



BAREFOOT BAY RECREATION DISTRICT

Board of Trustees Regular Meeting

February 25, 2020

7PM –Building D&E

Meeting Called to Order

The Barefoot Bay Recreation District Board of Trustees held a Meeting on February 25, 2020 Building D&E 1225 Barefoot Boulevard, Barefoot Bay, Florida. Mr. Klosky called the meeting to order at 7PM.

Pledge of Allegiance to the Flag

Led by Mr. Repperger.

Roll Call

Present: Mr. Klosky, Ms. Henderson, and Mr. Loveland, Mr. Maino and Mr. Compton. Also, present, John W. Coffey, ICMA-CM, Community Manager, Cliff Repperger, General Counsel, and Stephanie Brown, District Clerk, Matt Goetz, Property Services Manager, Rich Armington, Resident Relations Manager, Charles Henley, Finance Manager and Ernie Cruz, Golf Operations Manager.

Presentations and Proclamations

None

Approval of Minutes

Mr. Maino made a motion to approve the minutes dated January 28th, January 29th, January 30th and February 4th, 2020. Second by Mr. Loveland. Motion passed unanimously.

Treasurer's Report

Ms. Henderson made a motion to approve the Treasurer's Report for February 25, 2020 as read. Second by Mr. Compton. Motion passed unanimously.

Audience Participation

George Baldwin-648 Marlin Circle-provided names of the committee members in the Name the Facilities Contest and gave an overview of the notes from the first meeting held. Some of the topics discussed were guidelines and potential facility names if the contest is approved.

Bob Schmidt-1013 Thrush Circle-voiced his disapproval of a similar business leasing space in the shopping center. He also spoke about a statute he found regarding Boards of Trustees stating that it is unethical for a former Board Member to ask for compensation. He spoke in favor of being given the first opportunity to lease the vault space. Mr. Schmidt wanted to know who would be responsible for the cost for the construction/changes to the old doctor's office.



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Pat Kennedy-1296 Gardenia Drive- voiced her disapproval of a similar business leasing space in the shopping center and had questions about the type of business Holi Cannoli is considered to be. She also spoke in favor of Holi Cannoli having a clause in their lease contract stating they would not serve the same items as RJ's Restaurant.

Zoie Winters-912 Spruce Street (reading on behalf of Megan Russell) - Spoke highly of RJ's Restaurant and how much she enjoys working. She stated that she considers them family, as do many residents. Ms. Russell wants the Board of Trustees to consider what RJ's Restaurant provides to the community.

Bonnie Heck-311 Barefoot Blvd-Is the landlord for Holi Cannoli and offered some clarifications on their current lease and who owns the business.

Bob Grenier-946 Laurel Circle-Spoke in favor being able to put your business wherever you want as long as you meet any necessary requirements.

Unfinished Business

Name the Facilities Contest Proposal

Mr. Compton stated how well the Name the Facilities committee has done and recommended to approve the naming contest and bring back names to the BOT approval. Mr. Klosky had questioned if they were calling themselves a committee, would that make them subject to FL Sunshine Laws. Mr. Repperger responded that they were not approved by the BOT as a formal committee, so there is no issue. Ms. Henderson Luann asked if there would be a designated person to ensure residents only vote once. Mr. Baldwin responded that he would be keeping track to ensure there will be no duplicates.

Mr. Maino made a motion to approve the Name the Facilities Contest Proposal. Second by Mr. Loveland. Motion passes unanimously.

Steward Medical Group Proposed Land-Lease

Mr. Taylor gave an overview of the proposal that was sent to Mr. Coffey. Mr. Coffey stated an appraisal needed to be completed to assist in lease negotiations. Mr. Coffey voiced that the map received in the proposal is insufficient and a site plan is needed. Mr. Repperger also agreed the map was insufficient in what the BOT would need to discuss terms. Mr. Repperger spoke in favor of getting a formal appraisal and site plan created by an engineer. Mr. Klosky asked what the physical address for the medical clinic would be and that he would prefer it off of Buttonwood. Mr. Taylor responded that he was fine with that. He also stated he would be hiring an Appraiser and was ok with BOT hiring an Appraiser as well. Mr. Coffey recommends having an appraisal done if the BOT would like to move forward. Mr. Compton had questions about the stormwater treatment. Mr. Taylor responded with the plans and alternative options that would accommodate run off water. He also stated that he could work on the CAD sketches. Nancy Isley-commented that there is a retainer pond behind Wells Fargo Bank and voiced her disapproval of Mr. Klosky's option for the location of the entrance to the Medical Clinic. Ms. Henderson asked a question on



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behalf of a resident-will there be a space to park an ambulance. Mr. Taylor responded that there will be enough space.

Mr. Loveland made a motion to direct staff to obtain an appraisal and have Stuart Medical come back with a site plan to present at the March 25th, 2020 Board meeting to discuss general terms. Second by Mr. Maino. Motion passes unanimously.

Shopping Center Lease Proposal for Building #2, Unit #3

Mr. Coffey went over terms of the lease related to infrastructure and future first right of refusal for the vault. He also stated that the lease has annual increases starting at year 3 and includes an agreed upon number of tables and chairs allowed in the establishment. Mr. Coffey recommends the acceptance of John McCarthy's proposal and move to draft an agreement. Mr. Coffey stated that there was an alternate Shopping Center Lease Proposal submitted from Mr. Shaw. Mr. Maino voiced his disapproval of considering a new proposal at the same meeting a final decision is to be made. Ms. Henderson asked why BBRD was covering the cost of the electrical panel. Mr. Coffey responded BBRD is paying to fix what a previous tenant installed incorrectly at RJ's Restaurant and has a vested interest in making sure infrastructure is maintained correctly moving forward. Mr. Klosky agrees with Mr. Coffey. All BOT members agree that a decision should not be made based on personal opinions of an individual. Mr. Shaw would like the Shopping Center Lease Proposal decision to be tabled until the next Board Meeting so his proposal can be considered.

Mr. Compton made a motion to accept Mr. John McCarthy's Shopping Center Lease Proposal and instructed Mr. Repperger to draft a formal lease for Mr. Klosky's signature. Second by Mr. Loveland. Motion passes. 3-2. Ms. Henderson and Mr. Klosky dissent.

New Business

FY19 Audit Presentation

MSL Audit Manager Alan Ricafort thanked Mr. Henley and his Finance team for providing all the information they needed to get the audit done in a timely manner. He gave a brief overview of the financial statements. He stated the BBRD financial statements had the highest level of assurance, no control deficiencies or issues with Florida Statutes. Additionally, there was no current year findings. Mr. Maino asked how long the audit takes. Mr. Ricafort responded that onsite work takes around two weeks. Mr. Klosky thanked Mr. Henley for his hard work during the audit process.

Mr. Loveland made a motion to accept the annual audit from MSL. Second by Ms. Henderson. Motion passes unanimously.

DOR Violation 19-002488 368 Egret Circle

Mr. Maino made a motion to refer case #19-002488 Egret 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,



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the charge for such action shall be charged to the Respondents account and shall constitute as a lien. Second by Mr. Loveland. Motion passed unanimously.

DOR Violation 19-000517 404 Barefoot Blvd.

Ms. Henderson voiced her opposition in referring the case to Mr. Repperger for legal action. Ms. Henderson stated the resident has had previous violations and still did not get into compliance. Mr. Repperger responded that he has never received a referral for that property prior to this one. Mr. Armington responded that there have been prior violations and the resident has come to compliance with 8-10 of violations that have been issued. Mr. Maino and Mr. Loveland commented that fining may not be implemented or decided on soon, and legal action is the current recourse we have.

Ms. Compton made a motion to refer case #19-000517 404 Barefoot Blvd 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. Loveland. 4-1 Motion passes. Ms. Henderson dissents.

Donation Request: Little Theater for Improvements to Building A's Sound System

Louise Crouse presented a check to assist with upgrading building A sound system. The BOT expressed their gratitude for the donation.

Mr. Loveland made a motion to accept gift from Little Theater for improvements to building A's sound system. Second by Ms. Henderson. Motion passes unanimously.

Little Theater Request for Waiver from Guest Pass Requirement

Mr. Maino made a motion to waive Little Theater from the guest pass requirement. Second by Ms. Henderson. Motion passes unanimously.

Policy Manual Amendment: Music Bingo Guest Pass Requirement

Mr. Repperger read the resolution:

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE BAREFOOT BAY RECREATION DISTRICT; PROVIDING FOR THE ADOPTION OF A REVISION TO THE POLICY MANUAL ADOPTED MAY 8, 2009, AS SUBSEQUENTLY AMENDED THROUGH OCTOBER 22, 2019; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE WHEREAS,

Mr. Maino made a motion to approve Resolution 2020-01 as read. Second by Mr. Compton Motion passed unanimously.



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FY20 Budget Amendment – Transfer Music & Entertainment Expenditures Budget to Property Services

Mr. Repperger read the resolution:

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

Mr. Compton made a motion to approve Resolution 2020-03 as read. Second by Mr. Maino. Motion passes 3-2. Mr. Klosky and Ms. Henderson dissents

Truck Purchase

Mr. Maino made motion to award the contract to Duval Fleet for a F-150 truck in the amount of \$20,214.00. Second by Mr. Loveland. Motion passes unanimously.

Truck Replacement

Mr. Compton made a motion to award the contract to Duval Ford for a 2020 Ford Super Duty F-250 truck in the amount of \$34,435.20. Second by Ms. Henderson. Motion passes unanimously.

Discussion of Replacement of Four Greens

Mr. Coffey gave an overview of two proposal options for the replacement of the greens. Mr. Maino commented that Mr. Cruz's staff is doing a great job with the golf course and does not have an issue with the contract going to ABM. Mr. Klosky spoke in favor of repairing the sprinkler system before replacing the greens. Mr. Klosky asked Mr. Cruz's opinion on which should be repaired first. Mr. Cruz explained the pros and cons of each. Mr. Maino asked if we could consider other bids due to the amount of the current ABM quote. Mr. Coffey responded that it could be an option, but his preference would be to give it to ABM since they are responsible for long-term maintenance of the course. Ms. Henderson spoke in favor of irrigation repairs being completed before the four greens. Mr. Compton agreed with Ms. Henderson and also voiced his concern about the lack of a return on investment by replacing the greens. Mr. Loveland spoke in favor of repairing the irrigation along with 2 greens. Mr. Coffey suggested accelerating the irrigation replacement and doing 2 or 3 of the greens at the same time.

Mr. Maino made a motion to direct staff to come up with a proposal for greens 7 and 13 and moving the scheduling of the irrigation replacement up. Second by Mr. Loveland. Motion passes unanimously.

Selection of RFP Evaluation Committee Member for Building A Renovations Project

Mr. Loveland nominated Mr. Compton. Second by Mr. Maino. Motion passes unanimously.

Mr. Coffey stated the committee members are: Voting members-Mr. Compton, Kathy Mendez, Food & Beverage Manager and Ann Manzo. Non-voting members are Mr. Klosky and Mr. Coffey. RFP opens on February 26, 2020 and ends on March 26, 2020.



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Authorization of acceptance of service of liability claim lawsuit by Claim's Counsel Bell & Roper, P.A. on behalf of Barefoot Bay Recreation District.

Mr. Compton made a motion to approve acceptance of service of the liability claim lawsuit by Claim's Counsel Bell & Roper, P.A on behalf of BBRD. Second by Ms. Henderson. Motion passes unanimously.

Manager's Report

Finance

- As of February 6th, 2020, \$3,141,802.61 (net) or 82.4% of the annual assessment receipts were received. Details are attached.

Resident Relations

ARCC Meeting 02/04/20

- (3) Old Business – Approved
- (8) Consent Items – Approved
- (10) Other Items - Approved

ARCC Meeting 02/18/20

- (2) Old Business - Approved
- (13) Consent – Approved
- (15) Other Items
 - (2) Tabled
 - (13) Approved

ARCC Meeting 03/02/20

- Next meeting

VC Meeting 02/14/20

- (41) Cases on the agenda
 - (12) Cases came into compliance prior to the meeting
 - (8) Cases that DOR is working with the homeowner
 - (21) Cases were found in violation

VC Meeting 02/28/20

- Next meeting



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Food & Beverage

For resident convenience, there is now a permanent ATM in the Lobby of Building A which can be accessed from 9am-10pm.

This year's **Saint Patrick's Day** celebration will be held on Monday, March 16, 2020 due to Presidential preference election on March 17, 2020. A full day of events is planned; including the parade, Blessing of the Bay and lakeside entertainment. Tickets will go on sale for Corned Beef Sandwiches or dinners on February 21st at the Lounge, the 19th Hole and the Administration Building.

The **Dueling Pianos** are coming to Barefoot Bay for two shows on March 28th and March 29th. Tickets are \$15 and will be sold on Monday, March 3 at 9am in the Administration conference room.

Flyers with all the details are posted.

Golf-Pro Shop

- Tournaments at BBRD Golf Course:
 - CVO Tournament
 - March 7th, 08:30am Shotgun
 - \$28 to \$38 based on golf membership status
 - Sign up at pro shop on-going
 - For more information call 664-3174
 - 18 Hole Ladies Invitational
 - March 10th, 08:30am Shotgun
 - \$28 to \$48 based on golf membership status
 - Sign up at Pro Shop on-going
 - For more information call 664-3174
- BBRD Song CD available for purchase
- Lake bank restoration project complete
 - Grow in will take about 2 weeks
- ADA golf cart arrived



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- Inspection and policy for use will be completed this week
- Ready for player use starting March 2nd
- Netting on Tee #1 was damaged by high winds last weekend
 - Replacement poles and hardware should arrive this week
 - Expected completion of repair early next week
 - Temporary tee are in use
- Starting March 8th Pro Shop hours will be 7:00am to 6:30pm due to Daylight Saving Time

Property Services

- Set up and broke down for the Barefoot by the Lake Festival
- Continued work on the miniature golf course project
- Cleaned all evaporator coils on A/C units
- Pressure washed the entrance walls and prepared for paint
- Pressure washed the sidewalks and shuffleboard courts
- Continued work on the FY21 Property Services Budget requests
- Replaced Pool 3 pump
- Resolved mystery water leak in the Veteran's Gathering Center
- Painted fences at pools 2 & 3
- Replaced burned out lights on shuffleboard with LED fixtures
- Installed shutoff on waterline near bocce
- Continued soliciting bids for various projects
- Repaired damaged urinal valve at building A men's room
- Continued to meet with and develop proposal for pool 1 and 2 pit projects
- Re installed Peek box at building C
- Installed replacement panels for building A Kitchen and the main distribution panel
- Began stormwater bank repair on East Lake behind Pompano Ct.
- Refocused the overhead projector for the BOT meetings
- Continued soliciting bids and quotes for various projects

Attorney's Report

Mr. Repperger gave an update on the 3 worst cases that have been filed and stated that the Blissful Things case hearing should be set no later than March 13, 2020.

Incidental Trustee Remarks

Mr. Compton expressed his gratitude to the Barefoot Bay staff putting the festival together.
Mr. Maino made a PSA about financial scams and reminded everyone to be cautious.



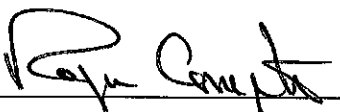
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Adjournment

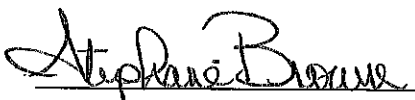
The next meeting will be on March 13, 2020 at 1pm in Building D/E

Mr. Loveland made a motion to adjourn. Mr. Klosky adjourned.

Meeting adjourned at 10:06 PM



Roger Compton, Secretary



Stephanie Brown, District Clerk