

BAREFOOT BAY RECREATION DISTRICT

Board of Trustees Regular Meeting

February 8, 2019

1 P.M. – Building D&E

Meeting Called to Order

The Barefoot Bay Recreation District held a Regular Meeting on February 8, 2019 in Building D&E, 1225 Barefoot Boulevard, Barefoot Bay, Florida. Mr. Lavier called the meeting to order at 1:00 P.M.

Thought for the Day

Mr. Klosky asked for a moment of silence to honor our service personnel both past and present who have helped protect our country. He also asked that we remember our Barefoot Bay residents both past and present.

Pledge of Allegiance to the Flag

Led by Mr. Diana.

Roll Call

Present: Mr. Klosky, Mr. Wheaton, Ms. Henderson, Mr. Diana and Mr. Loveland. Also present: John W. Coffey, Community Manager, Mr. Jason Pierman, SDS, Cliff Repperger, General Counsel and Dawn Myers, District Clerk.

Presentations

None brought forward

Minutes

Mr. Diana made a motion to approve the minutes from January 11, 2019, January 22, 2019, Workshop on Sunshine Law January 22, 2019 and Workshop on Short Term Rentals as written. Second by Mr. Loveland. Motion carried unanimously.

Treasurer's Report

Mr. Loveland read the Treasurer's Report for February 8, 2019.

Mr. Diana made a motion to approve the Treasurer's Report as written. Second by Ms. Henderson. Motion carried unanimously.

Presentation

None brought forward

Audience Comment On Agenda Items

Mr. Jeff Grunow cautioned the Board about a "convenient sample" survey being distributed in around the Bay regarding the \$25,000 purchase cap in the Charter. He explained the survey does not ask for address and cannot guarantee the responder lives in Barefoot Bay. He cautioned the Board to not take this unstructured survey seriously as it has no validity.

Mr. Robert Corry petitioned the Board on behalf of the residents on Tamarind and Lychee regarding the burned down home on 824 Tamarind Circle. He acknowledged the help already attained from Mr. Coffey, Mr. Rich Armington, Resident Relations Manager and DOR Staff Peter Essig on this topic. He stated that the home has been



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sitting in the condition for 77 days and is distressful for the homeowners on Tamarind and Lychee. He explained the odor, the toxic chemicals from the burned interior and exterior materials in and around the home causes the property value to go down and promotes a risk to the health and safety of the residents in the neighborhood. He requested the Board demolish the home. Board discussed the options for acquiring the home with General Counsel Repperger. General Counsel explained that a case can by-pass the Violation committee and brought to the attention of the Board due to the health and safety risk for the residents in the neighborhood. He stated that the Rich Armington, Resident Relations Manager and DOR staff is working with the owners to try and acquire the home. Mr. Armington stated that he is working closely with the county and there are liens on the home that are complicating the situation but is working on a quick resolution. Mr. Diana stated that he would like to see this item back on the next agenda so we can make a determination in this case.

Mr. Ed Keely stated that he hoped the new Board will make good decisions regarding maintenance of the existing facilities in Barefoot Bay. He maintained that the previous Board suggested constructing new buildings, but in his opinion, he stated we need to maintain the existing buildings first. Mr. Keely stated that the proposed designs for the Lounge are too extravagant and we should be focused on a design that is more in keeping with Barefoot Bay and not something that belongs in a resort.

Old Business

CVO Lease Renewal

At the January 22, 2019 Board meeting, the Board voted 3-2 not to renew the lease for the office in the shopping center rent free for the CVO. After heavy resident feedback, Mr. Klosky asked for this item to be placed back on the agenda.

Ms. Elena Becher commented on the 3/2 decision by the Trustees at the previous meeting to not renew the CVO lease. She voiced a strong disapproval of the Board's decision to deny the CVO of their request to maintain their current office. She stated that the move was a political one and she asked the Board to reconsider their decision as the CVO does a lot for the people and elderly in the Bay. Mr. Wheaton stated that this decision is not about denying the CVO based on politics or personalities but about the budget and saving money for the Bay. He maintained that we cannot keep giving money away.

Ms. Lorraine Andrews read Linda Laverseur's letter regarding her dissatisfaction on the decision on the CVO renewal at the last meeting and asked them to reconsider. Ms. Andrews also voiced concern for the decision and asked the trustees to focus on renting out the other two empty units in the shopping center and allow them to keep the space they are currently in.

Ms. Jo Nichols shared her dissatisfaction with the decision on the CVO renewal. She listed all the items the CVO provides and urged the Board to reconsider.

Ms. Kathleen Fortier discussed her recent trip on the CVO van to the Micco Community Center with the handicap seniors. She stated that this Senior Lunch event is their only socialization and they look forward to it every week. She stated that this program and many others are in jeopardy if the CVO lose their office. She asked the Trustees to reconsider.

Ms. Kathy Keiffer shared her opinion regarding the CVO needing the room to provide these services and if granted will continue to grow their services in the community to the betterment of the Bay.

Ms. Grace Peet stated that the CVO has separated themselves from the HOA and are now like any other club. She stated that if she were on the Board and this renewal came up, she would not renew for free.



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Mr. Bill Gorman discussed how much the CVO has benefited him especially in the space of his wife passing away. He stated that he moved here for the community aspect and that is what the CVO provides.

Mr. Leo Albert thanked the Board for putting this item back on the agenda. He is disturbed about the statement the CVO is just another club. The CVO is a social service origination with elected officials much like the Board here today. He stated he will not support the Trustees if they continue with this decision.

Ms. Elaine Vanbershot spoke on the CVO's funding stating that they just don't have the money to pay for rent as their funding goes to the events and programs they coordinate. After all is said and done there, is not much money left much less enough to pay \$7200 a month for rent. She asked the Board where are they to get the money?

Mr. Roger Compton, President of the CVO spoke about the money the CVO is saving the District as they save more than they take by not paying rent. He stated that if the Board are not honest about their motives there can be no real negotiations.

Ms. Nancy Eisele addressed Ms. Peet inquiring why can't they have a room in the Bay.

Ms. Jeanne Osborn stated that the name change has changed the perception of the HOA which is why they are being questioned.

Ms. Kim Kopet asked the trustees to please reconsider their votes as the CVO does a lot for the community.

Mr. Klosky stated that he offered Mr. Compton the empty doctor's office. He maintained that the space is bigger as they can hold committee meetings and have private meetings, however he has not heard back from Mr. Compton on this offer. Mr. Diana stated that he strongly suggests the Board renew the lease for the CVO. Mr. Loveland addressed the Board stating if the Board breaks the spirit of the community, we will lose much more than money from the lost rent. Ms. Henderson and Mr. Wheaton were confident the CVO could use the Food and Beverage office after it is vacated and moved to the New administration building to run their programs.

Mr. Diana made a motion to renew the lease for the CVO with the current 2-year renewal option. Second by Mr. Loveland. Mr. Wheaton and Ms. Henderson opposed. Motion passed 3-2.

Mr. Klosky called for a 5-minute recess.

New Business

Lounge Expansion Conceptual Design Change Order 1

Mr. Rich Schwatlow suggested the Board consider building a second floor to any new buildings in an effort to think with the future and expansion in mind. He asked for a clear explanation of maintenance versus new construction from Mr. Rick Berndsen shared his confusion on why the Board is hesitant to move forward with the Lounge expansion based on fear of a lawsuit when we are not certain this will happen. He suggested the Board consider his plan of building an addition to the Lounge which would allow the Lounge to stay open during construction and if we have a lawsuit the Lounge will still be operational.

Mr. Coffey explained that at the second BOT workshop on November 21, 2018, the Board decided in lieu of providing feedback to the design team that the three conceptual floorplans would be posted at the Lounge and CVO Office to obtain resident feedback before making a final decision about desired floorplan elements. Mr. Coffey has obtained a change order of \$3800 per trustee direction, to allow the design team to return for a 3rd workshop to discuss the feedback.

Mr. Diana made a motion to approve Change Order #1 in the amount of \$3,800.00, authorize Chairman Klosky to sign the form and authorize staff to execute a budget transfer from R&M/Capital Contingency to cover the costs. Second by Mr. Loveland. Motion passed unanimously.



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Shopping Center Marquee Sign

Mr. Coffey reported that the FY19 approved budget contains \$10,000 for a new LED sign in front of the shopping center. The sign would help advertise the stores in the shopping center and will be maintained by the Finance department. Three quotes were obtained:

- \$17,555.77 Sign Express (Houston, TX)
- \$23,220.00 Art-Kraft Sign Company, Inc. (Palm Bay, FL)
- \$17,746.20 Stewart Signs (Sarasota, FL) (installation not included)

An additional \$1,500 will be required for electrical work.

Staff recommends the BOT award contract for procurement and installation of a two foot one and 3/16th inch by seven foot four and 3/16th inch marquee sign from Sign Express in the amount of \$17,555.77 and authorize staff to execute a budget transfer from R&M/Capital Contingency to cover the overage of \$9,056.

Mr. Diana made a motion to award contract for procurement and installation of a two foot one and 3/16th inch by seven foot four and 3/16th inch marquee sign from Sign Express in the amount of \$17,555.77 and authorize staff to execute a budget transfer from R&M/Capital Contingency to cover the overage of \$9,056.

Manager's Report

Resident Relations

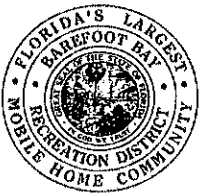
- **ARCC Update** – February 5th meeting has the following cases on the agenda: 2 old business, 15 consent and 13 non-consent
- **Violations Committee Update** – February 8th meeting has 8 cases on the agenda.
- **Neighborhood Revitalization Program (NRP) Update** – Staff is working with the Finance Department and General Counsel Repperger to start the process of selling surplus NRP acquired properties via an on-line auction
- 46 new homeowners received their badges in January

Food & Beverage

- **2nd Annual Barefoot by the Lake festival Update** - is Friday, February 15 and Saturday, February 16, 2019. A Beach Boys/Eagles concert kicks off the festival on Friday, February 15, 2019. The festival grounds open at 3pm. on Friday with food vendors. A full day of music, art and food is planned for Saturday, February 16 starting at 11am. There will be plenty of *Barefoot by the Lake* branded merchandise such as tees shirts, hats and even sunscreen for sale so don't miss Barefoot Bay's day to shine
- **60s and 70s Dance Party Update** – The event will be held in Building A on Saturday, March 9, 2019. Prizes will be awarded for the grooviest and hippest costumes. There are only a few tickets left so please check with the Food & Beverage Office in Building A for availability Monday through Friday 9:30am-5pm.
- **St. Paddy's Day 2019** – The Irish Club and Barefoot Bay Food & Beverage are once again putting on a great Saint Paddy's Day event on Saturday, March 16, 2019 (yes, a day early so as not to interfere with Sunday commitments). The parade starts down Veteran's Way at 10am, a brief ceremony and blessing of the Bay by Deacon John Dunlap outside of Building A, the Brevard County Pipers will entertain lakeside of the Lounge and then the fun begins with a day of music, corned beef and green beer. Tickets go sale for sandwiches and/or the buffet on Sunday, February 17th outside the Lounge at Street Dance. After that day tickets may be purchased at the Lounge and the 19th Hole. Flyers with all the details are posted.

Golf-Pro Shop

- Tournaments (Please call pro shop 664-3174 for details)



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- 9-Holer's Charity Event
 - Feb. 5th
 - 7:00am Shotgun
 - Sign up in progress
- Farewell to Sandy Golf Tournament
 - Feb. 23rd
 - 8:30am Shotgun
 - Sign up begins Feb 1st

Property Services

- Researched information and continued solicitation of bids for various projects
- Continued replacing handrails decking and stair treads leading to the pier
- Replaced the sign on the pier
- Continued installation of the NAB irrigation system (Valves, pump, pump house, etc.)
- Repaired timing gear and replaced engine crank seal on a utility golf cart
- Facilitated the Building C Exterior Rehabilitation project RFQ required pre-submittal site inspection (2 vendors attended)
- Participated in New Administration final walk through inspection (i.e. generation of punchlist)
- Acquired majority of plants for New Administration landscaping
- Planned for the weeks of February 4th and 11th
 - Completion of irrigation system installation and testing
 - Installation of brick borders along sidewalks (where needed)
 - Preparation of planting areas, installation of landscaping and mulch
 - Cutting and digging test pits along the Building A retaining wall for engineering study

General Information

- **BOT Schedule Reminder:**
 - Workshop (Discussion of Committees): Mon., February 11th, Bldg. D/E at 7pm
 - Workshop (Lounge Expansion: Conceptual Design and Discussion of Commercial Leasing of the Shopping Center): Tues., February 12th, Bldg. D/E at 10am
 - Townhall Meeting: Tues., February 26th, Bldg. D/E at 2pm
 - Regular Meeting: Tues., February 26th, Bldg. D/E at 7pm
- Bldg. C Exterior Renovations RFP Evaluation Committee Meeting Schedule Reminder
 - Opening of Bids: February 19th, Bldg. D/E at 5pm (**new time**)
 - Review and Ranking of Proposals: February 28th, Bldg. D/E at 9am
- **Cherokee and Pocatella Drainage Update** – In 2017, the County stopped work on our attempt to lower the pipe under the Tequesta entrance to the RV lots due to the newly installed drainage pipe behind Pocatella being approximately 80% below the water table. A verbal agreement was reached with the County that prior to authorizing BBRD to lower the pipe under the Tequesta RV entrance, that they would lower the pipe downstream that runs under Dottie Lane because they believed that was the root cause of the upstream high-water level in the drainage pipe. The week of January 25th, County workers began replacing the pipe under Dottie Lane at the same elevation contrary to the previous agreement. BBRD's civil engineer repeatedly spoke with County officials who acknowledged the agreement but would not alter the elevation of the pipe being installed under Dottie Lane. BBRD's civil engineer recommends BBRD officially petition the Brevard County Board of County Commissioners to seek the lowering of the pipe under Dottie Lane thereby resolving the



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problematic high-water issue behind Pocatella. Staff requests direction on this matter. Board consensus to work with General Counsel and the County on this issue.

Attorney's Report

General Counsel repperger stated that the properties designated for the NRP auction that have been researched we have received title for with exception for one and will be up for auction. The renewal for the Barbershop is in process and Blissful Things eviction is in process.

Trustee Incidental Report

Mr. Loveland thanked the residents for coming out and for the respect from the audience.

Mr. Diana requested information on the procurement of new dartboards for the Lounge. He also commented on the shortage of lounge chairs at Pool 1 and asked about the status of those chairs. Mr. Coffey stated they are on their way.

Ms. Henderson had no comment at this time.

Mr. Wheaton stated that the Lounge chairs may have been moved to Pool 2.

Mr. Klosky apologized to the anyone he may have disappointed but he heard the voices of the community here tonight and had to respond in kind. He stated that this was a difficult decision but he hope the community will work together going forward. He reiterated he is and always has been the people's Trustee and will be here to support the community any way he can.

Adjournment

Mr. Diana made a motion to adjourn.

The next meeting will be on Tuesday, February 26, 2019 at 7PM in Building D/E.

Meeting adjourned 2:52PM.

Steve Diana, Secretary

Dawn Myers, District Clerk