



BAREFOOT BAY RECREATION DISTRICT

Board of Trustees Regular Meeting

October 8, 2021

1PM –Building D&E

Meeting Called to Order

The Barefoot Bay Recreation District Board of Trustees held a Meeting on October 8, 2021, Building D&E 1225 Barefoot Boulevard, Barefoot Bay, Florida. Mr. Maino called the meeting to order at 1PM.

Pledge of Allegiance to the Flag

Led by Mr. Maino.

Roll Call

Present: Mr. Grunow, Mr. Nugent, Mr. Morrissey, Mr. Amoss, Mr. Maino. Also, present, John W. Coffey, ICMA-CM, Community Manager, Cliff Repperger, General Counsel, Stephanie Brown, District Clerk, Matt Goetz, Property Services, and Rich Armington, Resident Relations, Ernie Cruz, Golf Operations Manager and Kathy Mendes, Food & Beverage Manager.

Additions or Deletions to the Agenda

Mr. Nugent requested item 11D overseeding the Golf Course be added to the agenda.

Mr. Maino requested item 11E BBRD General Counsel Letter of Resignation be added to the agenda.

Approval of the Agenda

Mr. Nugent made a motion to approve items 11D and 11E as additions to the agenda. Second by Mr. Grunow. Motion passed unanimously.

Presentations and Proclamations

Cancer Awareness Proclamation was presented to the CVO by Chairman Maino.

Approval of Minutes

Mr. Amoss made a motion to approve minutes dated September 28, 2021. Second by Mr. Morrissey. Motion passed unanimously.

Treasurer's Report

Mr. Grunow made a motion to approve the Treasurer's Report for October 8, 2021, as read. Second by Mr. Amos. Motion passed unanimously.



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Audience Participation

Jeanne Osborne-100 Cherokee Court-expressed her concern about General Counsel Repperger resigning and spoke in favor of Mr. Repperger rescinding his resignation.

Unfinished Business

Discussion of COVID-19 Precautions

Mr. Coffey explained Mr. Cruz's recommendation to cease the temporary 1 rider per golf cart rule on the Golf Course. Mr. Nugent spoke in favor of no new restrictions at this time. Mr. Maino spoke in favor of keeping the rule in place through October. Mr. Cruz stated that on certain days more cart usage is exerted.

Mr. Nugent made a motion to extend the one-rider per golf cart rule for the Golf Course until October 29, 2021, and reevaluate the temporary rule at the October 26, 2021, BOT meeting. Second by Mr. Grunow. Motion passed unanimously.

Steward Medical Group Proposed Ground Lease

Approve Commercial Ground Lease with Steward Medical Group.

Mr. Nugent made a motion to approve Commercial Ground Lease with Steward Medical Group. Second by Mr. Morrissey.

Mr. Nugent amended the motion to approve the Commercial Ground Lease with Steward Medical Group to include exhibit B as presented. Second by Mr. Morrissey. Motion passed unanimously.

New Business

Violations Committee Appointments

Selection of two homeowners to fill vacant positions and re-appointment of all current members to 3-year terms.

Mr. Grunow made a motion to appoint Hurrol Brinker, David Wheaton, Vickie Sloss, John Vogt, and Stephen Holmberg to voting members and Sue Hall and Louise Crouse as alternates for 3-year terms effective October 1, 2021. Second by Mr. Nugent. Motion passed unanimously.



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Golf Course Lake Bank RFP Evaluation Committee Recommendation

Staff recommends the BOT award contract for Golf Course Lake bank restoration to Crosscreek Environmental, Inc. in the amount of \$237,276.00, authorize Chairman Maino to sign the contract when available.

Mr. Maino asked what the extra \$51,000 cost covers (initial bid was \$186,186.00). Mr. Cruz responded that it covers all lake banks left of #1, right of #1 and left of #11.

Mr. Nugent made a motion to award contract for Golf Course Lake bank restoration to Crosscreek Environmental, Inc. in the amount of \$237,276.00, and authorized Chairman Maino to sign the contract when available. Second by Mr. Grunow. Motion passed unanimously.

Neighborhood Revitalization Program (NRP) Purchase Confirmation 413 Plover Drive

Staff recommend that the BOT confirm the purchase of 413 Plover Drive via the Neighborhood Revitalization Program.

Mr. Amoss made a motion to confirm the purchase of 413 Plover Drive via the Neighborhood Revitalization Program. Second by Mr. Morrissey. Motion passed unanimously.

Golf Course Overseeding

Mr. Nugent spoke in favor of having a system to replace the Bermuda grass due to overseeding. He asked if overseeding is postponed, when would be the deadline to overseed. Mr. Siler responded no later than mid-December.

Brad Seiler-District Manager with ABM-explained why greens should be overseeded (size, drainage).

Mr. Maino requested a report from Mr. Cruz/Seiler detailing the pros and cons of overseeding. Mr. Siler responded that he could create a report.

BOT consensus to revisit this issue at the November 12, 2021, BOT Meeting.

BBRD General Counsel Letter of Resignation

Mr. Maino read the resignation letter sent by General Counsel Repperger. Mr. Repperger gave an explanation for his resignation and stated that the decision is not a negative reflection of the BOT or BBRD Staff.

Mr. Morrissey made a motion to accept General Counsel Repperger's resignation. Second by Mr. Grunow. Motion passed unanimously.

Mr. Coffey presented proposed new general counsel recruitment process. Mr. Repperger stated that process/timelines were ok, and the timeframe was sufficient. Mr. Grunow spoke in favor of moving forward with the timeline.



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Proposed New General Counsel Recruitment Process

Friday, October 15th, Bldg. D/E at 9am

Special BOT Meeting

- Review and approve invitation to bid packet
- Streamlined RFP process, without separate evaluation committee and non-sealed bids to be emailed to District Clerk)

Friday, November 5th, 3pm

Deadline to email bids to District clerk

- Bids will be distributed to BOT separately from November 12th meeting agenda packet

Friday, November 12th

Regular BOT Meeting

- Review bids and select attorneys to be interviewed

Reserved for interviews (Bldg. D/E)

- Tuesday, November 16th, 7-9pm
- Wednesday, November 17th, 1-3pm
- Friday, November 19th, 9am-noon

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BOT consensus to accept the general counsel recruitment process as presented.

Manager's Report

Resident Relations

ARCC Meeting 09/28/2021

- 9 Consent Items – approved
- 6 Other Items – approved

ARCC Meeting 10/12/2021

- 17 Consent Items – to be presented
- 2 Other Items – to be presented

ARCC Workshop

- Is scheduled for October 13th at 9am in Bldg. D/E

VC Meeting 10/08/2021

- 5 Cases – to be presented

Next VC Meeting

- Is scheduled for October 22nd at 10am in Bldg. D/E

September Interesting Facts

- 36 New home sales
- 32 Orientations presented
- 50 Residents in attendance

Food & Beverage

- **Music Bingo** starts in Building A on October 11th from 5:30-8:30pm. The bar opens at 4pm and light meals will be available for purchase from 4-7pm. Badges or guest passes are required.
- October 16, 2021
 - This year's annual walk for cancer is themed "**Color My World Cancer Free**" and is a fundraiser for all cancers.
 - The walk will be held under the oaks by the New Administration Building at 9am. Sign up is going on now in the CVO office.
 - There will be music, a special drink menu, snacks and activities in the Pavilion area after the walk. BBRD Departments have a friendly competition to see who can raise the most funds for the charity. While the District collectively raised over \$5,000 of the \$14,000 raised for the Sea



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of Pink cause in 2019, the Administration team beat out the other Departments by raising over \$4,000. We'll see which Department can raise the bar this year.

- October 30, 2021
 - BBRD's annual **Halloween party** will be Lakeside of the Lounge. Get into a freaky costume to win a prize for best costume and dance to the beats of TC & Sass from 7-10:30pm.

Winter Beats Series

- Tickets will go on sale Monday, November 1st in Building A (not the Administration Building) at 9am for the first 2 shows in the Winter Beats series.
 - Simply Tina is a Tina Turner tribute band that will perform on Saturday, January 15th and tickets are \$25.
 - Dueling Pianos will perform on Saturday, January 29th and tickets are \$20.

Property Services

- Continued renovations on the Building D/E restrooms
- Completed cleanout of the vault at the Shopping Center
- Installed closet in the old Veterans Service Office per CVO direction
- Worked on A/C leak at the Shopping Center
- Serviced all A/C systems in BBRD
- Serviced all fire extinguishers in BBRD
- Oversaw delivery and installation of new shed at the Softball field
- Removed old rotten shed at Falcon Drive and oversaw relocation of old shed from Softball Field
- Sealed older shipping container roof
- Repaired ruts at East Lake trail
- Replaced pitcher pump on the fishing pier
- Continued to solicit bids and quotes for projects

Golf-Pro Shop

- Golf Membership renewals begin October 1st
 - You may pick up applications at the Pro Shop
 - Please call Pro Shop if you have any questions (772.664.3174)
- Irrigation Pump #2 has been returned and installed
 - Vendor has made it clear that our pumps are an antiquated version and at the end of their useful economic lifespan and that they will not be able to find components after this refurbishment (hint about what you will be seeing requested in the FY23 Working Draft Proposed Budget coming in March 2022)
- Cart Barn Repairs awaiting engineering and permitting
- Return of league play (see pro shop for details)
 - Oct 6th: BBRD Men's League
 - Oct. 24th: Sunday PM Scramble
 - Oct. 19th: Tuesday Martini League



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- New Pro Shop directional signs installed
- Annual Memberships now being accepted
- Bert and Ernie say "only 77 shopping days left before Christmas...come on down to the Pro Shop for all your BBRD logoed gifts."

General Information

- **Shopping Center Electrical Project update:**
 - The vendor has submitted the first two materials submittals to BBRD's engineering form for review and approval.
 - Staff notified tenants of the execution of the project and limitations upon temporary power during outages. Staff will continue to closely work with tenants to keep them informed of aspects of the project and to limit inconveniences to their operations.
- **Building A Retaining Wall RFP update** – No proposals were received last Friday. Options for the BOT include:
 - Reissuance of RFP
 - Authorize staff to solicit unsealed bids
 - Other direction from the BOT

BOT consensus for staff to acquire quotes

- **NRP Sale of Properties** - 401 Raven Drive and 333 Papaya Circle will be auctioned on www.Govdeals.com, beginning at 10am on October 16th through 10am October 22nd. Receipts will be re-programed to the NRP general ledger account to facilitate future purchases.



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Attorney's Report

Mr. Repperger stated that legislative delegation did approve the BBRD Bill for 3-year BOT terms, it has been noticed and will be filed. Mr. Repperger will provide an update on all other pending issues at the October 26, 2021, BOT Meeting.

Incidental Trustee Remarks

Mr. Grunow will be at the CVO until the November 3, 2021, on Thursdays 10-12pm if any residents have any concerns. He reminded residents to decorate their golf carts for the Veteran's Day Parade.

Mr. Morrissey expressed his gratitude to Mr. Repperger and stated that he will be missed.

Mr. Amoss reminded residents of the cancer walk and expressed his gratitude to Mr. Repperger.

Mr. Maino reminded residents of the upcoming meetings and to vote in the upcoming election.

Adjournment

The next meeting will be on October 15, 2021, at 9am in Building D/E.

Mr. Amoss made a motion to adjourn. Second by Mr. Nugent Mr. Maino adjourned.

Meeting adjourned at 2:36pm.

Jeff Grunow, Secretary

Stephanie Brown, District Clerk