



BAREFOOT BAY RECREATION DISTRICT

Board of Trustees Regular Meeting

August 22, 2023

1PM –Building D&E

Meeting Called to Order

The Barefoot Bay Recreation District Board of Trustees held a Meeting on August 22, 2023, Building D&E 1225 Barefoot Boulevard, Barefoot Bay, Florida. Mr. Amoss called the meeting to order at 1PM.

Pledge of Allegiance to the Flag

Led by Ms. Hansen.

Roll Call

Present: Mr. Grunow, Mr. Amoss, Mr. Klosky, Ms. Hansen. Also, present, Kent Cichon, Community Manager, Stephanie Brown, District Clerk, Garrett Olsen, General Counsel, Rich Armington, Resident Relations/HR Manager, Matt Goetz, Property Services Manager and Charles Henley, Finance Manager. Mr. Brinker was excused.

Additions or Deletions to the Agenda

None.

Approval of the Agenda

Mr. Grunow made a motion to approve the agenda as is. Second by Ms. Hansen. Motion passed.

Presentations and Proclamation

None.

Approval of Minutes

Regular BOT minutes dated July 25, 2023, Townhall minutes dated July 27, 2023, and Fee Workshop minutes dated August 3, 2023, were approved as submitted.

Treasurer's Report

Ms. Hansen submitted the Treasurer's Report for August 22, 2023, approved as written.



BAREFOOT BAY RECREATION DISTRICT

Audience Participation

Jim Miller-567 Dolphin Circle-suggested having a designated smoking area away from Pool #1 but allow residents to come back to the seats they held previously when they are done smoking.

Donna Collette- 854 Periwinkle Circle-suggested having a second location (behind Pool #1) for smokers during night entertainment and allowing smokers to use the current smoking section during the day.

Richard Schwatlow-636 Marlin Circle-stated residents attend BOT meetings and get actively involved.

Unfinished Business

Pool #1 Designated Smoking Area

Staff recommends the BOT designate two smoking sections for the Pool #1 area.

Mr. Amoss proposed moving the current smoking section and designate the area adjacent to the west side of section 3/D as the new smoking section. Mr. Klosky, Ms. Hansen, and Mr. Grunow agreed with Mr. Amoss. Ms. Hansen asked if there was an estimated timeframe to complete the new smoking section area. Mr. Goetz responded that it may take a few weeks.

Ms. Hansen made a motion to designate section D and 3 (as listed on the aerial map) as the new smoking section for the Pool #1 area. Second by Mr. Grunow. Motion passed.

New Business

BBRD Policy Manual Amendments: Budget Process, Sealed Bids/Quotes, Fee Schedule, and Use of Kitchen Facilities

Resolution 2023-12 read by Mr. Olsen:

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE BAREFOOT BAY RECREATION DISTRICT AMENDING THE BAREFOOT BAY RECREATION DISTRICT POLICY MANUAL TO REMOVE YEARLY BUDGET SCHEDULE; AMENDING THE PROCESS FOR POSTING SEALED BIDS; AMENDING THE FEE SCHEDULE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Grunow made a motion to approve Resolution 2023-12 as read. Second by Mr. Klosky. Motion passed.



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Golf Course Cart Lease Award of Contract

Staff recommends the BOT award RFP 2023-01 – Golf Course Golf Cart Lease for Barefoot Bay Executive Golf Course to one of the three vendors that submitted a qualified proposal; authorize staff to negotiate a contract with the selected vendor and if contract negotiations are not successful, authorize staff to commence contract negotiations with the BOT's second ranked vendor; and authorize the BOT Chairman to sign the contract in an amount not to exceed the vendors' proposed bid.

Ms. Hansen made a motion to award RFP 2023-01 – Golf Course Golf Cart Lease for Barefoot Bay Executive Golf Course to Yamaha, authorize staff to negotiate a contract with Yamah and if contract negotiations are not successful, authorize staff to commence contract negotiations with Club Car; and authorize the BOT Chairman to sign the contract in an amount not to exceed the vendors' proposed bid. Second by Mr. Klosky. Motion passed.

BBRD Golf Course Fees & Charges

Resolution 2023-13 read by Mr. Olsen:

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE BAREFOOT BAY RECREATION DISTRICT AMENDING THE BAREFOOT BAY GOLF COURSE FEE AND CHARGE SCHEDULE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Grunow made a motion to approve Resolution 2012-13 as read. Second by Mr. Klosky. Motion passed.

Authorization of Certificate to Non-Ad Valorem Assessment Roll for FY23/24 and Resolution

Resolution 2023-11 read by Mr. Olsen:

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE BAREFOOT BAY RECREATION DISTRICT; PROVIDING FOR THE PREPARATION, ADOPTION, AND AUTHORIZATION OF CERTIFICATION OF A NON- AD VALOREM ASSESSMENT ROLL; PROVIDING FOR CORRECTIONS OF ERRORS AND OMISSIONS; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.

Mr. Grunow made a motion to approve Resolution 2012-11 as read. Second by Mr. Klosky. Motion passed.



BAREFOOT BAY RECREATION DISTRICT

Employee Insurance Renewals

Staff recommends the BOT select Florida Blue due to its low deductibles and very competitive premiums and Principle Insurance due to its low premiums and Employee satisfaction for the last five years.

Ms. Hansen asked if the additional 9 employees not budgeted decide to take coverage, how outside of the employee insurance budget would BBRD be. Mr. Cichon responded that he did not have the exact figure but estimated \$90-\$100k. Ms. Hansen spoke in favor of allocating more in future budgets. Mr. Grunow agreed with Ms. Hansen.

Ms. Hansen made a motion to select Florida Blue and Principle Insurance. Second by Mr. Klosky. Motion passed.

ADA Discussion; Direction to Staff

The General Counsel recommends the Board of Trustees take the following action:

Direct Staff to immediately address ADA compliance issues with respect to pool 1 (if any), including contracting to modify an existing ramp to meet ADA standards.

Direct Staff to develop a self-evaluation program pursuant to current ADA requirements under the direction of the Community Manager

Mr. Olsen gave an overview of the ADA regulations that apply to the Barefoot Bay Recreation District (specifically Title 2).

Ms. Hansen asked if there is a standard form or checklist that staff would use for the ADA self-evaluation. Mr. Olsen responded that there may be one, but it would be helpful to designate a staff member to conduct the evaluation. Ms. Hansen asked for a timeframe for the ADA self-evaluation. Mr. Cichon responded that he did not have a timeframe as of yet, but that it would be a lengthy process. Mr. Grunow asked if costs had been researched to hire an ADA consultant. Ms. Brown responded last year's quote was roughly \$30k.

Consensus of the BOT to immediately address ADA compliance issues with respect to pool 1 (if any), including contracting to modify an existing ramp to meet ADA standards and to develop a self-evaluation program pursuant to current ADA requirements under the direction of the Community Manager.



BAREFOOT BAY RECREATION DISTRICT

Manager's Report

Finance

Assessment received – 99.88% collected or \$4,204,852. Balance to collect \$5,189.

Resident Relations

ARCC Meeting 7/18/2023

- 4 Old Business – approved
- 23 Consent Permits – approved
- 10 Other Permits – 8 approved, 1 denied, 1 tabled

ARCC Meeting 8/1/2023

- 1 Old Business – approved
- 20 Consent Permits – approved
- 8 Other Permits – approved

VC Meeting 07/14/2023

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

VC Meeting 07/28/2023

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

Food & Beverage

- Even though the weather is hot, we are having a rainy summer, and Pool #1 is under an improvement project, we still have plenty of food and beverage events in the Bay.

The 19th Hole holds a fun Pizz-Asta night offering flatbread pizzas and pasta from 4 - 7pm every Wednesday. Breakfast is also available at the 19th Hole on Sundays from 7am - noon and music in the band shell every Thursday from 4:30 - 7:30pm. We continue to hold our successful Rustic Roast every Thursday in Building A from 4 - 7pm. These are all summer hours. We are also happy to report that music is back on the Lakeside of the Lounge stage on Friday, Saturday and two Sundays per month.



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Property Services

- Pools
 - Painted the upper deck of Pool #1
 - Repaired the leak at Pool #2
 - Investigated the vacuum pressure issue for Pool #3 and replaced the main pump
- Replaced the restroom doors in the Lounge and began interior repairs in preparation for painting
- Investigated and addressed a portion of the air conditioning issues in the 19th Hole
- Addressed an electrical issue for Building C
- Addressed various mowing issues for the stormwater canal bank
- Removed a dead palm tree near the walking path at Building A
- Prepared equipment for upcoming projects

Golf-Pro Shop

- Irrigation Pump #3 motor was replaced and is functioning properly



BAREFOOT BAY RECREATION DISTRICT

Attorney's Report

Mr. Olsen provided updates on DOR cases-418 Barefoot Blvd will have a hearing scheduled for a Motion for Default Summary Judgement and he will be trying to schedule a hearing for 526 Persimmon for a Motion to Show Cause. He also stated that the Food & Beverage waiver has been completed.

Incidental Trustee Remarks

Ms. Hansen spoke in favor of staff forming a safety committee.

Mr. Grunow expressed his gratitude DOR staff working with homeowners in regard to violations and those who hosted the kids swim event. He also reminded residents of the shred event being held in the Winn Dixie parking lot on September 28, 2023.

Mr. Klosky asked for an update on the beach restroom project. Mr. Cichon responded that discussions regarding questions from Brevard County are coming to a close and the last communication he had was regarding adding an additional parking space. Mr. Klosky also asked for an update on the low sand area being filled in at the beach. Mr. Olsen responded that permission would be needed from Brevard County to fill in the sand and that maintenance is the responsibility of BBRD but anything past the dune would be the responsibility of Brevard County.

Mr. Amoss spoke in favor of the new BOT selecting the future BOT Townhall Meeting dates.

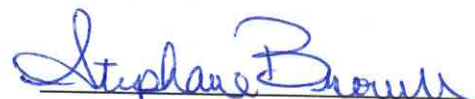
Adjournment

The next regular meeting will be on September 14, 2023, at 1pm in Building D/E.

Mr. Amoss adjourned.

Meeting adjourned at 2:05pm.


Jeff Grunow, Secretary


Stephanie Brown, District Clerk