



BAREFOOT BAY RECREATION DISTRICT

**Board of Trustees Regular Meeting
September 25, 2018
7 P.M. – Building D&E**

Meeting Called to Order

The Barefoot Bay Recreation District held a Regular Meeting on September 25, 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: Dawn Myers, Acting Community Manager, Cliff Repperger, General Counsel and Rich Armington, Resident Relations Manager and Acting District Clerk.

Presentations

None brought forward

Minutes

Minutes will be approved at the next meeting due to the short turnaround between the last meeting and tonight's meeting.

Treasurer's Report

Mr. Cavaliere read the Treasurer's Report for September 25, 2018.

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

Audience comment On Agenda Items

Mr. Rich Schwatlow commented on the benefits of a larger meeting building as opposed to another bar. He encouraged the Trustees to think about what is best for the Bay. Mr. Schwatlow congratulated the Board on their hard work trying to make the best decisions for the community.

Mr. Rick Berndsen defended his position on the preliminary budget he proposed to Mr. Cavaliere. He maintained that contrary to what Mr. Cavaliere stated, he does care about other projects besides the Lounge. He discussed his ideas about short term loans that could facilitate prioritized projects within 5 years.



BAREFOOT BAY RECREATION DISTRICT

Mr. Rich Armington thanked the Board for voting to contribute a little more to employee benefits. He informed them that the employees were thrilled to know that their benefits had almost no increase this year.

Unfinished Business

Financing of Projects: Steps #1, #2 & #3

At the September 14th meeting, the Board passed a motion to “proceed” on the list of projects but did not address the decision on scope of work for the Lounge expansion, acquisition of a new RoM cost estimate for the Lounge project, and an acquisition of a refined RoM cost estimate for the New Building behind the Shopping Center.

Mr. Dick LaPage questioned the Board about how the projects will be financed now that the question will not be on the referendum and how much money does the District actually have on hand to fund the projects. Mr. Cavaliere discussed the amount of \$700,000 that the District has each year since the debt service fund is now paid off. He reiterated his position on borrowing money is because he would rather fund projects for the majority of the community rather than for just a few groups. Discussion ensued about financing projects compared to paying per project with the money held in reserve.

Ms. Jeanne Osborne spoke on a statement made by the Trustees about the Bay changing due to new residents moving in. She asked for clarification on where these new residents’ homes are since we have limited number of properties in the Bay. Mr. Cavaliere stated that there are not necessarily a significant number of new residents coming in but more residents that want to use the amenities. They discussed the purpose for the new building proposal behind the shopping center. Mr. Cavaliere explained that he sees the building for meeting space and banquet dining.

Mr. Rich Schwatlow expanded on the topic of new residents, stating that the snowbirds are here all year and new families moving in have more people living with them, ultimately more people are using the facilities.

Mr. Diana suggested tabling this topic until the next meeting since there is not enough information yet to make a decision. Mr. Wheaton stated that he is in favor of renovating the existing building and the rest of the Board wanted a scrape and rebuild estimate. Mr. Cavaliere stated that the Board is waiting on the results from a scrap and rebuild estimate and a renovation of the existing building estimate.

The Board discussed a preliminary design for the proposed building behind the shopping center.

Mr. Diana made a motion to move forward with a refined RoM for the new building (based on a food preparation area and a larger room that can be divided into four smaller rooms). Second by Mr. Cavaliere. Mr. Wheaton opposed. Motion passed 4-1.

Mr. Cavaliere made a motion to continue items 1 and 2 until the next meeting and find out the status on the RoM for the scrape and rebuild and the renovation of the Lounge. Second by Mr. Klosky. Mr. Wheaton opposed. Motion passed 4-1.

Mr. Wheaton stated that he is voting against this topic because he does not see a necessity for the proposed building when there are plans for a similar expansion in the Lounge.

New Business

Sebastian High Fundraiser Request



BAREFOOT BAY RECREATION DISTRICT

Ms. Lisa O' Rourke asked for permission to set up outside of Building A to sell PRISM tickets annually for Sebastian High School on election day.

Mr. Diana made a motion to allow Sebastian High School to sell PRISM tickets on election day in the Building A courtyard. Second by Mr. Wheaton. Motion carried unanimously.

Mr. Cavaliere made a motion to extend permission to Sebastian High School to annually sell PRISM tickets on election day in the Building A courtyard. Second by Mr. Diana. Motion carried unanimously.

New Administration Building Telephone System

The New Administration Building's construction contract with Reynolds Construction does not include installation of the data cabling, telephone systems or security systems. Staff solicited multiple bids for a telephone system installation.

\$13,992.17 SCS

\$13,699.88 Hunter Communications

\$11,440.85 Omni Telecommunications

\$7,468.06 RV Communications

Staff recommended the approval of the bid from Hunter Communications who previously installed the original telephone system in the Old Administration Building.

Mr. Cavaliere made a motion to award contract for telephone phone system installation in the New Administration Building to Hunter Communications in the amount of \$13,699.88 and instruct staff to place a budget amendment on the next available agenda to increase the project budget correspondingly with use of Fund Balance. Second by Mr. Diana. Motion carried unanimously.

Deck the Halls Request for Direct Payment of FY19 Funds

Mr. Coffey presented an e-mail request from Ms. Betsy Davis, President of the Deck the Halls Christmas Decoration Club, requesting a direct payment of \$7,500.00 for FY19 purchases of Christmas decorations. The Board adopted the FY19 Budget with a \$10,000 budget for Christmas decorations in the R&M/Capital Department. Due to the number and size of decorations planned for purchase by the Deck the Halls Club, staff recommended reserving the remaining \$2,500 for the anticipated need for additional storage.

Mr. Wheaton was not in favor of more sheds for storage due to the limited space for additional sheds behind Building A. Mr. Klosky stated that he will support the payment but asked for receipts for the purchases. Mr. Diana suggested building a metal shed for additional decorations in the future. Mr. Cavaliere agreed that a storage building is needed and a section of the Bay should be sought out and investigated to place the new storage building.

Mr. Cavaliere made a motion to authorize payout of the \$7,500.00 requested by Deck the Halls and reserve the remaining \$2,500.00 in contingency for future storage needs. Second by Mr. Diana. Motion carried unanimously.

Manager's Report

Finance

- Staff recently auctioned off four tractors on the online auction website www.govdeals.com for a total of \$6,955.00.



BAREFOOT BAY RECREATION DISTRICT

Resident Relations

- On Sept 18th the ARCC saw four old business cases, tabled one, gave consent to twelve ,7 “other” and 1 denied
- On Oct 2nd the ARCC gave eleven consent and eleven deemed “other”.
- The Violations Committee will meet on Sept 28th to review fifteen cases.
- In the month of September Resident Relations processed twenty-six new homeowners. Welcome!

Food & Beverage

- Our annual Halloween Party takes place in the Lounge on Saturday, October 27th from 6-10 p.m. Prizes for best costumes, Crystal Head Vodka raffle and great music by The Kore.

Golf

Projects

- Bunker Project awaiting sod
- Hole 16 Restroom Renovation in progress
- New hedge installed behind Hole # 13

ABM Internet is down

- 1 inch of rain in the past 48 hours
- Herbicide has been sprayed on Friday for Goose Grass and Sedge
- Lake banks were cut today 9/25/18
- Cart part edging is in progress
- Dead tree has been removed from Hole # 7
- Ammonium sulfate sprayed on front nine today 9/25 back nine tomorrow

Property Services

- Installed new drywall in the men’s room on the 16th tee project
- Removed pepper tree from the drainage canal near the four way stop
- Began to pressure wash and repaint the deck at Pool 1
- Addressed all current DOR grass violations
- Began repairs to the washout behind the tennis courts
- Papico Construction is on site beginning the installation of the new pickleball courts
- Installed new A/C unit in the old Dr’s office and made all necessary repairs for the new tenant
- Installed new LED security lighting at the shopping center alley (between 2002 and the florist)
- Expanded parking for the softball field

Attorney’s Report

General Counsel Repperger informed the Board that the County is doing the final adoption on the ordinance defining term limits in Barefoot Bay on Oct 9th at 5pm if anyone is interested in attending.



BAREFOOT BAY RECREATION DISTRICT

Incidental Trustee Remarks

Mr. Diana discussed his ongoing plan to try and eliminate the AIRBNB short term and overnight rentals in Barefoot Bay. He stated that he is in talks with General Counsel Repperger about the Bay's legal rights and will follow up with new information at future meetings.

Mr. Wheaton had no remarks at this time.

Mr. Klosky had no remarks at this time.

Mr. Cavaliere discussed the vicious comments and online battles currently on Facebook during this election season. He cautioned residents about their comments on public social media as people outside of the Bay are seeing these online conflicts and getting the wrong impression about our community. He encouraged those people who use social media to do so with some level of respect and decorum so as not to bring disparaging, negative attention to the Bay.

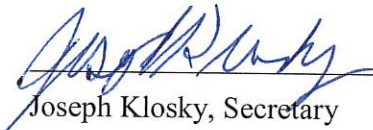
Mr. Lavier apologized for missing the last BOT meeting as his family came down with an illness. He thanked Mr. Diana for filling in for him on the Board.


Adjournment

Mr. Cavaliere made a motion to adjourn.

The next meeting will be on Friday, October 12, 2018 at 1PM in Building D/E.

Meeting adjourned 8:04PM.



Joseph Klosky, Secretary

Dawn Myers, District Clerk