



BAREFOOT BAY RECREATION DISTRICT

Board of Trustees Regular Meeting

January 26, 2021

7PM –Building D&E

Meeting Called to Order

The Barefoot Bay Recreation District Board of Trustees held a Meeting on January 26, 2021 Building D&E 1225 Barefoot Boulevard, Barefoot Bay, Florida. Mr. Maino called the meeting to order at 7PM.

Pledge of Allegiance to the Flag

Led by Mr. Grunow.

Roll Call

Present: Mr. Maino, Mr. Loveland, Mr. Grunow, Mr. Nugent, Mr. Morrissey. Also, present, John W. Coffey, ICMA-CM, Community Manager, Cliff Repperger, General Counsel, Stephanie Brown, District Clerk, Rich Armington, Resident Relations Manager, Charles Henley, Finance Manager, Kathy Mendez, Food & Beverage Manager, Matt Goetz, Property Services Manager.

Presentations and Proclamations

None.

Approval of Minutes

Mr. Loveland made a motion to approve the BOT Regular Meeting minutes dated January 8, 2021, FY22 Budget Kickoff Townhall and Beach Restroom Workshop minutes dated January 14, 2021. Second by Mr. Grunow. Motion passed.

Treasurer's Report

Mr. Nugent made a motion to approve the Treasurer's Report for January 26, 2021 as read. Second by Mr. Morrissey. Motion passed.

Audience Participation

Mary Miller-906 Jacaranda Drive-disapproved of reduction in fees for 368 Egret Circle.

Elaine Vanberschot-1090 Parkway Lane-gave an overview of the Civic Volunteer Organization (CVO) and the services they offer.

Joseph Palazzola-860 Laurel Circle-asked questions about the re-opening of Pool #2.

Paula Palazzola-860 Laurel Circle-spoke in favor of Pool #2 being reopened and placing an update on the next BOT Meeting Agenda.

Adriane Almeida-200 Sailfish Court-voiced her concern about a DOR Violation recently issued on her property.



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Nancy Eisle-944 Barefoot Blvd -would like to thank community for the food donations during the Christmas Food Drive.

Mr. Coffey read two letters from Richard Schwatlow-636 Marlin Circle-who spoke in favor of extending the Barefoot Bay walking trail. He also spoke in favor of creating an information platform to promote BBRD's Mini Golf.

Unfinished Business

Phased Re-Opening Discussion

Staff recommends re-opening the Billiard's Room effective Tuesday, February 2, 2021, keeping the Card Room closed. Staff also recommends allowing two riders to a golf cart upon request and 8-minute tee times, starting Monday, February 1, 2021. Starting February 13, 2021, live entertainment is recommended to increase to twice a week.

Mr. Loveland asked about capacity restrictions in the Billiard Room. Mr. Coffey responded 4 people will be the maximum capacity. Mr. Grunow suggested having a face mask requirement. Mr. Coffey responded that enforcing a mask requirement would be difficult.

Mr. Loveland made a motion to approve recommendations by staff. Second by Mr. Morrissey. Motion passed unanimously.

Violations Committee Appointments

Staff recommends deferring Violation Committee appointments to the next BOT Meeting.

Mr. Grunow made a motion to defer the Violation Committee appointments to the next BOT meeting on February 12th, 2021. Second by Mr. Loveland. Motion passed unanimously.

Bank Loan Validation Timing Discussion

Staff recommends tabling further discussion until the March 16, 2021 BOT Budget Workshop

Mr. Repperger gave an overview of the validation process and the timeframe for completion. Cost is \$25,000 excluding appeal process for representation.

Mr. Grunow made a motion to defer the validation decision to the March 16th Budget Workshop for further Second by Mr. Loveland. Motion passed unanimously.

New Business

Shopping Center Lease Renewal: Civic Volunteer Organization

Community Manager recommends the BOT approve a new five-year lease with the CVO for part of unit #4 and unit #5 at the Shopping Center for \$0.00 rent with utilities paid for by BBRD.

Mr. Nugent spoke in favor of a 1-year lease. He also voiced his disapproval of a lease allowing eviction of the CVO with a 60-day notice. Mr. Morrissey spoke in favor CVO and having a lease longer than a year. Mr. Maino spoke in favor of approving the lease, but providing a report or minutes to the Community Manager or minutes



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demonstrating their activities. Mr. Loveland agreed with Mr. Maino. Mr. Grunow also spoke in favor of the lease and receiving a report from the CVO.

Mr. Morrissey made a motion to approve a new five-year lease with the CVO for part of unit #4 and unit #5 at the Shopping Center for \$0.00 rent with utilities paid for by BBRD. Second by Mr. Grunow. Motion passed unanimously.

Mr. Loveland made a motion for the CVO to provide a quarterly summary report to Mr. Coffey to include financial transactions, overall activities, and volume of those helped starting March 30, 2021. Second by Mr. Morrissey. Motion passed unanimously.

Request for Reduction of Legal Fees and Costs - 368 Egret Circle

Due to the fact that the homeowner refused to abate the violation when dealing with staff, the Community Manager recommends the BOT deny the request for waiver of costs.

Mr. Repperger explained the costs, (legal, filing and administration fees) options and possible outcomes of moving forward with pursuing trying to collect fees or waiving the costs.

Mr. Morrissey voiced his concern about setting a precedent by waiving fees. Mr. Grunow and Mr. Nugent agreed with Mr. Morrissey. Mr. Loveland would like more information on the process and timeline of the violation before moving forward.

Mr. Maino made a motion to deny the request for waiver of costs. Second by Mr. Grunow. Motion Passed 4-1. Mr. Loveland dissents.

Request for Forgiveness of Debt and Release of Liens: 804 Beech Court and 923 Frangi Pani Drive

Staff recommends that the BOT in the intent of the NRP program forgive and release the liens on the 804 Beech Court and 923 Frangi Pani Drive.

Mr. Grunow made a motion to forgive and release the liens on the 804 Beech Court and 923 Frangi Pani Drive. Second by Mr. Nugent. Motion passed unanimously.

Building A Renovations Project: Change Orders 5, 6, 7, & 8

Staff recommends the BOT confirm the Community Manager's approval of change orders numbered 5 through 8 at a total cost of \$10,810.00 and the addition of 7 days to the contract.

Mr. Loveland made a motion to confirm the Community Manager's approval of change orders numbered 5 through 8 at a total cost of \$10,810.00 and the addition of 7 days to the contract. Second by Mr. Grunow. Motion passed unanimously.

Building A Kitchen Equipment Purchases

Staff recommends the BOT approve the bid from Complete Restaurant for roll and plug-in kitchen equipment in the amount of \$44,248.26.



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Mr. Grunow made a motion to approve the bid from Complete Restaurant for roll and plug-in kitchen equipment in the amount of \$44,248.26. Second by Mr. Morrissey. Motion passed unanimously.

IT Security Upgrades and Standardization Proposal

Staff recommends the BOT approve the Omega Technology Solutions proposal of \$16,739.79 for security and standardization needs.

Mr. Loveland made a motion to approve the Omega Technology Solutions proposal of \$16,739.79 for security and standardization needs. Second by Mr. Nugent. Motion passed unanimously.

FY21 Budget Amendment: Employee health and ancillary insurance plans savings.

Resolution 2021-01 read by Mr. Repperger:

RESOLUTION 2021-01 A RESOLUTION OF THE BOARD OF TRUSTEES OF THE BAREFOOT BAY RECREATION DISTRICT AMENDING RESOLUTION 2020-08; AMENDING THE BUDGET.

Mr. Grunow made a motion to adopt Resolution 2021-01 as read. Second by Mr. Loveland. Motion passed unanimously.

Florida Association of Special Districts' January Meeting Report

Mr. Grunow gave a report from the FASD January Quarterly Meeting he recently attended.

Manager's Report

Resident Relations

ARCC Meeting 01/19/21

- 13 Consent Items – approved
- 11 Other Items – 9 approved, 2 denied for incomplete applications.

Next ARCC Meeting

- Scheduled for February 02, 2021 in Bldg. D/E at 9am

Violations Committee Meeting 01/08/21

- 26 cases are on the agenda
- 13 cases are to be presented, 11 cases came into compliance prior to the meeting, 2 cases DOR is working with the homeowners

Violations Committee Meeting 01/22/21

- Was canceled due to the majority of cases coming into compliance before the meeting



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Next Violations Committee Meeting

- Scheduled for February 12th in Bldg. D/E at 10am

Property Services

- Continued work on the Pool 2 renovations (replaced water damaged drywall, repaired holes in the walls and ceilings, repaired damaged sinks, repainted men's and women's rooms, replaced florescent tubes with LED fixtures, repaired leaking toilet, etc.)
- Rebuilt the doors on the shuffleboard storage shed
- Continued trimming trees on BBRD grounds as well as violations
- Replaced the lock on the greenhouse at the garden club
- Continued work on the FY22 Property Services Line-item budget requests (largest department in BBRD)
- Cleaned the inside and out of Building C
- Daily inspections of Building A Renovations project
- Attended site visit of all parties involved in Bldg. A CCTV room (hardware and wiring must be relocated due to renovation project)
- Repaired all the soffit and gutters at the 19th hole and D/E
- Repaired all the hanging lights behind the Lounge and stage
- Repaired broken waterline for memorial garden
- Repaired water leak at #6 tee restroom on the golf course
- Replaced broken and bent white posts for rope fence
- Replaced the rope lighting on the palm trees at the front fountain
- Replaced all piping and pump at the fishing pier
- Replaced the pump for lawn bowling irrigation
- Addressed all current DOR violations

Golf-Pro Shop

- Tournaments (Call Pro Shop at 664.3174 for details)
 - Jan 30th Carl Anderson Memorial Tournament (9 Holes)
 - 1pm Shotgun
 - Limited to 50 players
- Watertronics has removed the first irrigation pump off site for service
 - Pump 3 has been completed and will be returned and installed on Wednesday 20Jan21.
 - Pump 2 will be removed and taken off site for service at that time.

Food and Beverage

- Lunch service at the 19th Hole continues from 11am-3pm Monday through Saturday. When staffing permits, servers are also going outside to take orders on the porch and patio tables if patrons prefer to eat/drink outside. Bar snacks are available after 3pm.
- Since many residents are enjoying the live music from the field (between the Lounge and playground), all future live music will be held on the stage lakeside of the lounge from 2-6pm for people to be able to see and hear the band from the field to the pool. A gentle reminder that BBRD's alcohol license does not extend outside of the black gates at the Pool #1 complex.



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- Entertainment calendars are available at the Lounge and the 19th Hole.

General Information

- **Shopping Center Electrical Upgrade and Parking Lot Lighting Improvement Project Update –** Review of the draft design and construction drawings were received recently from TLC resulting in the need to re-design the placement of two parking lot light poles (currently located in non-ADA compliant curb ramps. Future re-pavement of the parking lot may require these to be made ADA compliant which would necessitate moving the light poles). Revised and final construction plans were received on January 19, 2021. Staff will proceed with developing a Request for Proposal to be issued at a future BOT meeting.
- **Shopping Center Re-Roofing Project Update –** Due to 2021 Building Code changes, staff approved an additional work proposal from TLC to revise the construction drawing to meet the new code. Once the vendor has reviewed the new plans, the contract will be finalized and placed on a future BOT meeting for approval.
- **FY22 Working Draft Proposed Budget (WDPB) Update and Reminder –** Department Managers submitted their initial line-item proposal by January 21, 2021 and the Community Manager will be meeting with each Department Manager over the next 10 days to finalize the budgetary numbers for FY22 WDPB. Key dates include:
 - No later than March 3, 2021: Submittal of the budget document to the Trustees.
 - No later than close of business March 5, 2021: Electronic copies will be available on www.bbrd.org.
 - March 8, 2021: Free paper copies of the Resident's FY22 WDPB will be available for pick up at the Administration Building.
 - Budget workshops are at 7pm in Building D/E and scheduled for:
 - Tuesday March 16th
 - Thursday March 25th
 - Tuesday May 4th
 - Monday May 10
- **ARCC Vacancy-**Community Manager Mr. Coffey announced that there is now a vacancy on the Architectural Review Control Committee and BBRD will start advertising for resumes/letters of interest. Once two or more are received, consideration of appointment will be placed on the next BOT Meeting Agenda.



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Attorney's Report

Mr. Repperger gave an update on the Blissful Things case. All motions were denied, and the case will now go to trial. He also stated he would be meeting with BBRD's Civil Engineer soon to review the beach restroom's possible variance issue. The Shaw Medical Group lease should be ready to present at the BOT Meeting on February 12, 2021.

Incidental Trustee Remarks

Mr. Loveland expressed his gratitude to residents for attending tonight's BOT Meeting.

Mr. Grunow expressed his gratitude to Mr. Cruz for the Veteran's Golf Tournament.

Mr. Maino reminded residents to practice social distancing and to wear face masks.


Adjournment

The next meeting will be on February 12, 2021 at 1pm in Building D/E

Mr. Nugent made a motion to adjourn. Mr. Maino adjourned

Meeting adjourned at 9:13pm


Jeff Grunow


Stephanie Brown, District Clerk