



BAREFOOT BAY RECREATION DISTRICT

Board of Trustees Regular Meeting

June 12, 2020 (closed to the public)

1PM –Building D&E

Available for viewing via livestream on www.bbrd.org and via simulcast in Building A

Meeting Called to Order

The Barefoot Bay Recreation District Board of Trustees held a Meeting on June 12, 2020 Building D&E 1225 Barefoot Boulevard, Barefoot Bay, Florida. Mr. Klosky called the meeting to order at 1PM.

Pledge of Allegiance to the Flag

Led by Mr. Coffey.

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.

Presentations and Proclamations

None.

Approval of Minutes

Mr. Loveland made a motion to approve the minutes dated May 26, 2020. Second by Ms. Henderson. Motion passed unanimously.

Treasurer's Report

Ms. Henderson made a motion to approve the Treasurer's Report dated for June 12, 2020 as read. Second by Mr. Compton. Motion passed unanimously.

Audience Participation

Ms. Andrews-1221 Chippewa Drive-voiced her disapproval of having a golf cart pass and allowing parking on common areas.

Carol Joseph-966 Waterway Drive-spoke in favor of resuming water aerobics classes at their regular time. She also commended the BOT and staff for a good job in assisting in the community.

Unfinished Business

Phased Re-Opening Discussion

Mr. Coffey gave an overview of how phase 1 re-opening has gone and spoke about changes made to phase 2 re-opening timeline. Mr. Coffey reached out to the exercise groups to discuss options for resuming classes. Mr. Compton asked if exercise classes would be allowed in phase 2. Mr. Coffey responded no, but suggested changing it to allow classes to resume in phase 2 by using pool 3. Mr. Klosky agreed with Mr. Coffey's suggestion. Mr. Maino spoke in favor of staff creating a proposed schedule prior to making any changes. Mr. Loveland spoke



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in favor of groups being flexible with staff regarding scheduling. Ms. Henderson agreed with Mr. Loveland. Mr. Compton spoke in favor of following Florida state guidelines and immediately moving to Phase 2. Ms. Henderson voiced her concern about going into Phase 2 too quickly. Mr. Maino also voiced his concern about moving into Phase 2 too soon and believes we can protect residents by implementing rules and procedures related to COVID-19.

Mr. Compton made a motion to move into the modified version of Phase 2 Re-opening June 19, 2020 with the 19th Hole opening on June 26, 2020. Second by Ms. Henderson.

Mr. Compton Amended the motion to move forward with the modified version of Phase 2, with staff researching options to implement exercise groups into the phase. The Lounge will re-open on June 19, 2020 and the 19th Hole will re-open on June 26, 2020. Second by Mr. Loveland. Motion passes unanimously.

Steward Medical Group Proposed Land-Lease

Mr. Coffey gave an overview of the Land-Lease proposal. Mr. Neil, the Florida Market President spoke. Ms. Henderson voiced her concern that \$9,000 in rent yearly is too low. Mr. Neil responded that he is willing to negotiate terms that both parties will be comfortable with. Mr. Loveland stated that the terms of the land-lease were good. Mr. Maino asked if there was a staff recommendation. Mr. Coffey responded that the land-lease was a good offer. Mr. Repperger also responded that the offer is lower than other government ground leases and suggested getting an outside Lease Consultant. Mr. Maino spoke in favor of the land-lease if staff could come to agreeable terms. Mr. Compton voiced concerns about what happens to the property when it is no longer being leased. Mr. Neil responded that Steward Medical Group plans to be in the community for a long-time and was willing to offer assurance by making a longer land-lease or agreeing to restore the land back to usable space if the clinic was no longer there.

Mr. Maino made a motion to move forward with the approval of the Land-Lease with agreeable terms to be set by Staff. Second by Mr. Loveland. Motion passes unanimously (issue will come back to the BOT for conceptual approval prior to drafting the contract).

New Business

Community Manager Evaluation

Mr. Klosky went over the Community Manager Evaluation Summary. All the Trustees agreed that Mr. Coffey is a wonderful Community Manager who does a great job for the community.

General Counsel Evaluation

Mr. Klosky went over the General Counsel Evaluation Summary. All Trustees agreed that Mr. Repperger does a great job and thanked him for his work.

Discussion of Prohibiting Parking on Common Areas

Mr. Klosky spoke in favor of placing no parking signs on common areas. Mr. Compton asked if there must be no parking signs in all common areas. Mr. Repperger stated signs may need to be posted in all common areas so there are not issues regarding towing. Mr. Maino voiced his disapproval of towing vehicles. Mr. Loveland suggested other options outside of towing such as blocking the areas. Ms. Henderson agreed with Mr. Klosky about deterring people from parking in common areas. Mr. Compton suggested making a prohibitive parking policy. Mr. Coffey suggested putting it in the policy manual and bringing back verbiage for review.



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FY20 Budget Amendment:

Resolution read by Mr. Repperger:

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE BAREFOOT BAY RECREATION DISTRICT AMENDING RESOLUTION 2019-03; AMENDING THE BUDGET.

Mr. Maino asked questions regarding the \$25,000 cap. Mr. Repperger explained the process of raising the cap.

Mr. Maino made a motion to approve the resolution 2020-07 as read. Second by Mr. Compton. Motion passes unanimously.

NRP program Selection of RFP Evaluation Committee Member for Shopping Center Roof Replacement Project

Staff requests action from the BOT to select of one Trustee to serve as a voting member of the Request for Proposal Evaluation Committee for the Shopping Center Roof Replacement project.

Mr. Compton nominates Mr. Maino to serve on the Committee. Mr. Maino stated he will not be available.

Mr. Maino nominated Ms. Henderson. Second by Mr. Compton. Consensus from BOT.

Community Manager Mr. Coffey announced the RFP advertisement date and the additional members of the Committee: Trustee Luann Henderson, Property Services Manager Matt Goetz, and Gary Gesko, voting members. Chairman Joseph Klosky and Community Manager John Coffey, non-voting members.

Manager's Report

Finance

- 3,699,892.07 (gross) or 95.8% of the annual assessment receipts were received as of June 09, 2020. Details are attached.

Resident Relations

ARCC Meeting 05/26/20 agenda

- 17 Consent items (16 approved and 1 tabled)
- 8 Other items (3 approved, 1 denied and 3 tabled)
- 1 Old Business (approved)

ARCC Meeting 06/09/20

- 15 Consent items - approved
- 3 Other items – 1 withdrawn by the homeowner, 1 disapproved, and 1 tabled.
- 4 Old Business - tabled



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Violations Committee Meeting 06/12/20

- 35 cases on the agenda

Golf-Pro Shop

- In-House Lake Bank restoration will begin June 1
 - Left side #6 complete
 - Halted continuation due to excessive rain
- Pro Shop layout is now reorganized for people to practice social distancing while shopping for the latest BBRD logoed merchandise
- Course aerification completed
- Satellite Box Replacements Project Update – The vendor anticipates delivery of the equipment today with installation scheduled for next week.
- Irrigation Design Project Update – Staff continues soliciting bids.

Property Services

- Completed stripping and re waxing the floor in Building A
- Completed more than 1/2 stripping, cleaning & re waxing the floor in Building D/E
- Constructed plexi-glass shields for the pool re-opening
- Completed the set up at pools 1&3 for re-opening
- Meetings with pool hosts to devise & implement rules/strategies for re-opening
- Ordered new benches for around the lake near Building A
- Began cleaning out of the old barber shop/ beauty salon
- Began steam cleaning all the chairs in Building A
- Pool 3 replaced the main pump
- Replaced the rope on the Veterans' Gathering Center flag pole
- Assisted in the repair of an eroding bank at the Golf Course
- Re painted the coping around the pool edge
- Repaired bocce sun covers
- Made repairs to the AC in the 19th Hole
- Repaired window at D/E kitchen
- Addressed all current DOR violations
- Continued soliciting bids for various projects

General Information

- **Budget Mailout Typo** – The FY21 Proposed Budget mailout contains last year's date for the adoption of the budget and assessment. The correct date and time is Tuesday, June 23, 2020 at 7pm in Building D/E which will be closed to the public. The public may view the



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meeting at www.bbrd.org or the simulcast at Building A. The public may participate via the conference call system as in this meeting.

- **Building A Renovations Project Update** – The contractor has secured his bonding and will be submitting his building permit package to Brevard County early next week.
- **Lounge/Lakeside Expansion Design Project** – Staff reviewed and provided the design team feedback on a revised site plan and food prep/storage and exterior bar layouts. The next step will be for the design team to develop subsurface drawings and electrical infrastructure design for the food prep and storage areas.
- **Beach Restroom Project Update** – A vendor was on-site yesterday to perform core sampling to allow for the design of the drain field and to determine pad requirements for the structure.
- **Pool #2 Pit Replacement Project Update** – The vendor ordered the equipment last week and submitted the Department of Health permit application this week.
- **Pool #2 & #3 Restroom Roof Replacement Projects Update** – These projects were completed this week.
- **Lounge and Pool #1 Walkway Roof Replacement Projects Update** – These projects are expected to be completed next week.
- **Pods in Building A Parking Lot** – For folks who are wondering what the two pods are for in the parking lot, they are for storage of Building A kitchen equipment and supplies during the renovations project.
- **Pro Shop Father's Day Sale and Promotional Video** - The Trustees participated in a fashion show yesterday to showcase the variety and flexibility of the apparel and accessories in our Pro Shop. The event took place on the Course to advertise the great gifts and current deals you can get for Father's Day. A video is posted on the Golf Course and Food & Beverage Facebook page. There is a 30% discount on apparel, a 20% discount on accessories through Father's Day, but if you visit the Pro Shop through this Sunday and say "Video" you'll receive an extra \$5 off. The Trustees were great sports (and models) and we appreciate their making time to help us with this event.



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Attorney's Report

Mr. Repperger thanked BOT for the evaluation. He gave an overview of how General Counsel serves BBRD. Mr. Repperger gave updates on DOR cases and stated BOT will be given a spreadsheet with status for all cases in the future. Mr. Klosky asked about the status of 414 Barefoot Blvd and the Blissful Things case. Mr. Repperger stated that both cases are going to be filed at the end of June.

Incidental Trustee Remarks

Mr. Compton stated that he enjoyed the fashion show and to support the Pro Shop.

Ms. Henderson stated that she enjoyed the fashion show.

Mr. Maino stated that he enjoyed the fashion show. He also spoke about beach access and suggested to staff to put in a ramp at some point.

Mr. Klosky expressed his appreciation to the Property Services staff for all the building improvements. He asked residents to support the Pro Shop and Happy Father's Day to all the fathers.

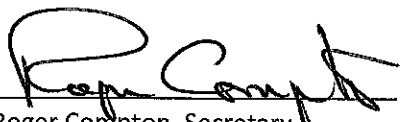
Mr. Coffey thanked the BOT for the evaluations.

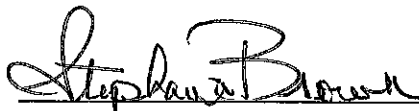
Adjournment

The next meeting will be on June 23, 2020 at 7pm in Building D/E

Mr. Loveland made a motion to adjourn. Second by Mr. Compton. Mr. Klosky adjourned.

Meeting adjourned at 3:07pm


Roger Compton, Secretary


Stephanie Brown, District Clerk