



Barefoot Bay Recreation District

Board of Trustees Meeting

January 23, 2024

1pm –Building D/E

Meeting Called to Order

The Barefoot Bay Recreation District Board of Trustees held a Meeting on January 23, 2024, Building D&E, 1225 Barefoot Boulevard, Barefoot Bay, Florida. Mr. Amoss called the meeting to order at 1PM.

Thought of the Day

“There are many ways of going forward, but only one way of standing still.” Franklin D. Roosevelt

Pledge of Allegiance to the Flag

Led by Mr. Amoss.

Roll Call

Present: Mr. Amoss, Mr. Klosky, Mr. Grunow, Ms. Hansen, and Ms. Van Berschot. Also, present, Kent Cichon, Community Manager, Cynthia Mihalick, Interim District Clerk, Garrett Olsen, General Counsel, Matt Goetz, Property Services Manager, and Sally-Ann Biondolillo, DOR/ARCC Administrative Assistant.

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 unanimously.

Presentations and Proclamation

None.

Approval of Minutes

The minutes of the Regular BOT minutes dated January 11, 2024 were approved as written.

Treasurer's Report

The Treasurer's Report for January 23, 2024 was submitted by Mr. Grunow and approved as written.

Audience Participation

Kathy Parent, 922 Evergreen St – Stated that she thought badge rules were unfair for single residents, since current rules allow two residents on the deed to obtain badges. She suggested allowing single residents to have an additional badge for guests. Mr. Olsen's opinion was that the topic could be addressed by the Board during budget discussions. Mr. Amoss suggested that Ms. Parent attend the Townhall meeting on Thursday, January 25, 2024.



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Gaetan Manningham, a seasonal renter, asked the Board to consider fee waivers for a dependent adult child. Mr. Cichon confirmed that there are rules in place for owners and long-term renters with handicapped children and suggested the Board address the issue during budget meetings.

Unfinished Business

None

New Business

DOR Violations

DOR Violation 23-000548 - 446 Egret Circle

Ms. Hansen made a motion to refer case #23-000548 446 Egret Circle to General Counsel Olsen 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. Klosky. Motion passed unanimously.

DOR Violation 23-001219 - 510 Sea-Gull Drive

Ms. Van Berschot made a motion to refer case #23-001219 510 Sea-Gull Drive to General Counsel Olsen 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. Grunow. Motion passed unanimously.

DOR Violation 23-000975 - 854 Cashew Circle

Case #23-000975 854 Cashew Circle came into compliance prior to the meeting.

DOR Violation 23-001671 - 808 Oriole Circle

Ms. Hansen made a motion to refer case #23-001671 808 Oriole Circle to General Counsel Olsen 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. Van Berschot. Motion passed unanimously.

DOR Violation 23-000176 - 815 Thrush Circle

Ms. Hansen made a motion to refer case #23-000176 815 Thrush Circle to General Counsel Olsen 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. Klosky. Motion passed unanimously.

DOR Violation 23-000181 - 1025 Wren Circle

The owner of 1025 Wren Circle was present at the meeting and stated that she has rented her sunporch. The tenant refuses to clean up the items in violation and will not allow the owner or anyone else to remove them. The tenant is being served eviction documents on January 24, 2024. Mr. Olsen's recommendation is either to continue the item to the next meeting or the Board could proceed with referring the case to him. He will hold the case to give time to the owner to work with DOR and provide



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a timeframe to get the violation resolved. Mr. Olsen said the District will not incur any cost until he starts working on this case. Brevard County Code Enforcement also has an open case for this property. Mr. Olsen recommends that the homeowner go through the normal procedure of property removal as allowed by the eviction process.

Ms. Hansen made a motion to refer case #23-000181 1025 Wren Circle to General Counsel Olsen for legal action, equitable or other appropriate action with failure to comply, with the caveat that Mr. Olsen work with Sally on the best way to move forward with it. 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. Klosky. Motion passed unanimously.

Manager's Report

Finance

Assessment received – 77.5% collected or \$3,592,042

Resident Relations

ARCC Meeting 1/2/2024

- 2 Old Business Items – 2 approved
- 10 Consent Items – approved
- 1 Other Permit – approved

ARCC Meeting 1/16/2024

- Meeting cancelled due to lack of quorum

VC Meeting 1/5/2024

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

Food & Beverage

- The March lineup in the 2024 Winter Beats series is a Paul McCartney tribute band and Greggie and the Jets. Tickets on sale for Paul McCartney on January 23rd and Greggie and the Jets on sale January 30th. Tickets will be sold for both shows in Building A at 9am.
- The 2024 Barefoot by the Lake festival is Friday, February 9th and Saturday, February 10th from 11am - 9:30pm. Over 60 artisans and food vendors will be in attendance and 2 full days of music. There is also an expanded Kids Zone with a bounce house, face painting & fairy hair, a giant soccer/dart and baseball game, and spin art.

Property Services

- Pools
 - Installed temporary ADA ramp at Pool #1 for reconstruction of existing concrete ramp
 - Replaced the heater controller for Pool #3 heater



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- Removed all Christmas decorations
- Repaired leaking toilet in the Lounge's ladies' room
- Repaired large gap in the Golf Course's hole number 1 cart path
- Repaired Golf Course's driving range nets
- Snaked Golf Course's hole number 6 restroom main drain
- Trimmed Golf Course palm trees (not yet occurred due to rain, ground saturation)
- Replaced burned out Pickleball Court light
- Installed safety strobes on all the mowers

Golf-Pro Shop

- On Thursday, February 1st from 10am – 2pm the golf course will be hosting a Titleist Golf Ball Education/Sampling Day for our golfers. A Titleist Golf Ball Fitter will be on hand providing participants with a free (2) ball pack that fits their game.
- The Sandy Lobello Memorial Veterans Golf Tournament, Saturday, February 3, 2024, is nearly sold-out with room for 12 players remaining. Hole Sponsor and Closest to the Pin Sponsorships are still available at \$25.00 each.
- The 6th Annual CVO Golf Tournament will be held on Saturday, March 9th. This event is a 4 Person Scramble with an 8:30am. Shotgun start. Sign-up will begin Thursday, February 8th.
- Call the Golf Pro Shop at 772-664-3174 for more information about booking tee times, tournament registration, sponsorship, or the Titleist Golf Ball Sampling
- Brightview Maintenance
 - Irrigation and drainage trouble shooting continues. A ditch has been created for the number 3 fairway to allow greater drainage.
 - The fairways were sprayed with a fungicide to treat the disease brown patch that popped up due to being wet from the high volume of rain that has been ongoing.
 - Upcoming projects: install drainage on practice putting green, trimming of yardage markers in fairways, fill tee divots, and top-dress greens.

Mr. Cichon provided project updates listed on the BBRD website and reminded residents that they can visit the website to stay updated on the progress. Brevard County has recorded the Sidewalk Assessment Agreement and approved the Sidewalk Waiver for the beach restroom project. Brevard County expects to place the Easement Indenture on the February 20th Brevard County Commissioners Meeting. Once the easement is accepted, the County should approve the major site plan. The County will schedule a pre-construction meeting for approval of our construction application. Mr. Cichon, Mr. Goetz, our Engineer and General Contractor, and Mr. Olsen will be attending. There will be additional fees required by the county for engineering inspection fees and building inspections.

The ADA Ramp and smoking area construction at Pool #1 has been delayed due to rain. Staff will have an agenda item to present next month for the sealing of Building A parking lot and repair and sealing of D/E parking lot.



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The Administration Building repairs included sealing expansion joints (those under the stone façade have not yet been done) and leaking issues on the back door. Additional leak repairs include repainting the building to help prevent water intrusion and clearcoat over the stone façade. Staff will address a leak on the roof east side corner from the vent on the side of the building. The flooring of the conference room will be replaced with carpet and the hallways with tile planks resembling wood. Bar stools in the 19th Hole and Lounge, as well as chairs and tables in the Lounge will be replaced. Lakeside Stage electrical issues will also be addressed.

Attorney's Report

Mr. Olsen advised that a hearing took place for 512 Puffin Drive, and he was able to secure a final default judgment, which requires the owners to come into compliance within 30 days. Mr. Olsen was able to get service on 446 Marlin Circle, and the 20 days for the individual to respond has lapsed. Mr. Olsen plans to move for final default judgment. Mr. Olsen stated he will attend the February 20th Brevard County Commissioner's meeting, where the easement will be addressed.

Incidental Trustee Remarks

Mr. Grunow advised that there are now evening hours for VA type information at the Veterans Gathering Center. He also reminded the residents that the budget would be discussed at the meeting this Thursday, January 25th. He suggested that if anyone had thoughts about the budget and couldn't attend, they could email him and ask that the email be read at the meeting.

Ms. Van Berschot gave kudos to staff for handling the car show, art show, golf outing, veteran's flea market, and a music event all in the same weekend.

Ms. Hansen agrees with Mr. Grunow about the budget meeting and encourages anybody that has any input on the budget to attend the Townhall meeting.

Mr. Klosky stated that he appreciated the update on the projects by Mr. Cichon.

Mr. Amoss thanked everyone for attending the BOT meeting. The next meeting is the budget meeting on Thursday, January 25th at 6pm in Building D/E.

Adjournment

The next regular meeting will be Thursday, February 8, 2024, at 1pm in Building D/E.

Mr. Amoss adjourned.

Meeting adjourned at 1:47pm.

Elaine Van Berschot, Secretary

Cynthia Mihalick, Interim District Clerk