



BAREFOOT BAY RECREATION DISTRICT

Board of Trustees Regular Meeting (closed to the public)

May 26, 2020

7PM –Building D&E

Meeting Called to Order

The Barefoot Bay Recreation District Board of Trustees held a Meeting on May 26, 2020 Building D&E 1225 Barefoot Boulevard, Barefoot Bay, Florida. Mr. Klosky called the meeting to order at 7PM.

Pledge of Allegiance to the Flag

Led by Mr. Loveland.

Roll Call

Present: Mr. Klosky, Ms. Henderson, Mr. Maino, Mr. Loveland and Mr. Compton. Also, present, John W. Coffey, ICMA-CM, Community Manager, Cliff Repperger, General Counsel, and Stephanie Brown, District Clerk, Matt Goetz, Property Services Manager, and Rich Armington, Resident Relations Manager.

Presentations and Proclamations

None.

Approval of Minutes

Mr. Loveland made a motion to approve the minutes dated May 5, 2020 (Budget Workshop) and May 8, 2020. Second by Mr. Maino. Motion passed unanimously.

Treasurer's Report

Ms. Henderson made a motion to approve the Treasurer's Report for May 26, 2020 as read. Second by Mr. Compton. Motion passed unanimously.

Audience Participation

Mr. Coffey read a comment from John Lavoie-828 Tamarind Circle-he spoke in favor of Shaw Medical Clinic being in the Shopping Center rather than the jewelry store.

Paul E. Sharkey-spoke in favor of the Shaw Medical Clinic proposal.

Mr. Coffey read a letter from Richard Schatlow-636 Marlin Circle-he spoke in favor of waiting to see how the COVID-19 could affect construction before moving ahead with the building A project.

Carol Joseph-966 Waterway Drive-spoke in favor of reopening the pools with restrictions for health safety.

Dawn Forsman Trust-1072 Manila Drive-would be willing to work with BBRD regarding COVID guidelines to continue her water exercise classes.



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Joann Longley-712 Wedelia Drive-spoke in favor of opening the pools.

James Sukiennik-1103 Oriole Circle-spoke in favor of reopening amenities on a limited basis.

Susan Kinscherf-379 Egret Circle-spoke in favor reopening pools with guidelines.

Unfinished Business

Phased Re-Opening Discussion

Mr. Compton spoke in favor of implementing phase 2 of re-opening. Mr. Maino voiced his disapproval of implementing phase 2 at this time. Ms. Henderson spoke in favor of going into Phase 1 of reopening June 16, 2020. She also wanted to know if the Property Services staff would be ready for re-opening. Mr. Coffey responded he cannot give an answer until a decision to re-open has been made. Mr. Loveland voiced his concern for the security and safety of the staff. He spoke in favor of deciding on a day for re-opening.

Mr. Compton made a motion to implement phase 2 of the re-opening plan. Second by Ms. Henderson. Ms. Henderson, Mr. Maino and Mr. Loveland dissented. Mr. Klosky abstained. Motion failed 3-1.

Ms. Henderson made a motion to re-open Barefoot Bay Recreation District and start Phase 1 on June 8th. Second by Mr. Maino. Motion passed 3-2. Mr. Compton and Mr. Loveland dissented.

Building A Renovations Project: Authorization for Chairman Klosky to Sign the Contract

Staff recommends the BOT authorize Chairman Klosky to sign the contract for Building A Renovations with Parkit Construction, Inc. in the amount of \$564,435.00.

Mr. Henderson made a motion to authorize Chairman Klosky to sign the contract for Building A Renovations with Parkit Construction, Inc. in the amount of \$564,435.00. Second by Mr. Loveland. Motion passed unanimously.

Pool #2 Canopy

Staff recommends the BOT withdraw the August 9, 2019 award of contract for canopy to Housman's Aluminum & Screening, Inc, award a new contract for the entire project to Endeavor Construction, Inc. in the amount of \$15,225.00, and direction to staff to execute the required budget transfer from R&M/Capital Contingency (for the additional \$1,225). Mr. Klosky suggested eliminating this project and moving the budget to the beach restroom project

Mr. Maino made a motion to BOT withdraw the August 9, 2019 award of contract for canopy to Housman's Aluminum & Screening, Inc, award a new contract for the entire project to Endeavor Construction, Inc. in the amount of \$15,225.00, and direction to staff to execute the required budget transfer from R&M/Capital Contingency (for the additional \$1,225). Second by Mr. Compton.

Mr. Maino withdrew his motion and Mr. Compton withdrew the second.

Mr. Compton made a motion to postpone the project and use the funds for the beach restroom project. Second by Mr. Maino. Motion passed unanimously.



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New Business

FY21 Proposed Budget Mailout

Staff recommends the BOT approve the Proposed Budget Mailout as attached (or modify as needed and then approve it) and announce 7pm in Building D/E on June 23, 2020 as date and time of the public hearing for the adoption of the annual assessment in addition to the adoption of the FY21 Budget.

Mr. Maino made a motion to approve the Proposed Budget Mailout as attached (or modify as needed and then approve it) and announce 7pm in Building D/E on June 23, 2020 as date and time of the public hearing for the adoption of the annual assessment in addition to the adoption of the FY21 Budget. Second by Ms. Henderson. Motion passed unanimously.

Shopping Center Lease for Building 1 Unit 2 and part of 3 (Old Barber Shop)

The Community Manager recommends the BOT approve one of the two proposals and instruct General Counsel Repperger to draft a formal lease and guaranty (for future BOT approval).

Mr. Coffey contacted both parties and allowed each to speak on their perspective proposals.

Mr. Compton made a motion to approve the lease for Shaw Medical Group and instructed Mr. Repperger to draft a formal lease and guaranty for approval. Second by Mr. Loveland. Motion passed unanimously.

Shopping Center Rent Reduction Requests (3 tenants)

Consideration of requests from three tenants (Food Store, Barber Shop and RJ's 2002 Restaurant) for rent forgiveness due to the COVID-19 pandemic.

Ms. Henderson spoke in favor of rent forgiveness for 50% off over 2 months, to also include Sunshine Rentals.

Mr. Loveland made motion of rent forgiveness for 50% over 2 months, excluding CAM fees and including Sunshine Rentals. Second by Ms. Henderson. Motion passed unanimously.

Beach Restrooms Engineering Services

Staff recommends the BOT approve the engineering services proposal from TLC at a cost of \$25,650.00.

Mr. Maino made a motion to approve the engineering services proposal from TLC at a cost of \$25,650.00. Second by Mr. Compton. Motion passed unanimously.

Pool #2 Pit Replacement and Upgrade

Staff recommends the BOT approve the Pool #2 pit replacement and upgrade from Family Pools, Inc. in the amount of \$73,610.60 plus permitting and instruct staff to transfer the necessary budget from R&M/Capital Contingency to fully fund this project.



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Ms. Henderson made a motion to approve the Pool #2 pit replacement and upgrade from Family Pools, Inc. in the amount of \$73,610.60 plus permitting and instruct staff to transfer the necessary budget from R&M/Capital Contingency to fully fund this project. Second by Mr. Loveland. Motion passed unanimously.

Settlement Proposal FCHR Case No. 202023409

The matter was dismissed by FCHR with a No Cause finding related to the claim.

DOR Violations

DOR Violation 20-001039 414 Barefoot Blvd

Mr. Henderson made a motion to refer case #20-001039 414 Barefoot Blvd to General Counsel Repperger for legal action, equitable or other appropriate action with failure to comply. If the BOT brings any such action to enforce DOR, the charge for such action shall be charged to the Respondents account and shall constitute as a lien. Second by Mr. Compton. Motion passed unanimously.

DOR Violation 20-000007 414 Barefoot Blvd

Ms. Henderson made a motion to refer case #20-000007 414 Barefoot Blvd to General Counsel Repperger for legal action, equitable or other appropriate action with failure to comply. If the BOT brings any such action to enforce DOR, the charge for such action shall be charged to the Respondents account and shall constitute as a lien. Second by Mr. Compton. Motion passed unanimously.

DOR Violation 20-001110 414 Barefoot Blvd

#20-001110 414 Barefoot Blvd came into compliance prior to the meeting.

DOR Violation 20-000380 400 Osprey

Ms. Henderson made a motion to refer case #20-000380 400 Osprey to General Counsel Repperger for legal action, equitable or other appropriate action with failure to comply. If the BOT brings any such action to enforce DOR, the charge for such action shall be charged to the Respondents account and shall constitute as a lien. Second by Mr. Compton. Motion passed unanimously.

DOR Violation 20-000547 400 Osprey

Mr. Maino made a motion to refer case #20-000547 400 Osprey to General Counsel Repperger for legal action, equitable or other appropriate action with failure to comply. If the BOT brings any such action to enforce DOR, the charge for such action shall be charged to the Respondents account and shall constitute as a lien. Second by Mr. Compton. Motion passed unanimously.

DOR Violation 20-000630 401 Osprey

Mr. Maino made a motion to refer case #20-000630 401 Osprey to General Counsel Repperger for legal action, equitable or other appropriate action with failure to comply. If the BOT brings any such action to enforce DOR, the charge for such action shall be charged to the Respondents account and shall constitute as a lien. Second by Ms. Henderson. Motion passed unanimously.



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DOR Violation 20-000631 401 Osprey

Mr. Maino made a motion to refer case #20-000631 401 Osprey to General Counsel Repperger for legal action, equitable or other appropriate action with failure to comply. If the BOT brings any such action to enforce DOR, the charge for such action shall be charged to the Respondents account and shall constitute as a lien. Second by Ms. Henderson. Motion passed unanimously.

DOR Violation 20-005045 901 Waterway Drive

Ms. Henderson made a motion to refer case #20-005045 901 Waterway Drive to General Counsel Repperger for legal action, equitable or other appropriate action with failure to comply. If the BOT brings any such action to enforce DOR, the charge for such action shall be charged to the Respondents account and shall constitute as a lien. Second by Mr. Compton. Motion passed unanimously.

Mr. Loveland and Mr. Compton suggested a list from Mr. Repperger showing the status of cases.

DOR Violation 20-00184 901 Waterway Drive

Ms. Henderson made a motion to refer case #20-00184 901 Waterway Drive to General Counsel Repperger for legal action, equitable or other appropriate action with failure to comply. If the BOT brings any such action to enforce DOR, the charge for such action shall be charged to the Respondents account and shall constitute as a lien. Second by Mr. Compton. Motion passed unanimously.

DOR Violation 20-000632 401 Osprey (High Grass/Weeds)

Mr. Compton made a motion to refer case #20-000632 401 Osprey to BBRD Property Services to get in compliance. Second by Ms. Henderson. Motion passed unanimously.

DOR Violation 20-001186 414 Barefoot Blvd (High Grass/Weeds)

#20-001186 414 Barefoot Bay Blvd came into compliance prior to the meeting.

DOR Violation 20-001206 1032 Waterway Drive (High Grass/Weeds)

#20-001206 1032 Waterway Drive came into compliance prior to the meeting.

DOR Violation 20-001202 108 Hydrangea Court (High Grass/Weeds)

Mr. Compton made a motion to refer case #20-001202 108 Hydrangea Court to BBRD Property Services to get in compliance. Second by Ms. Henderson. Motion passed unanimously.

DOR Violation 20-001201 622 Amaryllis Drive (High Grass/Weeds)

#20-001201 622 Amaryllis Drive came into compliance prior to the meeting.

DOR Violation 20-001221 801 Lychee Drive (High Grass/Weeds)

20-001221 801 Lychee Drive came into compliance prior to the meeting.

DOR Violation 20-001218 Tamarind Circle (High Grass/Weeds)

Mr. Compton made a motion to refer case #20-001218 Tamarind Circle to BBRD Property Services to get in compliance. Second by Ms. Henderson. Motion passed unanimously.



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DOR Violation 20-001214 861 Tamarind Circle (High Grass/Weeds)

#20-001214 861 Tamarind Circle came into compliance prior to the meeting.

DOR Violation 20-001207 449 Dolphin Circle (High Grass/Weeds)

Mr. Compton made a motion to refer case #20-001207 449 Dolphin Circle to BBRD Property Services to get in compliance. Second by Ms. Henderson. Motion passed unanimously.

DOR Violation 20-001205 600 Dolphin Circle (High Grass/Weeds)

#20-001205 600 Dolphin Circle came into compliance prior to the meeting.

DOR Violation 20-001200 556 Dolphin Circle (High Grass/Weeds)

#20-001200 556 Dolphin Circle came into compliance prior to the meeting.

DOR Violation 20-001199 200 Manatee Court (High Grass/Weeds)

Mr. Compton made a motion to refer case #20-001199 200 Manatee Court to BBRD Property Services to get in compliance. Second by Ms. Henderson. Motion passed unanimously.

DOR Violation 20-001198 359 Marlin Circle (High Grass/Weeds)

#20-001198 359 Marlin Circle came into compliance prior to the meeting.

DOR Violation 20-001197 257 Dolphin Circle (High Grass/Weeds)

#20-001197 257 Dolphin Circle came into compliance prior to the meeting.

DOR Violation 20-001222 913 Pecan Circle (High Grass/Weeds)

Mr. Compton made a motion to refer case #20-001222 913 Pecan Circle to BBRD Property Services to get in compliance. Second by Ms. Henderson. Motion passed unanimously.

DOR Violation 20-001220 953 Cashew Circle (High Grass/Weeds)

Mr. Compton made a motion to refer case #20-001220 953 Cashew Circle to BBRD Property Services to get in compliance. Second by Ms. Henderson. Motion passed unanimously.

DOR Violation 20-001219 851 Laurel Circle (High Grass/Weeds)

Mr. Compton made a motion to refer case #20-001219 851 Laurel Circle to BBRD Property Services to get in compliance. Second by Ms. Henderson. Motion passed unanimously.

DOR Violation 20-001216 1005 Ginger Lane (High Grass/Weeds)

Mr. Compton made a motion to refer case #20-001216 1005 Ginger Lane to BBRD Property Services to get in compliance. Second by Ms. Henderson. Motion passed unanimously.

DOR Violation 20-001215 1037 Oriole Circle (High Grass/Weeds)

#20-001215 1037 Oriole Circle came into compliance prior to the meeting.

DOR Violation 20-001227 1012 Royal Palm Drive (High Grass/Weeds) *Mr. Compton made a motion to refer case #20-001227 1012 Royal Palm Drive to BBRD Property Services to get in compliance. Second by Ms. Henderson. Motion passed unanimously.*



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DOR Violation 20-001213 1025 Oriole Circle (High Grass/Weeds)

Mr. Compton made a motion to refer case #20-001213 1025 Oriole Circle to BBRD Property Services to get in compliance. Second by Ms. Henderson. Motion passed unanimously.

DOR Violation 20-001212 912 Wren Circle (High Grass/Weeds)

#20-001212 912 Wren Circle came into compliance prior to the meeting.

DOR Violation 20-001224 415 Plover Drive (High Grass/Weeds)

Mr. Compton made a motion to refer case #20-001224 415 Plover Drive to BBRD Property Services to get in compliance. Second by Ms. Henderson. Motion passed unanimously.

DOR Violation 20-001210 1021 Wren Circle (High Grass/Weeds)

#20-001210 1021 Wren Circle came into compliance prior to the meeting.

DOR Violation 20-001223 1103 Myrtle Drive (High Grass/Weeds)

Mr. Compton made a motion to refer case #20-001223 1103 Myrtle Drive to BBRD Property Services to get in compliance. Second by Ms. Henderson. Motion passed unanimously.

DOR Violation 20-001209 1067 Wren Circle (High Grass/Weeds)

Mr. Compton made a motion to refer case #20-001209 1067 Wren Circle to BBRD Property Services to get in compliance. Second by Ms. Henderson. Motion passed unanimously.

DOR Violation 20-001208 1184 Waterway Drive (High Grass/Weeds)

#20-001208 1184 Waterway Drive came into compliance prior to the meeting.

DOR Violation 20-001204 909 Oleander Circle (High Grass/Weeds)

#20-001204 909 Oleander Circle came into compliance prior to the meeting.

DOR Violation 20-001203 707 Hyacinth Circle (High Grass/Weeds)

Mr. Compton made a motion to refer case #20-001203 707 Hyacinth Circle to BBRD Property Services to get in compliance. Second by Ms. Henderson. Motion passed unanimously.

DOR Violation 20-001230 1385 Barefoot Circle (High Grass/Weeds)

#20-001230 1385 Barefoot Circle came into compliance prior to the meeting.

DOR Violation 20-001226 1321 Barefoot Circle (High Grass/Weeds)

Mr. Compton made a motion to refer case #20-001226 1321 Barefoot Circle to BBRD Property Services to get in compliance. Second by Ms. Henderson. Motion passed unanimously.

DOR Violation 20-001229 1376 Barefoot Circle (High Grass/Weeds)

Mr. Compton made a motion to refer case #20-001229 1376 Barefoot Circle to BBRD Property Services to get in compliance. Second by Ms. Henderson. Motion passed unanimously.



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DOR Violation 20-001228 1374 Barefoot Circle (High Grass/Weeds)

Mr. Compton made a motion to refer case #20-001228 1374 Barefoot Circle to BBRD Property Services to get in compliance. Second by Ms. Henderson. Motion passed unanimously.

Manager's Report

Resident Relations

ARCC Meeting 05/12/20 agenda

- 17 Consent items – all approved
- 6 Other items – all approved
- 3 Old Business items (extension requests) – all approved

ARCC Meeting 05/26/20

- 17 Consent items
- 8 Other items
- 1 Old Business

VC Meetings

- All future meetings have been cancelled until the Coronavirus pandemic abates

Severance Package Update

- As of May 19, 2020, 19 eligible employees have elected to receive the two-weeks compensation the BOT approved on April 21, 2020.

Golf-Pro Shop

- Course Aerification Maintenance (only 9 holes open for two days)
 - June 1st Back Nine and Putting Green Closed
 - June 2nd Front Nine Closed
- In-House Lake Bank restoration will begin June 1st
- Beginning May 22, 2020, residents and golfers wishing to enter the Pro Shop will have their temperatures scanned via a touchless thermometer. If an individual does not wish to have his/her temperature checked, staff will assist that individual outside.

Property Services

- Patched and Re-painted the Men's and Ladies room at the 19th hole
- Began the roof replacement on the Veterans shed at Micco RV



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- Re-painted the lines at the Community Center parking lot
- Repaired pool valve at pool 1
- Completed repairs to the ABM break room (new door and paint)
- Cleaned out all the overgrown brush at the Micco RV
- Straightened out fence posts at Micco and West RV
- Set up and removed flag display for Memorial Day
- Continued 3-hour rotation of cleaning the golf course restrooms
- Addressed all current DOR violations
- Continued soliciting bids for various projects

General Information

- **Lounge/Lakeside Expansion Design Update:**
 - Staff received a revised food prep and storage area layout from the design team for review and comment
 - Staff received the preliminary site plan from the design team for review and comment. Said comments were sent back on May 2nd.
- **Steward Medical Group Proposed Land-Lease Update** - Mr. Taylor requested this item be pulled from this agenda so he could have the site plan further refined. He anticipates it being ready for one of the meetings in June.
- **Appeal of Staff Decision Regarding the Payment of a Social Membership** – Per an email dated May 19, 2020, one Trustee has requested this issue (denial of waiver from payment for transfer between two corporations owned by the same individual) be placed on the June 12th agenda for consideration by the BOT.
- **Lounge and Pool Restrooms Re-roofing project update:**
 - MB Enterprises arrived onsite today to commence the projects
 - To lessen the chance of damage to the fabric canopies, staff removed the fabric and will have a vendor re-install them after the project is completed (cost to be added to the project)
- **Memorial Day Virtual Ceremony Update** – Due to technical difficulties with the livestream website, the event did not have sound when viewed over the internet. Digital copies (made by staff) do have audio and once it is loaded on BBRD's YouTube account people can re-watch the event with sound.
- **Administration Building Special Hours on Wednesday May 27th** – To facilitate an all-hands re-opening planning meeting, staff will not be available to assist residents until 9:30am tomorrow morning.
- **July 5th Fireworks Update** – As I previously notified the Trustees, due to the ongoing coronavirus pandemic and uncertainty of re-opening of amenities and facilities, staff elected to shift the fireworks display to the backup date of Veterans Day (Wednesday, November 11, 2020).



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Attorney's Report

None.

Incidental Trustee Remarks

Mr. Loveland thanked the staff that for all the work that they have done through the pandemic.

Mr. Compton asked residents to be mindful of passing information, even inadvertently, between Trustees.

Ms. Henderson thanked all the Veterans and her thoughts went out to victims of COVID-19. She also thanked residents who participated in the golf tournament.

Mr. Maino asked residents to show some understanding in re-opening decisions that have been made.


Mr. Klosky thanked Property Services for the work they have done and reminded the Trustees that evaluations are due June 8th.

Adjournment

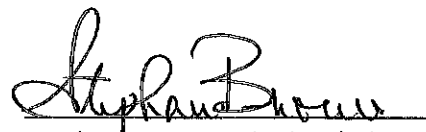
The next meeting will be on June 12, 2020 at 1pm in Building D/E

Ms. made a motion to adjourn. Mr. Klosky adjourned.

Meeting adjourned at 9:15 pm



Roger Compton, Secretary



Stephanie Brown, District Clerk