



BAREFOOT BAY RECREATION DISTRICT

Board of Trustees Regular Meeting

February 11, 2022

1PM –Building D&E

Meeting Called to Order

The Barefoot Bay Recreation District Board of Trustees held a Meeting on February 11, 2022, 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. Morrissey.

Roll Call

Present: Mr. Nugent, Mr. Morrissey, Mr. Amoss, Mr. Maino, Mr. Brinker. Also, present, John W. Coffey, ICMA-CM, Community Manager, John Cary, General Counsel, Cindy Mihalick, Administrative Assistant to the District Clerk, Mackenzie Leiva, Management Analyst, Matt Goetz, Property Services Manager, Richard Armington, Resident Relations, Charles Henley, Finance Manager.

Additions or Deletions to the Agenda

None.

Approval of the Agenda

Mr. Nugent made a motion to approve the agenda as is. Second by Mr. Morrissey. Motion passed unanimously.

Presentations and Proclamations

None.

Approval of Minutes

Mr. Morrissey made a motion to approve BOT Regular and Townhall Meeting minutes dated January 25, 2022. Second by Mr. Brinker. Motion passed unanimously.

Treasurer's Report

Mr. Amoss made a motion to approve the Treasurer's Report for February 11, 2022, as read. Second by Mr. Brinker. Motion passed unanimously.



BAREFOOT BAY RECREATION DISTRICT

Audience Participation

Jeanne Osborne-100 Cherokee Court-spoke against the proposed change to BOT meeting dates.

Nancy Eisele-Barefoot Boulevard-spoke against the proposed change to BOT meeting dates.

Unfinished Business

Violations Committee Appointment

Staff recommends the BOT appoint one homeowner to the unexpired alternate position (term ends September 30, 2024).

Mr. Amoss made a motion to appoint Edward Haslam to the unexpired alternate position (term ends September 30, 2024). Second by Mr. Brinker. Motion passed unanimously.

New Business

Discussion of Leasing of Lots to Owners of Structures

Mr. Cary presented his legal opinions to the board about lot leases. There is no requirement in the law in the state of Florida of unified ownership of common lot and building. Changing the DOR would be difficult to enforce. Additionally, Mr. Cary also felt the change would be a violation of the Bert Harris Act, which would ultimately result in financial claims against the district.

Mr. Nugent made a motion that based on legal opinions from Mr. Cary, there is nothing the BOT can do at this time regarding the lot leasing issue. Seconded by Mr. Morrissey. Motion passed unanimously.

Proposed New BOT Meeting Dates and Times

Trustee Nugent requested this item be placed on the agenda to discuss the possibility of changing the meeting dates/times to the following effective in March 2022: Second Thursday at 1pm and Fourth Tuesday at 1pm (March 2022 and April 2022 meetings would be at 4pm due to conflicts, and all subsequent meetings would start at 1pm).

Mr. Nugent made a motion to change the Tuesday evening meeting from 7 PM to Tuesday afternoon at 1 PM. Second by Mr. Brinker. Motion passed 4-1. Mr. Morrissey dissents.

Mr. Nugent made a motion to change the Friday afternoon meeting at 1 PM to Thursday afternoon at 1 PM. Second by Mr. Brinker. Motion passed 4-1. Mr. Morrissey dissents.

Mr. Nugent made a motion that changes to the meeting schedule will take effect in May. Second by Mr. Brinker. Motion passed 4-1. Mr. Morrissey dissents.



BAREFOOT BAY RECREATION DISTRICT

Pool #2 Canopy Discussion

Consensus of the board to move the Canopy Discussion topic to the upcoming budget discussions.

Golf Grant Program: Rebuilding Green #10 to USGA Standards Proposal

Mr. Coffey gave an overview of the proposed renovations for Hole #10, which will reconstruct it per USGA standards and sterilize the soil of nematodes. The Florida Recreational Development Assistance Program provides 100 percent reimbursement up to \$50,000 of which approximately \$32,000 of this project is eligible for reimbursement. There is sufficient contingency to cover the overage. Timeframe will be eight to twelve weeks. The 10th green was chosen because it is a peninsula and easier to control risk. The practice green will also be completed by ABM at no cost to BBRD at the same time.

Staff recommends the BOT approve the ABM proposal for rebuilding green #10 at a cost of \$51,444.00.

Mr. Nugent made a motion to approve the ABM proposal for rebuilding green #10 at a cost of \$51,444.00 and instruct staff to prepare a budget amendment for the overage from operating contingency for a future BOT meeting agenda. Second by Mr. Amoss. Motion passed unanimously.

Concrete Work Award of Contract

Mr. Coffey gave an overview of the concrete project to repair sidewalks at the tennis courts.

Staff recommends the BOT award contract for concrete work to Slater Construction in the amount of \$52,300.00.

Mr. Nugent made a motion to award contract for concrete work to Slater Construction in the amount of \$52,300.00. Second by Mr. Amoss. Motion passed unanimously.

FY22 Budget Amendment: Employee Health Insurance

Resolution 2022-01 Read by Mr. Cary:

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE BAREFOOT BAY RECREATION DISTRICT AMENDING RESOLUTION 2021-09; AMENDING THE BUDGET.

Mr. Nugent made a motion to approve Resolution 2022-01 as read. Second by Mr. Brinker. Motion passed unanimously.



BAREFOOT BAY RECREATION DISTRICT

Manager's Report

Finance

- **FY22 Assessment Collection Update** – As of February 9th, BBRD has received \$3,367,524.93 or 83.7% of gross receipts. See attached for details.
- **Shaw Medical and CVO Leases Update** – Staff received draft leases on February 3rd and anticipate full execution of each lease during the week of February 7th.

Resident Relations

ARCC Meeting 02/01/2022

- 29 Consent Items – 27 approved, 1 denied, 1 removed (duplicate)
- 18 Other Items – 15 approved, 2 denied, 1 tabled

Next ARCC Meeting

- Is scheduled for February 15th at 9am in the Administration Conference Room

VC Meeting 01/28/2022

- 3 Cases – came into compliance prior to the meeting
- 1 Case – DOR is working with the homeowner
- 1 Case – found to be in violation

Next VC Meeting

- Is scheduled for February 11th at 10am in Bldg. D/E

January's Interesting Facts

- 24 Homes sold (30 were sold in January 2021)
- 26 New Homeowner orientations were given
- 40 Residents were in attendance

Food & Beverage

- The **4th Annual Barefoot by the Lake Festival** is this weekend Friday the 11th and Saturday the 12th from 11am-9:30pm. Come on over to 625 Barefoot Boulevard where over 40 artisan and food vendors are attending along with a line-up of great free music on the festival stage.
- Saturday night, February 25 is the **SOLDOUT Paul McCartney Tribute ticketed event** in Building A. Doors open at 5pm for the pre-show party with food and beverages available. Food and beverages may not be brought into the event.
- Our big **annual St. Patrick's Day celebration** will be held on March 17, 2022, starting with a parade at 10am down Veterans Way, a short ceremony, Blessing of the Bay, and the Brevard Police and Fire, Pipers and Drums show follows the parade. Live entertainment starts at 11am and lots of corned beef sandwiches will be served at noon. Tickets go on sale for corned beef sandwiches and dinners on Wednesday, February 16 at the Lounge, the 19th Hole, and the Administration Building.



BAREFOOT BAY RECREATION DISTRICT

- Tickets are on sale now in the Administration Building (NAB) for “**Greggie and The Jets**” an **Elton John Tribute show** to be held on March 25, 2022. Tickets are \$25 with theater style seating.
- For all shows in the Winter Beats series, the doors, and bar open at 5pm and a food menu is available.
- Flyers with all the details are posted.

Property Services

- Delivered mulch to the Softball Field for their annual re-mulching of the beds
- Continued work on the D/E Ladies restroom
- Began repainting the upper walls on the Shopping Center roof
- Completed the electrical and plumbing in the new CVO Office
- Completed installing all the bollards on Midway and Hawthorn
- Replaced the irrigation pump at the Shopping Center
- Replaced the rotten wood fence at the Shopping Center
- Repaired broken irrigation lines at the Shopping Center
- Repaired broken cables at the fishing pier
- Reworked the Sherriff's lock at the pier
- Repaired the heater at Pool #2
- Partnered with Golf-Pro Shop personnel to prep picnic area for demolition of old scoreboard and construction of new scoreboard
- Began setup for BBRD's Barefoot by the Lake Festival
- Filed a report with BCSO for yet another stolen AED unit at the tennis courts. Request BOT confirmation of Community Manager's decision not to purchase a third unit at a cost of \$1,350.
- Continued to solicit bids for budgeted projects

Consensus of the board was to not replace the stolen AED unit at this time.

Golf-Pro Shop

- Cart Barn Repairs awaiting engineering and permitting
- Picnic Area scoreboard: commencement of work scheduled for Monday, February 7th
- January Golf Tournaments
 - 29th Carl Anderson Memorial
- February Golf Tournaments
 - 8th Ladies 9-Hole League Charity, Shotgun start at 8am
 - 22nd Ladies President's Cup, Shotgun start at 8am
- Lake bank restoration began Wednesday, January 19th (estimated completion date is March 15th weather permitting)

General Information

- **Building A Renovations Project Update** – The final fire above ceiling inspection and final building department inspections passed the week of January 31st. Two minor corrections were noted on the final hood fire inspection which should be corrected before February 11th that will close out the



BAREFOOT BAY RECREATION DISTRICT

project. A formal ribbon cutting, and grand opening ceremony will be scheduled in the future for residents to be able to tour the new facilities.

- **Bldg. A Retaining Wall Repairs Project Update** – The contract was executed on February 3rd and the deposit check was mailed on February 4th. Once the vendor received the deposit check he will schedule the project and notify staff of the tentative commencement date.
- **Food Trailer Update:** Staff has three bids, but I am not comfortable recommending spending \$60K on something sight unseen. Hence, similar to how Matt and I made a road trip to NC to look at a restroom trailer, the Kitchen Supervisor will be traveling to South Florida, Orlando, and Jacksonville to visually inspect units for which we have received bids. Once I am comfortable with his and Kathy's recommendation, I will place it on the next available agenda for consideration by the BOT.
- **19th Hole Kitchen Renovations and (2) Walk in Coolers Project RFP Evaluation Committee Meeting** – The Committee will meet on March 8th in the Administration Building Conference Room at 2pm to open and review proposals.
- **Shopping Center Roof Project Update** – The Community Manager approved the final change order deleting \$18,000 (for relocation of the restaurant hood exhaust pipe) from the contract and thereby closing out the project.
- **Reminder that Government Finances Can Sometimes Be Difficult to Understand** – The public is gently reminded that approximately 60-65% of BBRD's revenues are derived through the annual assessment and golf membership fees which are largely received within the first four months of each fiscal year where historically 20-25% of expenditures occur in the same time frame. Additionally, the \$4.1 Million in "cash balances" read by Trustee Nugent in his Treasurer's Report earlier today includes \$1.1 Million in roll-forward project budgets from FY22. Hence, of the \$4.1 Million BBRD current has, only \$1.3 Million is anticipated to be in the bank and various investment accounts on September 30, 2022 (which is reserved for emergencies per Resolution 2016-11). Hence, if someone tells you BBRD has \$4 Million in reserves, they do not have all the facts.
- **FY23 Working Draft Proposed Budget (WDPB) Update and Reminder** – Key dates include:
 - No later than March 7th: Submittal of the budget document to the Trustees.
 - No later than close of business March 8th: Electronic copies will be available on www.bbrd.org.
 - March 8th: Free paper copies of the Resident's FY23 WDPB will be available for pick up at the Administration Building.
 - Budget workshops will be in Building D/E and are scheduled for:
 - March 14th at 7pm
 - March 24th at 7pm
 - May 3rd at 10am
 - May 5th at 7pm



BAREFOOT BAY RECREATION DISTRICT

Attorney's Report

Mr. Cary met with Mr. Repperger and obtained additional files. Mr. Cary also mentioned that he will encourage final action on the Beech Court case by May 2022.

Incidental Trustee Remarks

Mr. Morrissey gave an update on the traffic condition issue. A letter has been received from the county which indicates that stop signs cannot be placed to control speeding. Mr. Morrissey will continue to pursue other options and asks for suggestions.

Mr. Amoss thanked Property Services for the new flag poles at the Veterans Center.

Adjournment

The next regular meeting will be on February 22, 2022, at 7pm in Building D/E.

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

Meeting adjourned at 1:57 PM.


Hurrol Brinker, Secretary


Stephanie Brown, District Clerk