



BAREFOOT BAY RECREATION DISTRICT

Board of Trustees Regular Meeting

January 10, 2020

1PM –Building D&E

Please turn off all electronic devices

Meeting Called to Order

The Barefoot Bay Recreation District Board of Trustees held a Meeting on January 10, 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. Diana

Roll Call

Present: Mr. Klosky, Mr. Wheaton Mr. Diana, Ms. Henderson, and Mr. Loveland, Trustee-elect Michael R. Maino and Trustee-elect Roger Compton. Also, present, John W. Coffey, ICMA-CM, Community Manager, Cliff Repperger, General Counsel, Honorable Katie Jacobus and Stephanie Brown, District Clerk, Matt Goetz, Property Services Manager, Rich Armington, Resident Relations Manager, and Ernie Cruz, Golf Pro.

Minutes

Ms. Henderson made a motion to approve the minutes dated December 2nd and December 6th, 2019. Second by Mr. Wheaton Motion passed unanimously.

Treasurer's Report

Ms. Henderson made a motion to approve the Treasurer's Report for January 10, 2019 as read. Second by Mr. Loveland. Motion passed unanimously.

Presentations and Proclamations

Recognition of service plaque given to Mr. Wheaton and Mr. Diana for their service on the BOT.

Oath of Office

Trustee-elect Mr. Maino and Mr. Compton take the Oath of Office. Sworn-in by the Honorable Katie Jacobus.

Reorganization of BOT

Ms. Henderson made a motion to nominate Mr. Klosky for Chairman. Second by Mr. Loveland. Approved by acclamation.

Mr. Loveland made a motion to nominate Mr. Maino for first Chair. Second by Ms. Henderson. Approved by acclamation.

Mr. Loveland made a motion to nominate Ms. Henderson for 2nd Chair. Ms. Henderson made a motion to



BAREFOOT BAY RECREATION DISTRICT

nominate Mr. Compton for 2nd Chair. In a Trustee vote of 2-3, Ms. Henderson is now 2nd Chair.

Mr. Maino made a motion to nominate Mr. Compton for Secretary. Second by Mr. Loveland. Approved by acclamation.

Ms. Henderson made a motion to nominate Mr. Loveland for Treasurer. Second by Mr. Compton. Approved by acclamation.

Appointment of NRP Sub-committee

Mr. Coffey gives an overview of the NRP and the function of the Sub-committee.

Mr. Maino makes a motion to nominate Mr. Loveland and Mr. Loveland nominates Mr. Compton and Mr. Maino Approved by acclamation.

Audience Participation

Richard Schwatlow-636 Marlin Circle-spoke in favor of having a Barefoot Bay slogan. He also spoke in favor of keeping building names simple for the naming contest.

George Baldwin-648 Marlin Circle-Spoke on the building name contest and possible rules.

Catherine Patten-627 Wedelia Dr.-expressed her concerns about outside events during bad weather.

Jeanie Osborne-Expressed gratitude to Mr. Wheaton and Mr. Diana for their service and welcomed the new Trustees.

Unfinished Business

No unfinished business

New Business

DOR 19-000573 861 CASHEW CIRCLE

Ms. Henderson made a motion to refer case #19-00573 861 Cashew Circle to General Counsel Repperger 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. Maino. Motion passed unanimously.

DOR VIOLATION 19-004730 890 PECAN CIRCLE

Ms. Henderson made a motion to refer case #19-004730 890 Pecan Circle to General Counsel Repperger 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. Seconded by Mr. Maino. Motion passed unanimously.



BAREFOOT BAY RECREATION DISTRICT

DOR Violation 18-004333 926 Periwinkle Circle

Ms. Henderson made a motion to refer case #18-004333 926 Periwinkle Circle to General Counsel Repperger 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. Compton. Motion passed unanimously.

Selection of RFP Evaluation Committee Member for Beach Prefabricated Restrooms Procurement

Mr. Coffey explained the function and rules of the Evaluation Committee. Mr. Coffey provided the estimated cost for the project in the amount of \$95,000. The RFP will go live on January 13, 2020 and closes on February 13, 2020. Mr. Coffey stated Barefoot Bay employee Mr. Goetz and resident Jeff Gruno, will serve on the RFP Evaluation Committee.

Mr. Compton makes a motion to nominate Ms. Henderson as the voting member for the RFP Committee. Second by Mr. Loveland. Motion passes unanimously.

Name the Facilities Contest Proposal

Staff requested direction from the BOT on if the contest should move forward.

Mr. Loveland makes a motion to temporarily appoint a sub-committee led by Mr. Compton and Mr. Baldwin to present a detailed proposal for the facilities contest by the February 14th regular BOT meeting. contest rules. Second by Mr. Compton. Motion passes unanimously.

Manager's Report

Resident Relations

ARCC Meeting 12/10/19

- (10) Consent Items – Approved
- (11) Other Items
 - (1) Tabled
 - (10) Approved

ARCC Meeting 1/7/20

- (1) Old Business - approved
- (23) Consent - approved
- (13) Other Items
 - 11 approved
 - 1 tabled
 - 1 approved with stipulations
- Mr. Tom Nelson was elected Chairman
- Ms. Melba Lochmandy was elected Vice-Chair



BAREFOOT BAY RECREATION DISTRICT

- Shotgun at 8:00am
- Must be a Ladies League Member
- Appropriate fees apply (see pro shop for details)

BBRD Song CD available for purchase

Practice Green aerification to repair water damage

- Half of green completed January 2nd
- Other half will be completed January 13th
- **New portable tire inflation service:** staff recently added a portable air compressor to the player assistant's cart, therefore, if someone on the course has a low tire staff will be happy to add air to ensure a safe and happy round of golf
- **Lake bank Restoration Project** is scheduled to begin later this month. Unless you are a bad golfer, it will not interfere with your game.

Property Services

- Poured slabs and assembled bleachers at the softball field
- Obtained the permit and 811 Florida dig safe ticket for the Veterans Gathering Space flagpole and began install
- Poured slabs and assembled bleachers at the softball field
- Repaired beach gate and guide wheel
- Continued progress on the miniature golf (small concrete patches poured, remaining areas to be poured January 15th, acquired hole/par number signs, and ordered remaining materials and supplies)
- Repaired all the loose and sinking pavers at Pool 1
- Replaced light fixtures in pools 2&3 restrooms with LED fixtures
- Began removal of Christmas decorations for storage
- Solicited bids for replacement roofs
- Began budget documents for 2021 budget prep
- Continued work on the 5-yr financial model utilizing Dude Solutions capital forecast software
- Began installation of the new ATM located inside building A
- Picked up and delivered animal traps
- Repaired door at the 19th hole
- Treated fire ant mounds and conducted "doogie droppings patrol" in advance of the car show under the oaks
- Picked up and installed tree and bushes donated by petals and palms at the NAB
- Assembled a new cabinet for the Administration Building
- Stripped and Painted fence at pool #2
- Solicited ideas from vendors for a permanent repair of the shower floors at pool 1
- Made repairs to the DOR truck mass air flow sensor and headlight
- Continued pruning low hanging limbs all around BBRD grounds and rental spaces
- Addressed any current DOR violation cases
- Assisted in the Beach Restroom RFP development
- Prepped for tennis tournament



BAREFOOT BAY RECREATION DISTRICT

- Removed sod and planted the Petal and Palms donated palm tree north of the Administration Building
- Reviewed construction plans for Building A renovations project and the Shopping Center Re-roofing project

General Information

Bldg. A Project Update

- Staff received the 100% design plans for the project that will accomplish the following previously separately budgeted projects:
 - Renovation/Expansion of the Kitchen
 - Upgrade of HVAC system
 - Completion of Electrical Infrastructure Upgrades
- Once the plans have been reviewed and found acceptable, staff will prepare a RFP and place an agenda item on a future agenda for selection of the evaluation committee.

Shopping Center Roof Replacement Project Update

- Staff received the 100% design plans for the project that will accomplish the following tasks:
 - Replacement of pitch roof (on 935) with a flat roof
 - Replacement of shingles (on 935 & 937) with metal roof like Bldg. A
 - Correcting building code issues of roof structures on 937
- Due to difficulties in getting bids from roofers, staff requests permission to waive the RFP requirement for the project and directly solicit bids.

Mr. Maino made a motion to waive the RFP requirement. Ms. Henderson second. Motion passes unanimously.

FY21-25 Five-year Financial Model and Capital Improvement Plan

- Hard copies of the FY21-25 5yrFM&CIP and Narrative Supplement will be delivered and emailed to the Trustees before the end of January 17th.
- Electronic copies will be placed on www.bbrd.org by Noon Saturday, January 18th.
- Paper copies (one copy free to each property owner) will be available starting Wednesday, January 22nd at the Administration Building (Monday, January 20th is a BBRD holiday and offices are closed).
- The BOT will formally review and modify the plan in a workshop scheduled for January 30th in Bldg. D/E at 7pm.

Proposal from Sebastian River Medical Center (SRMC)

- Is interested in presenting to the BOT a proposal for a 5-year renewable land lease south of the Shopping Center (in the green space adjacent to the old barber shop) to install a 2,820 square foot modular medical office. If the BOT is interested, staff needs direction on when to schedule the presentation (at a regular BOT meeting or special workshop/townhall meeting). BOT selected Tuesday., February. 4th, Bldg. D/E @ 7pm



BAREFOOT BAY RECREATION DISTRICT

Attorney's Report

Mr. Repperger welcomed the new Trustees and gave an update on an on-going eviction case with a former tenant. Mr. Repperger also spoke about utilizing fines in the DOR process and reiterated the Jan 29th workshop to discuss it further.

Incidental Trustee Remarks

Mr. Loveland welcomed the new board members.

Mr. Compton thanked those who supported him during his campaign.

Mr. Maino expressed his happiness to be able to serve on the Board and asked various questions.

Ms. Henderson thanked Mr. Diana and Mr. Wheaton for their service and welcomed the new Trustees.



Mr. Klosky thanked everyone and spoke in favor of the new BOT working as a team. Thanked Mr. Cruz and his staff on the maintenance of the Golf course.

Adjournment

The next meeting will be on January 28, 2019 at 7pm in Building D/E

Ms. Henderson made a motion to adjourn. Mr. Klosky adjourned.

Meeting adjourned at 2:47pm


Roger Compton, Secretary
Stephanie Brown, District Clerk