



BAREFOOT BAY RECREATION DISTRICT

Neighborhood Revitalization Program Sub-Committee Meeting September 5, 2017 2:30 P.M. –Building D&E

Meeting Called to Order

The Neighborhood Revitalization Program was called to order at 2:33PM

Pledge of Allegiance to the Flag

Led by Mr. Lavier.

Roll Call

Present: Mr. Cavaliere, Mr. Geier and Mr. Klosky. Also, present: John W. Coffey, Community Manager, Sue Cuddie, Resident Relations Manager, Cliff Repperger, General Counsel, and Dawn Myers, District Clerk.

Organization- Elect a Chairman and Vice Chairman

Committee elected Mr. Klosky as Chairman of the NRP.

Committee elected Mr. Cavaliere as Vice Chair of the NRP.

Purpose

Staff presented a target list of homes to be reviewed for replacement according to the purpose of the NRP. The purpose of a target list is to provide residents a level of comfort of which homes may be purchased. The target list can be updated every 6 months. The budget is \$25,000. Currently there is \$10,000 left in the account.

Mr. Cavaliere explained that the NRP committee is here to support staff by allowing them the means and authorization to purchase the most dilapidated homes in the community for future replacement. He reiterated that this program will free staff to purchase problem homes such as 710 Barefoot Blvd.

Committee discussed the benefits of the program.

Audience comment on Agenda Items

Ms. Louise Crouse shared a concern regarding having a discussion on repairs, power washing homes or sending letters to the owner. She continued that these properties already have been on the violations list for some time which is why they are on the list on the first place.

Mr. Geier explained that we should define why the houses are on the target list and provide some options for the owner in an effort to help them be proactive and limit the committee being reactive.

Mr. Cavaliere stated that this is not a code enforcement committee. The goal is to acquire repeated violators remove the house and replace with new homes.



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Mr. Richard Schwatlow commented on the need for a more positive and detailed plan for this revitalization program. He thought the money could be spent on other recreation amenities in the Bay in order to encourage new homeowners.

Ms. Sue Cuddie stated that that she is grateful for this committee as over the years it is apparent that we could have cured repeated violation and abandoned homes if the District had the option to purchase the home when it went up for tax deed sale.

Mr. Cavaliere stated that these lists are strictly for identification they are not “hit lists” for further violations letter. But will free staff’s ability to purchase repeated violations.

Mr. Roger Compton voiced his support of this subcommittee on having the meeting and cautioned not to give too much information away before time as the homeowners may perceive the District to have unlimited funds to purchase the homes and use that as an advantage for the selling price.

Mr. Geier made a recommendation to adopt a priority list and forward to the Trustees. Committee consensus.

Mr. Geier made a recommendation to add the three homes provided by Ms. Cuddie to the list. Committee consensus.

Changes to the Policy Manual or the Rules of the BOT regarding NRP

Mr. Klosky recommended the following amended language is added to the Policy Manual:

The Chairman of the NRP BOT Sub-Committee shall be authorized to approve (as recommended by the Community Manager or designee) the ~~use~~ expenditure of NRP funds in excess of \$7,500 and not to exceed \$25,000 by staff toward the acquisition of a target property identified by the Sub-Committee in accordance with NRP rules as established by the BOT.

General Counsel began discussion making allowances for spending beyond simply “acquisition” as there may be a need to use the funds to pay for other things such as fees or fines. Ms. Cuddie stated that there is an example of such a need as she has been asked to help with the removal of 1073 Wren as it is in limbo due to a deceased homeowner. We may be asked to help with removal of the house but would not acquire it as it is owned by the bank. She explained we would simply be curing the violations by removal of the house.

Mr. Geier offered that we can send any recommendations outside of acquisition to the Board of Trustees for review and authorization.

Mr. Cavaliere recommended a higher cap than the established \$25,000 budget as some homes may require a higher bid. Mr. Geier stated that if negotiations get to that point we can always call a special meeting to discuss going beyond the cap.



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Mr. Dave Wheaton stated that increasing the cap will bring negative reaction from the public.

Ms. Louise Crouse questioned why there is not resident representation on the Board. She also voiced concern regarding spending in excess of \$25,000 per the Charter.

Mr. Richard Schwatlow shared a concern of delaying the purchase due to requests to go over the \$25,000 that has to go the Board. He stated that he thought most homes in the Bay will cost more than \$25,000. The Sunshine Law limits the committee members from discussing negotiations among each other thereby delaying the sale.

Committee discussed using a \$3000 cash outlay to remove homes and clean up the property as a means to accelerate the program.

Meeting adjourned at 3:10PM.