



BAREFOOT BAY RECREATION DISTRICT

Board of Trustees Regular Meeting

June 9, 2022

1PM –Building D&E

Meeting Called to Order

The Barefoot Bay Recreation District Board of Trustees held a Meeting on June 9, 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. Morrissey, Mr. Amoss, Mr. Maino, Mr. Brinker. Also, present, Jason Pierman, SDS (Acting Community Manager), John Cary, General Counsel, Stephanie Brown, District Clerk, Rich Armington, Resident Relations/HR Manager, Matt Goetz, Property Services Manager, Charles Henley, Finance Manager, Kathy Mendes, Food & Beverage Manager, Ernie Cruz, Golf Operations Manager and Mackenzie Leiva, Management Analyst. Mr. Nugent was excused.

Additions or Deletions to the Agenda

Mr. Maino made a motion to add agenda item 6A (Employee Pay and Classification Study to 6B), introduction of the new Community Manager. Second by Mr. Morrissey. Motion passed.

Presentations and Proclamations

Jason Pierman of SDS, introduced the new Community Manager, Kent Cichon. Mr. Maino gave an overview of the organization and roles of staff within the district.

Stacey Whichel, Project Manager for Evergreen Solutions, LLC presented the Classification and Compensation Study for BBRD. Mr. Maino asked questions about comparisons to BBRD peers. Ms. Stacey explained that they take a certain amount of job classifications as a benchmark.

Approval of Minutes

Mr. Brinker made a motion to approve BOT Regular Meeting minutes dated May 12, 2022. Second by Mr. Morrissey. Motion passed.

Treasurer's Report

Mr. Brinker made a motion to approve the Treasurer's Report for June 9, 2022, as read. Second by Mr. Morrissey. Motion passed.



BAREFOOT BAY RECREATION DISTRICT

Audience Participation

Linda Munson (Vice President of the Pickleball club)-923 Balsam-spoke in favor of the pickleball courts being resurfaced.

Bernard Silvera-964 Cashew Circle-voiced his concern about the cost of the Lounge outside bar and the outdated POS system.

Rick Berndsen-Cashew Circle-voiced his concern about the cost of capital improvement projects. He also expressed his gratitude to Mr. Armington for the job he does within the DOR.

Unfinished Business

None.

New Business

Acceptance of Donation Request

Staff recommends the BOT accept the donation of \$849.35 from Ms. Wright and a \$839.85 donation from Ms. Kaszanek for a bench on the Golf Course.

Mr. Morrissey made a motion to accept the donation of \$849.35 from Ms. Wright and a \$839.85 donation from Ms. Kaszanek for a bench on the Golf Course. Second by Mr. Amoss. Motion passed.

Slater Construction Change Order #1

Staff recommends the BOT confirm the former Community Manager's approval of change order #1 from Slater Construction in the amount of \$1,675 for concrete work.

Mr. Morrissey made a motion to confirm the former Community Manager's (John Coffey) approval of change order #1 from Slater Construction in the amount of \$1,675 for concrete work. Second by Mr. Brinker. Motion passed.

Lounge Outside Bar Project Award of Contract

Staff recommends the BOT award the contract to MGM Contracting Inc. for the Lounge Outside Bar in the amount of \$278,334.38 and approve the change order to reduce the bid amount to \$226,522.45, waive the second bid requirement, and instruct staff to prepare a future budget amendment to recognize fund balance for the overage.

Mr. Maino explained that the district exists to provide amenities and spoke in favor of awarding the contract to MGM for the Lounge outside bar project. Mr. Brinker was not in favor of awarding the contract to MGM for the Lounge outside bar due to the expense. Mr. Morrissey agreed with Mr. Brinker. Mr. Amoss was concerned about the cost of the project but stated that something is needed for the outside lounge area. Mr. Amoss asked Ms.



BAREFOOT BAY RECREATION DISTRICT

Mendes if there were any other options. Ms. Mendes explained the scope of the Lounge projects and stated that the outside bar is still needed.

Mr. Amoss made a motion to award the contract to MGM Contracting Inc. for the Lounge Outside Bar in the amount of \$278,334.38 and approve the change order to reduce the bid amount to \$226,522.45, waive the second bid requirement, and instruct staff to prepare a future budget amendment to recognize fund balance for the overage. Second by Mr. Maino.

Mr. Amoss withdrew his motion. Mr. Maino withdrew his Second.

Mr. Brinker made a motion to table discussion of the Lounge outside bar project to a future BOT meeting agenda. Second by Amoss. Motion passed. 3-1. Mr. Morrissey opposed.

Tennis Courts Resurfacing Award of Contract

Staff recommends the BOT award contract for tennis court resurfacing to U.S. Tennis and Recreation in the amount of \$32,850 and waive the second bid requirement.

Mr. Amoss made a motion to BOT award contract for tennis court resurfacing to U.S. Tennis and Recreation in the amount of \$32,850 and waive the second bid requirement. Second by Mr. Brinker. Motion passed unanimously.

Mr. Maino asked about repairs to the Pickleball Court. Ms. Leiva explained that staff was not aware that it needed to be resurfaced. Mr. Goetz responded that the pickleball court needs to be repainted, not resurfaced.

BOT consensus for staff to research costs for repainting of the pickleball courts and bring back to the BOT for approval.

FY22 Budget Amendment: Building A Renovations and Retaining Wall Project Cost Increases

Resolution 2022-13 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. Amoss made a motion to approve resolution 2022-13 as read. Second by Mr. Brinker. Motion passed.



BAREFOOT BAY RECREATION DISTRICT

Shaw Medical Group LLC Lease Default

Staff recommends the BOT approve the contract with Shaw Medical Group LLC to be in default, direct staff to make units ready for rent, start a search for a listing agent and give direction as to legal action if any.

Mr. Shaw stated that he has not been notified that the CVO has vacated suite 5 and there has been a lack of communication from BBRD. Mr. Henley explained that he has reached out to Mr. Shaw on multiple occasions to discuss occupying the space and monies owed to BBRD. Mr. Maino explained that the BOT is voting on the default, not legal action. Mr. Cary agreed with Mr. Maino's assessment and stated that the motion allows BBRD staff to prepare the suites to be leased to another party. Mr. Shaw agrees that the space should be leased and stated that the Cart Guys company has expressed interest in leasing the space.

Mr. Amoss made a motion to approve the contract with Shaw Medical Group LLC to be in default, direct staff to make units ready for rent, start a search for a listing agent and give direction as to legal action at a future BOT Meeting. Second by Mr. Maino. Motion passed.

Manager's Report

District Clerk

The new AV equipment has been installed in Building D/E by IM Solutions and the upgrade is complete.

Budget mailouts were sent 5/25/22 if you have not received it let administration know.

Resident Relations

ARCC Meeting 5/10/2022

- 15 Consent Items – 14 items approved – 1 denied.
- 9 Other Items – 8 items approved – 1 denied.

ARCC Meeting 5/24/2022

- 5 Old Business – all approved.
- 7 Consent Items – all approved.
- 9 Other Items – 7 approved – 1 denied – 1 approved with stipulations.

ARCC 6/7/2022

- 1 Old Business – to be presented.
- 6 Consent Items – to be presented.
- 9 Other Items – to be presented.

VC Meeting 5/13/22

- 12 Cases – found to be in violation.



BAREFOOT BAY RECREATION DISTRICT

- 1 Case – DOR is working with the homeowner.
- 2 Cases – came into compliance prior to the meeting.

VC Meeting 5/27/22

- 1 Case – found to be in violation.
- 3 Cases – came into compliance prior to the meeting.

May New Home Sales

- 39 sales
- 23 orientations presented
- 42 residents in attendance

Food & Beverage

- A change order was authorized in the amount of \$9,998 for the 19th Hole fire suppression system (less than 10% of the contract) due to the existing system not being large enough for the new hood. The fire suppression system was not included in the 19th Hole kitchen renovation contract.
- Father's Day tickets are on sale at the Lounge, 19th Hole and Administration for a Country Style Cookout and a beer for Dad @ 1 p.m. Soul Time will perform on the lake stage from 2-6 p.m.
- Save the date and get your golf carts ready for the annual Independence Day celebration on Sunday, July 3rd. The day kicks off with a patriotic golf cart parade starting behind the shopping plaza, music and food lakeside of the Lounge and a firework's display at 9 p.m.

Flyers with all the details are posted.

Property Services

- Removed dying rotting tree on the corner of Kiwi and Papaya
- Removed the old grill screen room
- Removed all vegetation and old mulch around the screen room
- Installed new decorative rock and vegetation around the new kitchen trailer
- Installed new connections for the kitchen trailer (Sewer, Water, Electricity)
- Installed the new kitchen trailer
- Troubleshoot the UV light at pool 2
- Replaced the fryer in the 19th hole
- Assisted ADS security with RV gate issues
- Re-painted the railing on the 19th hole porch
- Replaced the faucet 19th hole bar sink
- Re-aligned the front end of the backhoe and replaced tires
- Replaced rear main seal on mower
- Repaired pipe behind the tennis courts
- Addressed items at the beach (Trimming, weeding, Irrigation, etc....)
- Re piped the pump at the lawn bowling field



BAREFOOT BAY RECREATION DISTRICT

- Brought all the dirt from the golf course project to P.S.
- Repaired issues with pool ladders
- Replaced the life rings at all three pools
- Replaced the pump at the US 1 fountain
- Replaced the main circulation pump at pool 3
- Repaired rust damage on the F&B van
- Made a trip to the beach to let patrons out (stuck inside)
- Replaced both Locks on the fishing pier due to vandalism (Locks drilled out)
- Set-up and tore down Memorial Day
- Shut down all pool heaters
- Began installation of the ADA pool lifts

Golf-Pro Shop

Summer Golf Camp with Ernie Cruz, Certified PGA Professional Bill Balash, PGA Professional on Tuesday & Thursday July 12th, 14th, 19th, 21st, 26th and 28th.

Time: 10 am – 12 pm: 12 hours total of instruction Ages: 6-17 (Children ages 6-7 must always have parent present)

Cost: FREE

For more information, call 772-664-3174

Barefoot Bay Golf Course, 1225 Barefoot Blvd, Barefoot Bay, FL 32976

General Information

Community Manager recruitment update.

Chairman Maino made a request for the cancellation of the July 14, 2022, BOT Meeting. Staff asks for direction.

BOT consensus to cancel the BOT Meeting scheduled for July 14, 2022.

Next Townhall Meeting is scheduled for July 7, 2022, at 9 am in Building D/E.



BAREFOOT BAY RECREATION DISTRICT

Attorney's Report

Mr. Cary stated that a hearing will be scheduled in violation case #18-001022 (Russell). Mr. Cary and Trustee Brinker met with Brevard County Commissioner Tobia, who has given his approval to move forward with the referendum. Mr. Cary stated he will try to get it on the July County agenda. He also advised that BBRD has been redistricted into Indian River County effective November 2022.

Mr. Goetz gave an update on the Beach Restroom Project.

Incidental Trustee Remarks

Mr. Brinker congratulated Mr. Cichon.

Mr. Amoss welcomed Mr. Cichon.


Adjournment

The next regular meeting will be on June 28, 2022, at 1pm in Building D/E.

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

Meeting adjourned at 2:53 pm


Hurrol Brinker, Secretary


Stephanie Brown, District Clerk