 19th Hole operational hours are posted for the months of May – September.
- Tickets for the Father's Day clam bake will go sale Monday, May 14. Flyers with all the details are posted.

## Golf-Pro Shop

- Tournaments: Sign up at Pro Shop or call 664-3174 for details
- Employee
  - May 19 Course Closed until 1:00 pm
- Upper East Coast
  - May 24, 8:30 Shot gun
- Course Aerification completed
- Weed Control will cause yellowing for next few weeks
- Projects beginning next week
  - Bunker restoration
  - #13 area behind green
- Mother's Day Sale Call Pro Shop for details 664-3174
  - Now through Mother's Day (May 13)

## Property Services

- Began construction of the boardwalk extension at the beach
- Repaired broken wire and bad breaker for the sidewalk lights on Veteran's Way out to the bridge
- Finished construction of the remaining two bocce ball courts
- Installed new heater at pool #1
- Ordered new 1,000,000 btu heater for Pool #2
- Finished assembly of the 34 new benches and began installation

## General Information



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- FY19 Budget Review and Adoption Process Update – Public meetings include the following:
  - Authorization for FY19 Proposed Budget Mailout: BOT Regular Meeting, 22May18, Bldg. D/E, 7pm
  - Adoption of FY19 Assessment Rate and FY19 Budget: BOT Regular Meeting, 26Jun18, Bldg. D/E, 7pm
- FY19 WDPB Documents can be reviewed or obtained as follows:
  - Paper copies of the FY19 WDPB are available for inspection at the Old Administration Building and Resident Relations' Office
  - The "Homeowner's Version" is available free to all residents at the Old Administration Building.
  - Electronic versions of each document are available at [www.bbrd.org](http://www.bbrd.org).
- Financing of Projects Update
  - The following agenda items are scheduled for the May 22<sup>nd</sup> BOT meeting (based on the April 13<sup>th</sup> BOT approved list of 20 projects and selection of the 30-year bond method of financing):
    - Disclosure Counsel Proposal
    - Trustee (for Bond) Proposal
    - Underwriters RFQ Committee Selection
    - Validation Resolution

### Attorney's Report

No Report

### Incidental Trustee Remarks

Mr. Cavaliere remarked on the constant bickering and trustee bashing from the Community in the Tattler. He recommended the residents that have questions or concerns come to the Board meetings and speak to the Trustees directly. Mr. Cavaliere asked that the residents try to be nicer to the elected officials so you will have quality people working for you.

Mr. Klosky stated that he is pleased with the current status of the Bay.

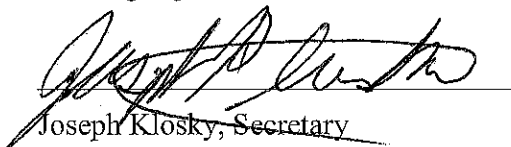
Mr. Lavier asked that everyone keep Ms. Sandy Lobello's family in their thoughts.

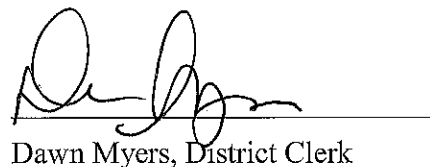
### Adjournment

The next meeting will be on Tuesday, May 22, 2018 at 7PM in Building D/E.

*Mr. Cavaliere made a motion to adjourn.*

Meeting adjourned 3:39PM.

  
Joseph Klosky, Secretary

  
Dawn Myers, District Clerk