



# BAREFOOT BAY RECREATION DISTRICT

**Board of Trustees Regular Meeting  
November 9, 2017  
1 P.M. –Building D&E**

## **Meeting Called to Order**

The Barefoot Bay Recreation District held a Regular Meeting on November 9, 2017 in Building D&E, 1225 Barefoot Boulevard, Barefoot Bay, Florida. Mr. Diana called the meeting to order at 1:00 P.M.

## **Thought for the Day**

Mr. Diana 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. Geier

## **Roll Call**

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

## **Presentations**

### **Veterans Day Proclamation**

On behalf of the Board Mr. Diana presented Commander Jim Willie of the American Legion with a proclamation recognizing November 11, 2017 as Veterans Day in Barefoot Bay.

*Mr. Klosky made a motion to approve the proclamation. Second by Mr. Lavier. Motion carried unanimously*

### **Employee Milestones**

Mr. Robert Shepherd and Ms. Denise Lavier were recognized by the Board and presented with certificates of Appreciation, pins and one paid day off for 5 years of dedicated service to Barefoot Bay.

## **Minutes**

*Mr. Klosky made a motion to approve the minutes dated October 13, 2017. Second by Mr. Lavier. Motion carried unanimously.*

## **Treasurer's Report**

Mr. Geier read the Treasurer's Report for November 9, 2017.

*Mr. Klosky made a motion to approve the Treasurer's report as written. Second by Mr. Lavier. Motion carried unanimously.*



# BAREFOOT BAY RECREATION DISTRICT

## **Audience comment on Agenda Items**

Ms. Jeanne Osborne commended Mr. Coffey on accomplishing 4 years as Community Manager. She commented on the proposal to tear down Building D/E. She asked for more communication regarding the financing for this project as it is not fair to the residents to have to pay for it.

Mr. Rich Schwatlow discussed the dog park that was voted down but is still in the budget document. He also commented on the survey of residents that are not in favor of a 4th pool. He stated that the survey varies from frequently and requests a more formal survey regarding the pool. Mr. Schwatlow asked why the dog park is still in the budget. Mr. Coffey stated that the item shows up in the 5 year plan even though there was not a majority of votes as a way to show historically what has been asked for. He clarified that is not funded.

Mr. Jack Reddy congratulated the winners of the election and condolences to the non-winners. He requested that the Board make a concerted effort to stop bashing members of the old HOA as it is disrespectful and furthermore it is a personal insult to a friend he has known most of his life.

Ms. Nancy Eisele commented on the rising costs of the Building D/E project and inquired why it seems like we have to do everything in the next two years.

Mr. Ray Bourgault, Chairman of Veterans Council requested the Board arrange for a Veterans Service office as a courtesy for the Veterans in Barefoot Bay.

Ms. Judy Valvano reiterated her request from a previous meeting concerning her request for indoor movies in Building A and a fitness center for residents. She stated that she has received a lot of positive feedback on her proposal from the community. Mr. Lavier reminded Ms. Valvano of the upcoming townhall meeting where she can voice her suggestions on November 30<sup>th</sup> at 7PM in this building

Trustee Elect, Dave Wheaton, suggested scheduling the meeting around 10AM so the crowd can follow up the meeting with lunch in the 19<sup>th</sup> Hole, thereby generating revenue for our Food and Beverage Department.

## **Unfinished Business**

### **Award of Contract for Pool #1 Walkway Roof Replacement**

At the October 13<sup>th</sup> District meeting the Board instructed staff to cancel the contract with Hough Roofing after it became evident that they were not going to work with staff or return multiple phone calls regarding a start date for the project. Mr. Coffey explained that staff reached out to the runner up vendor from the two bids initially received. Leeward Roofing verified that they would honor their original quote of \$12,426.00. Staff also obtained a quote for \$53,577.00 from Atlantic Roofing, Inc.

*Mr. Klosky made a motion to award the contract for roof replacement of the Pool#1 walkway to Leeward Roofing for \$12,426 and authorize staff to transfer the same amount from the contingency line-item to fund the project. Second by Mr. Lavier. Motion carried unanimously.*



# BAREFOOT BAY RECREATION DISTRICT

*Mr. Lavier made a motion to authorize the Community Manager to approve a potential change order rather than stop the project to place on the agenda for authorization from the Board. Second by Mr. Geier. Motion carried unanimously.*

## **New Business**

### **Christmas Parade Support**

Mr. Klosky requested the Board to consider spending up to \$500 for the cost of the annual BBRD Christmas parade and festivities.

*Mr. Geier made a motion to authorize BBRD to expend up to \$500 on the Christmas parade and festivities. Second by Mr. Cavaliere. Mr. Klosky abstained. Motion carried 4-0*

### **New Pickle Ball Court Location**

Mr. Coffey explained that funding for the construction of two new pickle ball courts is in the FY18 R&M/Capital Budget. He presented proposed locations for the courts adjacent to the current tennis courts and handball court. He requested direction from the Board.

Mr. Robin Nash asked that the Board consider alternatives to building new courts such as restriping the existing tennis courts which would save a significant amount of money in an effort to preserve the scenic green space in this area.

Ms. Judy Valvano stated that she has lived in Barefoot Bay for twenty years and has enjoyed the views of the lake which is the reason she purchased two homes here initially. She asked that the Board consider restriping the tennis courts or some other alternative to building rather than forcing additional assessments on the residents or to move from a preferred location.

Ms. Desiree DeSario stated that she closed on a home directly across from the proposed location for the courts. She purchased the home largely for the lakeview as it was advertised for the view. She asked the Board to please not consider this area for construction of pickleball courts.

Mr. Richard Schwatlow stated that this is a Recreation District and the residents have to understand that you may have an amenity going up close to your home. He stated that there are many pickleball players in Barefoot Bay and he is one of them. He stated that he supports them getting their own court.

Ms. Grace Scarfo spoke on behalf of the pickleball players. She stated that they have no issue with relining the tennis courts however the tennis players are not in favor of this. She informed the Board that they do not have enough space as it is now there are five courts and pickleball can utilize only two of these at this time. Due to the current schedules tennis and pickleball players have a difficult time using the courts available now. Ms. Scarfo stated that the pickleball players are open to any solutions.

Ms. Carol Joseph stated that they have been working for these courts five years and had not had any funding. Now that we have funding she would like to move forward with the project. She stated that she supports the courts in the area proposed as it can hold at least four pickleball courts. She maintained keeping the courts in this area makes sense since it keeps all the court sports together.

Mr. John Abbate offered a solution from a town in Santa Rosa California regarding this same dilemma between tennis and pickleball courts the community opted to convert two tennis courts to six pickle ball courts. He added that this is an option here and with additional lighting could be a viable solution.

Mr. Geier stated that on election night he was investigating the area and speaking with residents in the area so he would be more informed on this issue. He asked that before people post erroneous information



# BAREFOOT BAY RECREATION DISTRICT

on social media about what he was doing on election night they ensure they have all the facts. Mr. Geier suggested removing the handball court as an option for the new courts so they will not block the lake view.

Mr. Cavaliere stated he is aware that whatever decision we make on the location for these courts someone will not be happy. He stated that he cannot support this construction until the topic of parking is addressed. Mr. Lavier and Mr. Klosky agreed with Mr. Cavaliere more investigation into this proposal is necessary.

Ms. Jeanne Osborne referred to an earlier comment and asked if the Board can research other options rather than staying with one topics for this length of time.

The Board discussed alternative locations with the residents and concluded that the topic should be tabled to a future meeting for completion. Mr. Cavaliere questioned the amount of people that are playing tennis and pickleball. Mr. Diana proposed a location on the far shuffle board courts that are rarely utilized.

*Mr. Lavier made a motion to table this agenda item and have staff gather information on the amount of pickleball and tennis players that are and will be using the courts. Second by Mr. Cavaliere. Motion carried unanimously.*

## **D/E Complex Conceptual Design**

At a workshop in October the Board came to consensus to add the replacement D/E complex into the list of projects for consideration of financing. A workshop is planned to discuss combining Schemes 3&4 from the Architect presentation to the Facilities Planning Committee in December 2015. Mr. Coffey also requested adding a revised rendering and conceptual site plan to the proposal. Mr. Coffey presented the D/E conceptual design proposal from TLC for \$16,100.00 to the board for approval.

*Mr. Cavaliere approve the D/E Conceptual Design proposal from TLC of \$16,100.00 and direct staff to execute a budget transfer from R&M Contingency at a later date. Second by Mr. Geier. Motion carried unanimously.*

## **Building A Fire Alarm System Replacement and Upgrade**

BBRD's fire alarm maintenance company, ADS, notified staff that the Building A fire panel is need of repair due to frequent faulty alarm notifications to their operations center. The result of a thorough check of the fire panel identified the need to replace specific parts that are obsolete. ADS recommended replacing the entire panel with a "Silent Knight" fire panel. ADS also recommended updating the fire detectors in Building A. Community Manager approved the quote from ADS in the amount of \$18,590.73 under policy manual language: *"In the event of the need to repair existing infrastructure that impacts the health welfare and safety of residents, the Community Manager may waive normal purchasing procedures. The Community Manager shall place the contract for repairs on the next regularly scheduled BOT meeting agenda for confirmation."*

*Mr. Lavier made a motion to confirm the Community Manager's award of contract to ADS in the amount of \$18,590.73 for the replacement of the Building A Fire Alarm panel and upgrades to the detection system and authorize staff to execute a budget transfer from R&M Contingency to a new line item for this project. Second by Mr. Geier. Motion carried unanimously.*



# BAREFOOT BAY RECREATION DISTRICT

## **FY 2017 Year End Budget Amendment and Resolution**

Staff requests approval of the resolution to reallocate end of fiscal year budgeted expenditures between departments. Resolution #2017-16 for the FY17 Year-End Budget Amendments. General Counsel Repperger read the resolution:

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE BAREFOOT BAY RECREATION DISTRICT AMENDING RESOLUTION 2016-10; AMENDING THE BUDGET; PROVIDING FOR AN EFFECTIVE DATE.

*Mr. Geier made a motion to approve Resolution 2017-16 for the FY17 Year-End Budget Amendments. Second by Mr. Cavaliere. Motion carried unanimously.*

## **FY 2018 Carry Over Budget Amendment and Resolution**

Staff has prepared a list of unfinished projects from FY17 to carryover to FY18 Adopted Budget. The total of all carryover projects from FY17 to FY18 is \$323,722.60. 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 AN EFFECTIVE DATE.

*Mr. Lavier made a motion to approve Resolution 2017-17 for carryover FY17 Unfinished Projects to the FY18 Adopted Budget. Second by Mr. Klosky. Motion carried unanimously.*

## **Joint BFBHOA and F&B Special Event Proposal**

Mr. Coffey asked for the Food and Beverage Manager, Kathy Mendes to present the proposed Music, Art and Food Festival to the Board for approval. Ms. Mendes stated that HOA President, Roger Compton approached her about jointly hosting a large annual community event. Funding will be from the Property Services Recreation fund. Staff anticipates a required subsidy for the first year due to the late start in planning the event of \$4,000.00. Ms. Mendes stated that the event is slated to be a winter event each year and in conjunction with the HOA will bring in food and art vendors, bands and games. Board questioned insurance needed for the event and if this will interfere with the Ethnic festival attendees. Mr. Roger Compton, President of the HOA stated that he is looking forward to working with the District on this event and has already began to get feedback from artists and musicians that are interested in participating in the festival.

*Mr. Lavier made a motion to proposed annual winter Music, Art and Food Festival and authorize the payment of the required subsidy of \$4000. Second by Mr. Cavaliere. Motion carried unanimously.*

## **Discount Shopping Center Rent For Hurricane Irma Impact**

Ms. Sue Cuddie, Resident Relations Manager requested that as a goodwill gesture, the Board reduce the rent of two of the shopping center tenants 25% due to the damage sustained from the leak. She stated that the issue was existing in a lesser degree prior to the hurricane. Mr. Coffey stated that staff has been aggressively pursuing the problem but has encountered difficulty resolving the issue due to the age of the building and roof style.

*Mr. Cavaliere made a motion to approve the discount proposed by Ms. Cuddie. Second by Mr. Geier. Motion carried unanimously.*



# BAREFOOT BAY RECREATION DISTRICT

## Manager's Report

### Office of the District Clerk

Liability Insurance Update – Staff facilitated FMIT's assessment of our facilities (related to BBRD being a new client).

## Resident Relations

### ARCC Updates:

- 17Oct17 had 29 permits reviewed and all were approved.
- 31Oct17 meeting: Because of the recording of the new DOR, the reorganized ARCC met for the first time. The seven members of the committee are:
  - From the BOT: Hurrol Brinker (2yrs), Melba Lochmandy (3yrs) and alternate Al Grunow.
  - From the HOA: Ken Reed (1yr), Paul Voit (2yrs), Tom Nelson (3yrs) and alternate Gary Gresko.

The newly elected Chairman is Ken Reed, and Vice Chairman is Tom Nelson. 26 permits were on the agenda and 25 were approved at that meeting. 1 permit was denied.

The next ARCC meeting will be 14Nov17 at 9am in the BFBHOA Office.

### Violations Committee Updates:

27Oct17 had 13 cases, 4 came into compliance and 9 were found in violation.

The next meeting is scheduled for 09Nov17 at 10am in Bldg. D/E. 18 cases are on the agenda.

## Food and Beverage

New Saturday Night 19th Hole Event – Starting 11Nov17, Southern Sisters Karaoke and D.J. party is a new event at the 19th Hole every Saturday night from 5:30-9:30pm. The kitchen will be open until 7:30pm.

## Christmas and New Year's Eve Events

- Saturday, 23Dec17 – Motown Christmas night in the Lounge from 6-10 pm. Music by Ladies of Soul. No tickets are needed.
- Annual Lounge New Year's party – Tickets to reserve a seat will go on sale 10am Saturday, 25Nov17 in the Lounge.
- 19th Hole New Year's Eve dinner and party – Tickets go on sale at 11:30am on Saturday, 25Nov17 at the 19th Hole.

Flyers with all the details will be posted.

## Golf-Pro Shop

### Routine Work

Tournaments (call Pro Shop for details 664.3174)

- Saturday, 18Nov17 @ 8:00 shotgun start: Member/Member Only Tournament (Sign up begins 01Nov17)
- Friday, 01Dec17 @ 5:00pm Shotgun start: Night Golf Tournament (Sign up begins 13Nov17)



# BAREFOOT BAY RECREATION DISTRICT

## Special Projects

- Pump house: Work is anticipated to be completed by 10Nov17.
- Bunker restoration: Eight bunkers completed. One more planned this season weather permitting.
- Cart Barn roof repair update: Survey completed and given to Barefoot Services (awaiting permit).
- Annual Over-seed of course update: Work is scheduled for 04Dec17 (back nine and practice green) and 05Dec17 (front nine and range tee).
- Drainage project between 4th Green and 5th Tee: Staff will be installing subsurface starting next week and is expected to be completed by the end of the month.

## Miscellaneous

Only 46 shopping days left before Christmas. Ernie says "Get your early Christmas shopping done at the Pro Shop."

## Golf Course Closures

- Thanksgiving Day: Open 6:30am to 2:00pm. Last Cart out at 10:00am
- Christmas Eve: Open 6:30am to 2:00pm. Last Cart out at 10:00am
- Christmas Day: Closed all day. Merry Christmas!

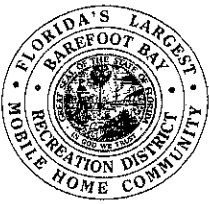
## Property Services

### Routine work

- Repaired Aluminum Roof and broken door for tenant at the Shopping Center
- Trimmed palm trees down the boulevard.
- Pool Repairs
  - Pool#1 parts needed to repair the heater are on order.
  - Pool#3 leak abatement project is turning into a larger than expected project, so due to the heater being down at Pool#1, staff decided to pause the project and reschedule work later when the vendor has the necessary parts and staffing (alternative would have been to leave Pool#3 closed through early next week).

## Special Projects

- New Veterans' Service Office Update – renovations completed and moving date is today.
- Long-term Records Storage Unit Update – The unit was moved to its final location between the West RV lots and electric run completed. Sable palms were removed and stone will be placed to prevent RV tenants from getting stuck if they drive through the area. Staff is currently painting the exterior as scheduling permits. Records from the Micco Road storage unit will be transferred when scheduling permits.
- Building A Roof Replacement Update – Project started this week. Vendor and staff walked the area prior to the start to identify staging areas and dumpster locations. Work areas will be clearly marked to keep residents from harm's way. Due to the overall poor condition of the subsurface, staff expects a significant increase in the cost of the project per the terms of the contract (i.e. \$2.85 per square foot for plywood replacement).



# BAREFOOT BAY RECREATION DISTRICT

- Irma Cleanup Update – Finished cleaning up storm debris at the field by the 19th hole

Mr. Coffey asked for consensus to allow the Artist Guild to use the area under the Oaks behind Building F to hold their annual art sale. Board consensus to allow the Art Sale under the Oaks.

Mr. Geier invited Trustee Elect Wheaton to sit up on the Board at the Townhall Meeting on November 30th at 7PM as a way to become acclimated with the Board and Board operations.

## **Attorney's Report**

General Counsel confirmed that the term limits bill has passed and will go into effect in the next election cycle.

## **Incidental Trustee Remarks**

Mr. Lavier stated that any rumors that he is opposed to Trustee Elect Wheaton's placement on the Board is grossly incorrect. He has a causal and friendly relationship with Mr. Wheaton and has no problem joking with him. He read a letter that was placed in his mailbox a few nights ago. The letter was written in 1997 by Chairman of the Board at that time Mr. Ben Krom. The letter highlighted the responsibilities of the Board of the Trustees and the HOA and urged the two factions to put aside differences and work together for the betterment of the community. He stated that this is all he has tried to do as a trustee on the Board and will continue to work to improve Barefoot Bay.

Mr. Geier congratulated the trustee elect Dave Wheaton and re-elected Trustee Diana. He wished the veterans a Happy Veterans Day and a Happy Thanksgiving to all. He informed the Board that he has signed the orders to transfer the account from Bank of America to Marine Bank. He stated that it was an honor to serve on the Board and thanked the residents for giving him the opportunity.

Mr. Klosky wished the veterans a happy Veterans Day. He reminded the residents of the annual Christmas Parade on December 3<sup>rd</sup> beginning at 5:30PM. He congratulated the trustees that came through in this election and gave condolences to Mr. Geier. He wished everyone a Happy Thanksgiving.

Mr. Cavaliere thanked the Veterans for all they have done to secure our country. He stated that he paid a visit to the new trustee elect as a means to get to know him better and is confident that he will do a great job. He asked the residents to be patient as the trustee's job is not always easy. He does this because he cares about the people and improving the community. He urged the residents to take responsibility for their community by contacting their HOA with any needs and reminded everyone that the District is on the right track. He recognized Mr. Coffey's efforts in the bay since his arrival has only improved operations and thanked him for his diligence.

Mr. Diana reminded the residents of the Veterans parade scheduled to take place on Saturday beginning at Veterans Way. He proposed closing all the amenities so all employees can enjoy their Christmas Party on December 8<sup>th</sup>. Mr. Coffey stated that he will reevaluate the date as it is on a Friday and it will be difficult to close the amenities on a Friday night.





# BAREFOOT BAY RECREATION DISTRICT

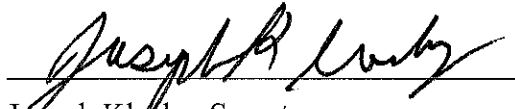

Trustee Elect Wheaton commented on his understanding of the needed changes for the buildings and what still remains to be done. He thanked Mr. Cavaliere and the trustees for their welcome and Mr. Coffey for all his help and information in the recent days. He commended Mr. Coffey on a great job in the Bay.

## Adjournment

The next meeting will be on Thursday, December 8, 2017 at 1PM in Building D/E.

*Mr. Cavaliere made a motion to adjourn. Second by Mr. Lavier. Motion carried unanimously.*

Meeting adjourned 3:28 PM.

  
\_\_\_\_\_  
Joseph Klosky, Secretary  
\_\_\_\_\_  
Dawn Myers, District Clerk