



BAREFOOT BAY RECREATION DISTRICT

Board of Trustees Regular Meeting

January 12, 2023

1PM –Building D&E

Meeting Called to Order

The Barefoot Bay Recreation District Board of Trustees held a Meeting on January 13, 2023, Building D&E 1225 Barefoot Boulevard, Barefoot Bay, Florida. Mr. Amoss called the meeting to order at 1:30PM.

Pledge of Allegiance to the Flag

Led by Mr. Amoss.

Roll Call

Present: Mr. Grunow, Mr. Amoss, Mr. Loveland, Mr. Brinker, Trustee-elect Klosky, Trustee-elect Tummolo. Also, present, Kent Cichon, Community Manager, Stephanie Brown, District Clerk, Garrett Olsen, General Counsel, Richard Armington, Resident Relations Manager, Charles Henley, Finance Manager. Mr. Morrissey was excused.

Treasurer's Report

Mr. Loveland read and submitted the Treasurer's Report for January 12, 2023.

Approval of Minutes

Mr. Grunow made a motion to BOT regular meeting minutes dated December 8, 2022. Second by Hurrol Brinker. Motion passed.

Presentations and Proclamations

Chairman Amoss presented Mr. Loveland with a participation plaque for his service on the BOT.

Oath of office was administered to Bruce Amoss, Joseph Klosky, and Lynn Tummolo by Judge David Silverman.



BAREFOOT BAY RECREATION DISTRICT

Reorganization of the Board

Mr. Klosky nominated Bruce Amoss for Chairman. Second by Ms. Tummolo. Motion passed unanimously.

Mr. Brinker nominated Mr. Klosky for 1st Vice chair. Second by Ms. Tummolo. Motion passed unanimously.

Mr. Brinker nominated Ms. Tummolo for 2nd Vice Chair. Second by Grunow. Motion passed unanimously.

Mr. Grunow nominated Mr. Brinker for Treasurer. Second by Mr. Amoss. Motion passed unanimously.

Mr. Grunow is Secretary.

NRP Sub Committee Selections

Mr. Brinker made a motion to accept Mr. Klosky, Ms. Tummolo, and Mr. Brinker to the NRP Sub-Committee. Second by Mr. Klosky. Motion passed unanimously.

Additions or Deletions to the Agenda

Agenda item 10C Big 5 General Construction Insurance Waiver Request.

Approval of the Agenda

Mr. Klosky made a motion to approve the agenda with the addition of item 10C. Second by Mr. Brinker. Motion passed unanimously.

Audience Participation

Dave Wheaton-1477 Barefoot Circle-spoke in favor of awarding the golf service maintenance contract to IGN.



BAREFOOT BAY RECREATION DISTRICT

Unfinished Business

Golf Course Maintenance Award of Contract

Consider the Golf Course Maintenance proposed contract with Brightview Golf Maintenance Inc, and termination of the agreement with ABM Industry Groups, LLC.

Mr. Klosky asked clarifying questions about the Brightview proposed contract that included key personnel, job descriptions, equipment purchases, and the operation calendar. Mr. Cichon responded that during negotiations, it was discovered that there will be a different superintendent than the one listed in Brightview's proposal, equipment was ordered by Brightview, but they are unsure on the delivery date. He also stated that the dates/frequency listed on the operation calendar may not be strictly held to. Mr. Brinker asked if new equipment would be ordered and the timeframe. Mr. Cichon responded that new equipment would be ordered from Toro and BBRD should receive a copy of the purchase order from Brightview. Mr. Olsen also explained that the contract states BBRD must be provided with the new equipment purchase order within 30 days. Ms. Tummolo asked if the termination clause was less than 3 years. Mr. Cichon replied yes and explained terms. Mr. Grunow and Mr. Amoss spoke in favor with moving forward with the Brightview contract.

Mr. Tummolo made a motion to authorize the BOT Chairman to sign the Golf Course Maintenance contract with Brightview Golf Maintenance Inc. in the amount of \$538,988 and direct the Community Manager to notify ABM Industry Groups, LLC (ABM) that Barefoot Bay Recreation District is terminating its agreement with ABM effective 11:59 pm on April 16, 2023. Second by Mr. Grunow. Motion passed unanimously.

Architectural Review Control Committee (ARCC) Appointment

Staff recommends the BOT appoint a property owner to the vacant voting position for a 3-year term and select a Trustee to serve as ARCC liaison for the remainder of calendar year 2023.

Mr. Klosky made a motion to appoint Tom Nelson to the expired ARCC voting position for a 3-year term. Second by Mr. Brinker. Motion passed unanimously.

Mr. Grunow made a motion to appoint Mr. Klosky as the ARCC liaison for the remainder of calendar year 2023. Second by Mr. Brinker. Motion passed unanimously.



BAREFOOT BAY RECREATION DISTRICT

2023 Quarterly Townhall Meeting Schedule

Staff recommends the BOT approve the proposed dates for the BOT Quarterly Townhall meetings in calendar year 2023 and authorize staff to advertise them in the Florida Today.

Mr. Klosky made a motion to approve the proposed dates for the 2023 BOT Quarterly Townhall meetings (April 4th, 9am-12pm, July 27, 6-9pm and October 17, 6-9pm) and the Townhall/Budget Kickoff meeting for 2024 (January 25, 9-12pm). Second by Ms. Tummolo. Motion passed unanimously.

Big 5 General Construction Insurance Waiver Request

Staff recommends waiving the BBRD Policy (Services Performed on BBRD Property section 2.13 pg. 15) for Big 5 General Construction that requires vendors to have \$1,000,000 bodily injury and \$1,000,000 property damage for auto liability per occurrence.

Mr. Brinker made a motion to waive the BBRD Policy (Services Performed on BBRD Property Policy section 2.13 pg. 15) for Big 5 General Construction that requires vendors to have \$1,000,000 bodily injury and \$1,000,000 property damage for auto liability per occurrence. Second by Mr. Grunow. Motion passed unanimously.

New Business

Valley National Bank

Resolution 2023-01 Read by Mr. Olsen:

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE BAREFOOT BAY RECREATION DISTRICT DESIGNATING VALLEY NATIONAL BANK AS A DEPOSITORY OF THE DISTRICT.

Mr. Brinker made a motion to accept Resolution 2023-01 as read. Second by Ms. Tummolo. Motion passed unanimously.



BAREFOOT BAY RECREATION DISTRICT

Shopping Center: Shaw Sublease

Staff recommends the BOT give consent to Shaw Medical Group, LLC to sublet Building 1, Unit 3, and Part of 4 to The Cart Guys, LLC and authorize the BOT Chair to sign an amendment to our lease with The Cart Guys of Melbourne, Inc.

Mr. Klosky Made a motion to authorize Shaw Medical Group, LLC to sublet Building 1, Unit 3, and Part of 4 to The Cart Guys, LLC and for the BOT Chair to sign an amendment to the BBRD lease with The Cart Guys of Melbourne, Inc. Second by Mr. Brinker. Motion passed unanimously.

Manager's Report

Resident Relations

ARCC Meeting 12/06/2022

- 1 Old Permit - approved
- 13 Consent Permits – approved
- 12 Other Permits – approved

ARCC Meeting 12/20/2022

- 23 Consent Permits – approved
- 7 Other Permits – approved, 1 tabled for survey

ARCC Meeting 1/3/23

- 1 Old Permit
- 7 Consent Permits
- 28 Other Permits

VC Meeting 12/9/22

- 11 Cases – came into compliance prior to the meeting
- 4 Cases – DOR is working with the homeowners
- 12 Cases – found to be in violation

Food & Beverage

- The first show (Cher/Garth/Huey Lewis) in the Winter Beats series is on January 20, 2023, and is SOLD OUT! There are some tickets available for other shows in the Winter Beats series. Call the Administration office for ticket availability.



BAREFOOT BAY RECREATION DISTRICT

- A Valentines evening for everyone is planned for February 14, 2023, in Building A. There will be two seating's available, one at 4:30pm and one at 6:30pm. There is a variety of seating options for couples, friends, and singles. Tickets are on sale from 4-5pm on Thursdays in Building A.

Food & Beverage (continued)

Paradise Planners is styling the event, Simply Sarah will sing her heart out, Food and Beverage is preparing a price inclusive 4-course meal, and the bartenders will be making special craft cocktails all to create a fabulous experience on this special night. The best part is the event benefits Joe's Club located here in the Bay to help purchase needed chairs in their facility. Tickets may be purchased from 4-5pm every Thursday (until sold out) in Building A.

Property Services

- Undertook the responsibility of softball field maintenance
- Repaired the walking bridge by the tennis courts
- Repaired damaged cables on the pier
- Repaired electrical box in shopping center sidewalk
- Repaired the 19th Hole soffit
- Coordinated the installation of the new propane system for Pool #2
- Worked on heaters for Pools #1 & #2
- Worked on shop maintenance

Golf-Pro Shop

- Repairs & Maintenance
 - Softball Field renovation completed
 - Fence repair behind ABM worksite completed
- The new Golfnow POS program has been installed. Training and updates are currently being performed.
- Sandy Lobello Veterans Memorial Golf Tournament
 - January 14th
 - 8:30am or 1pm shotgun starts
 - Individual event
 - Air Sports Parachute Team will touch down on our driving range at 12:30pm
 - Call Pro shop at 772-664-3174 for details or questions



BAREFOOT BAY RECREATION DISTRICT

Attorney's Report

Mr. Olsen reminded the BOT of the Ethics Training session being held in Building D/E at 9am.

Incidental Trustee Remarks

Ms. Tummolo expressed her gratitude to the BOT and residents for the opportunity to serve on the BOT.

Mr. Brinker expressed his gratitude to Mr. Loveland for his service and congratulated the new and reelected trustees.

Mr. Grunow reminded residents of the Sandy Lobello Golf Tournament and congratulated the elected trustees.

Mr. Klosky expressed his gratitude to the voters of BBRD and thanked Mr. Loveland for his service. He also asked for an update on pool repairs. Mr. Cichon responded that the heater in Pool #1 is on and functioning and a new propane tank has been installed at Pool #2. The Pool #2 temperature was 80 degrees and Pool # 3 was at 86 degrees.

Mr. Amoss expressed his gratitude to residents for allowing him to serve another term on the BOT. He also thanked Mr. Morrissey and Loveland for their service. Mr. Amoss gave an overview of topics that the BOT should discuss (revenue generating ideas, maintenance, and capital projects). He reminded residents that the Townhall will be held on January 26, 2023, at 9am.

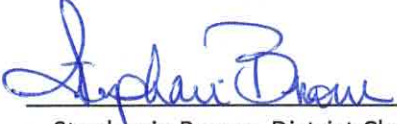
Adjournment

The next regular meeting will be on January 24, 2023, at 1pm in Building D/E.

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

Meeting adjourned at 2:48pm.


Jeff Grunow, Secretary


Stephanie Brown, District Clerk