



**BAREFOOT BAY
RECREATION DISTRICT**

Barefoot Bay Recreation District Regular Meeting
January 28, 2020 at 7:00 PM
Building D&E

Agenda

Please turn off all cell phones

- 1. Thought of the Day**
- 2. Pledge of Allegiance to the Flag**
- 3. Roll Call**
- 4. Presentations and Proclamations**
- 5. Approval of Minutes**
 - A. January 10th and 14th 2020 minutes
- 6. Treasurer's Report**
 - A. Treasurer's Report
- 7. Audience Participation**
- 8. Unfinished Business**
 - A. Lounge/Lakeside Expansion Conceptual Design
- 9. New Business**
 - A. Discussion of Guest Pass Exception for Food & Beverage Events
 - B. Ethnic Festival Request for Waiver of Guest Pass Requirement
 - C. Shopping Center Lease Proposal (Old Doctor's Office and Vault)
 - D. NRP: Purchase of 12 Tax Deeds on specific lots held by Brevard County
 - E. Violations Committee Appointment
 - F. Ice Machine Replacement (Bldg. A)
- 10. Manager's Report**
 - A. Manager's Report Jan 28, 2020
- 11. Attorney's Report**
- 12. Incidental Trustee Remarks**
- 13. Adjournment**

If an individual decides to appeal any decision made by the Recreation District with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (FS 286.0105). Such person must provide a method for recording the proceedings verbatim.

Barefoot Bay Recreation District Regular Meeting



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



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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.



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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



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Next ARCC Meeting 1/21/20

VC Meeting 1/10/2020

- 13 Cases on the agenda
 - 5 came into compliance prior to the meeting
 - 3 DOR is working with owners
 - 3 were found in violation

Interesting Facts for December

- 38 home sales
- 53 new homeowners

Food & Beverage

There will be a **Pavilion Grand Opening** on Wednesday, January 22nd from 4-5:30pm. A brief ceremony, complementary appetizers and a cash mini bar will be available.

A **"Dance Party with TC & Sass"** is in Building A on Saturday, January 25th. Tickets are on sale now for \$5 @ the Lounge, the 19th Hole and Administration.

The **Super Football Sunday party** is Sunday, February 2nd at the 19th Hole. Tickets for the buffet are \$13 and are on sale at the 19th Hole now.

A **Neil Diamond Tribute and Variety Show** will be in Building A on Friday, February 21st. Tickets costing \$10 go on sale January 21st at 10am in the Administration Building.

Big Time Tributes presents its Classic Rewind concert at this year's Friday night (February 14th) kickoff event at the Barefoot by the Lake Festival. Barefoot Bay residents may purchase tickets for lakeside reserved seating at the Administration Building and CVO Office. Field seats (\$5) may also be purchased at the Lounge, the 19th Hole, Administration Building, and the CVO Office. There will be limited open free seating, so get your tickets early.

Flyers with all the details are posted.

Golf-Pro Shop

Tournaments at BBRD Golf Course: Contact Pro Shop 664.3174 for details or to sign up

- Jan 18th: Sandy Lobello Memorial Veterans Golf Tournament
 - Shotgun at 8:30am and 1:00pm
 - Appropriate fees apply (see pro shop for details)
 - Sign up starts January 1st
- Jan 28th: 18-Hole CTP Tournament



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- 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



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- 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



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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



BAREFOOT BAY RECREATION DISTRICT

**Board of Trustees Workshop
Lounge/Lakeside Expansion
January 14, 2020
9:00 AM-Lounge**

Welcome

The Barefoot Bay Recreation District Board of Trustees held a Meeting on January 14, 2019 at the Lounge 625 Barefoot Boulevard, Barefoot Bay, Florida. Mr. Klosky called the meeting to order at 9AM.

Pledge of Allegiance to the Flag

Led by Mr. Loveland

Roll Call

Present: Mr. Klosky, Mr. Compton, Ms. Henderson, and Mr. Loveland and Mr. Maino. Also, present, John W. Coffey, ICMA-CM, Community Manager, Stephanie Brown, District Clerk, Matt Goetz, Property Services Manager, Kathy Mendez, Food and Beverage Manager and Melanie Goldie, Administrative Assistant.

Review of Lounge/Lakeside Expansion Project

Ms. Henderson gave a detailed account of what will be altered or added in the Lakeside Expansion Project. She stated that over \$500,000 has already been funded and spoke in favor of BOT borrowing money to finish the project. It was also stated that there is no exact price on the total cost of the project at this time.

Mr. Coffey recapped the parking study, the limitations and ultimately why there is a Lakeside expansion as opposed to a Lounge expansion. The overall goal of the project is more covered space to accommodate large groups in inclement weather conditions.

Audience Participation

Residents spoke in favor of a larger dancefloor with quality flooring.

A resident spoke in favor of maintenance free decking.

Residents had various questions about the BBQ area, awnings, project costs and design/shape.

A resident spoke in favor of having a preset budget for the project.

Rich-volunteered to draw a design based on resident requests to present at the next BOT regular meeting.

Incidental Trustee Remarks

Mr. Compton spoke in favor of an outside bar. Mr. Compton also voiced his concern on the proposed shape of the outside space.

Mr. Maino had various questions and comments regarding the cost of the project. Mr. Maino also asked for clarification on whether the direction was for a Lounge expansion or more outside space. Mr. Loveland provided a response that due to parking limitations; the outside space would be expanded.

Mr. Loveland made a motion to have Mr. Bernsen take the current design and make some modifications based on what was said at today’s meeting. Mr. Bernsen will speak with Mr. Loveland and residents to put together another drawing and present it to the BOT for review. A resident asked if it would be presented at the next meeting. Mr. Coffey stated to be presented at the next meeting, it must be ready to be placed on the upcoming agenda going out on January 21st. Mr. Loveland then suggested the Feb 14th BOT regular meeting. Mr. Bernsen stated that he could have the drawings ready to be presented at the Jan 28th BOT regular meeting. BOT voiced their approval.

Adjournment

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

Meeting adjourned at 10:39 am

Roger Compton, Secretary

Stephanie Brown, District Clerk

If an individual decides to appeal any decision made by the Recreation District with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (FS 286.0105). Such person must provide a method for recording the proceedings verbatim. Barefoot Bay Recreation District Regular Meeting

“In compliance with Florida Sunshine Law, the Board of Trustees may tour the lakeside area as a group during the workshop. During said tour, the public will be able to follow along, and discussions among the Trustees will only occur when everyone present can clearly hear the Trustees.”

Barefoot Bay Recreation District

Treasurer's Report

January 28, 2020

Cash Balances in General Fund as of 1/21/20

Petty Cash **Total Petty Cash:** \$ 2,500.00

Operating Cash in Banks

MB&T Operating Account 3,324,066.10
Total Operating Accounts: 3,324,066.10

Interest Bearing Accounts

SBA Reserve Account 693,925.73
Total Interest Bearing Accounts 693,925.73

Total Cash Balances in General Fund: \$ 4,020,491.83

Total Daily Deposits and Assessments Received for 1/1 - 1/21/20

Daily deposits: \$ 161,258.24
 Assessments received: 228,040.27
Total Deposits Received **\$ 389,298.51**

Expenditures over \$5,000 for 1/1 - 1/21/20

Check Number	Vendor	Description	Check Amount
54556	ABM Landscape & Turf Services	Golf course & ball field maint. - 1/2020	38,691.16
54583	MSL, P. A.	Installment Payment - FY19 Audit	12,000.00
54594	BC Supervisor of Elections	Election, Nov. 2019	8,346.39
54600	American Shoreline Restoration	Lake Bank Restoration	42,000.00
54618	Carroll Distributing Company	Beverage	6,348.80
54632	Home Depot Credit Services	Building and Grounds supplies	5,482.43
54646	US Foods	Foodstuff and supplies	8,534.26
	Florida Department of Revenue	Sales Tax: Dec. 2019	15,221.39
	Brevard County Tax Collector	Tax Certificate - NRP - 919 Cashew Cr.	9,971.63
	Brevard County Tax Collector	Tax Certificate - NRP - 733 Hyacinth Cr.	9,942.13
	Brevard County Tax Collector	Tax Certificate - NRP - 416 Barefoot Blvd.	9,230.88
	United States Treasury	Payroll Taxes - PPE 1/5/20	19,845.42
	Paychex	Net Payroll - PPE 1/5/20	63,847.65
Total Expenditures over \$5,000			\$ <u>249,462.14</u>

Board of Trustees

Meeting Agenda Memo

Date: Tuesday, January 28, 2020

Title: **Lounge/Lakeside Expansion Conceptual Design**

Section & Item: 8.A.

Department: R&M/Capital Projects

Fiscal Impact: N/A

Contact: Matt Goetz, Property Services Manager, Kathy Mendes, Food & Beverage Manager, John W. Coffey ICMA-CM, Community Manager

Attachments: Berndsen's proposal

Reviewed by

General Counsel: No

Approved by: John W. Coffey, ICMA-CM, Community Manager



Requested Action by BOT

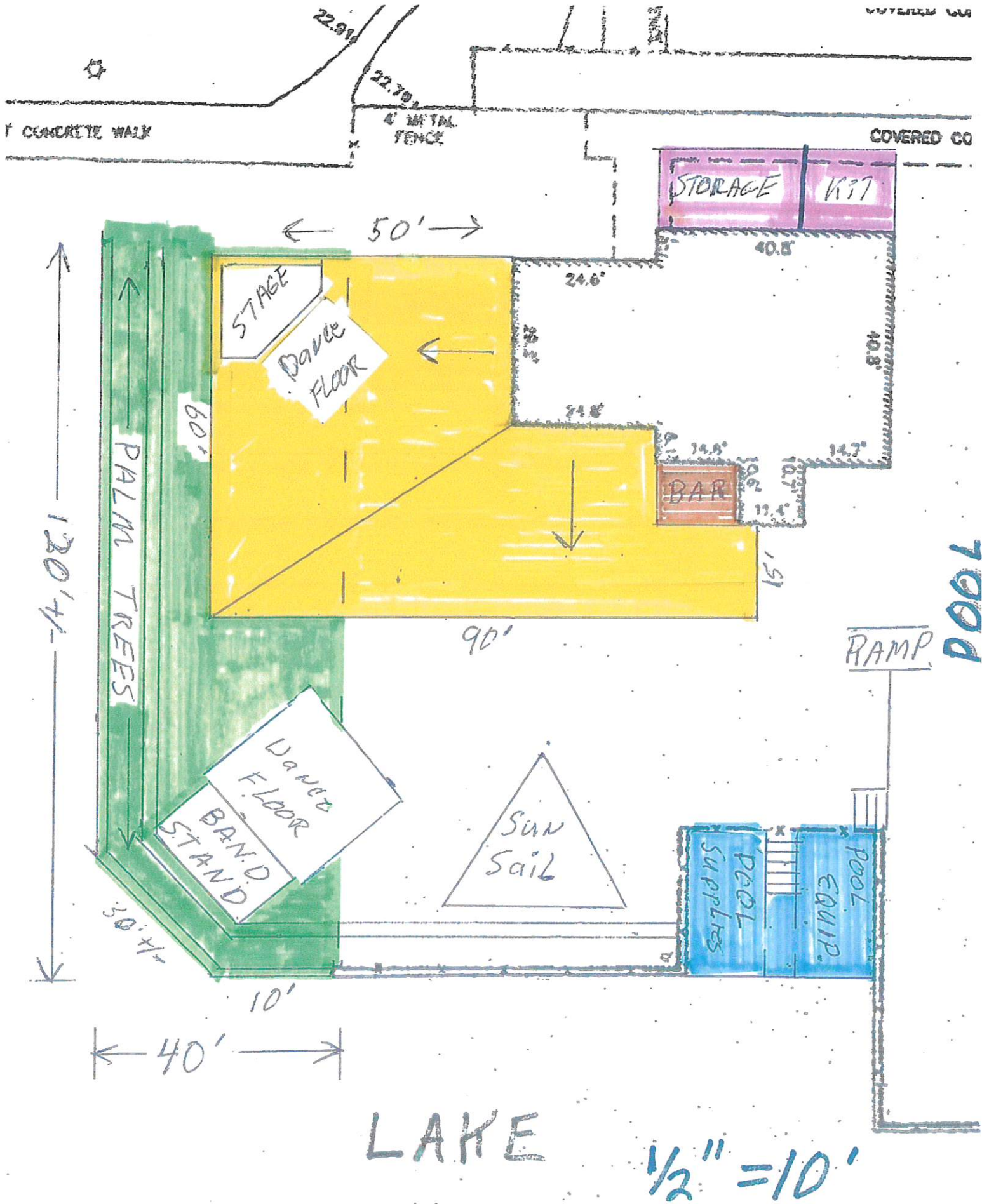
Consideration of the conceptual design (submitted by Trustee Henderson on behalf of Mr. Berndsen resulting from the January 14, 2020 BOT workshop and subsequent input from residents) and direction to staff on how to proceed.

Background and Summary Information

The January 14th BOT workshop resulted in the BOT authorizing a group of residents, along with a Trustee (representing the BOT) to develop a conceptual site plan for the project reviewed by the BOT at this meeting. The attached was submitted as the result of said effort.

The FY20 Approved Budget contains \$145,000 in the R&M/Capital Department for the project. The Proposed FY21-25 5yrFM&CIP recommends another \$1,000,000 for the project to be split between FY21 and FY22 (developed prior to Mr. Berndsen's proposal).

Staff requests direction on how the BOT desires to proceed.



Yellow area, Covered Patio Area

With the area of approximately 4,000 square feet. It would be an aluminum structure built like a carport, using structural engineered roof panels. By removing the overhang on the two sides of the lounge the roof could be attached to the building high enough up to create a ceiling height going from about 12' at the wall down to 10' around the outside perimeter.

To break up the area, install planters maybe raised around the perimeter on the north and west side with an access point on the north side.

Install clear worm drive, roll down curtains around the perimeter on all three sides for weather protection. (I think a manual, worm drive operator would be more reliable, cheaper and have less trouble with then the electric ones).

Install permanent gas heaters on the ceiling. Piped in from above the roof to keep a clean looking appearance.

Then in the north west corner, install a small 14' x 14' stage with an angled front, raised up 1' above the floor with a 16' X 16' dance floor in front of it.

Additional needs, lighting, ceiling fans, speakers for PA or future juke box in the lounge, outlets for the stage and?

Orange Area, Outdoor Bar

Would be approx. 10ft. X 14ft. (could be extended to the south?) Install a roll down door or a short garage door to the south above the bar, along with a service door to the west. This would be a walk-up bar only, no sitting.

The door to the heat exchanger room would have to be moved to the south side of the building.

It would need, sinks, coolers, back bar, soda gun, booze rail, draft beer taps and maybe an ice machine.

Additional equipment to be determined by Kathy.

Blue Area, Pool pit and Heater room.

Close off the area with a poured concrete wall to the south, lined up with the west side of the patio. Pump out the water and fill the area to the 6th steep down about 56" below the patio surface (above the water line) and fill in the area, pour a concrete slab all the way across for the floor. This would give you an area about 30ft. wide by 15ft. +/- deep. Build the ceiling at 7' using the insulated carport panels for a low-pitched roof, leaving the finished height of the room at about 34" above the floor so you could see over the top of it while sitting on the patio.

Depending how much room would be needed for the pool equipment, the area would be divided in to two rooms. A pair of walls could be built about 4ft. or so apart to form a stair well running between the two rooms. The east room would be pool equipment and the west room could be pool chemical storage.

Consult with a pool company (I think we have one) about the amount of area that would be needed for their equipment. Adjusting the elevations of floor and ceiling heights by an engineer.

Question, is there a need for a sump crock and pump in case of high water along with elevating the equipment above the floor.

Pink Area, Kitchen Addition and Storage.

This would be phase 2, start planning now, get bids and start project in the fall or next budget year and if there is not enough money in the budget a short-term loan could be obtained.

On the north side, behind the existing cooking area and bar. If you go up to the covered walkway which has concrete post the largest you can go is about 12' wide by 40' long (11' wide on the inside max). After talking to Kathy, we both feel the covered walk way should come down or at least altered so the kitchen/storage area could be made bigger, and come out 14 or 16 feet by 40' long.

It could be built with a flat roof so you would not have to match the roof lines with the existing lounge. You could put dry storage to the west with walk in coolers (placing the compressors on the flat roof above) or reach in self-contained coolers and freezers. Then placing kitchen to the east and open up the wall with a doorway behind the little kitchen they have now for access to the new area.

The walk-up window would be moved to the east end of the bar were the existing window is, by converting it to a slider on the one side. Which would give easier access from the pool area.

The Kitchen should include items like a char-broil grill, a couple of deep fryers, pizza ovens, refrigerated prep bar, sinks, maybe a dish washer.

Again, I would be willing to offer my assistance and work with Kathy and the board to come up with a layout that is feasible to submit to an architect or engineer for final design

Question, is there more work planed on the covered walkway? If so, maybe that should be put on hold until this is figured out?

One more thing I would like to suggest is to dig out the golf cart parking area to create a swale, to re-route the rain water around the lounge and patio area. Now would be a perfect time to do this because there is going to be a lot of fill that is going to be needed and brought in for this project.

At the lounge expansion work shop it was decided that I would get with a few residents at the lounge to discuss and prepare a layout of our thoughts as to what could be done with the outside area at the lounge.

I've broke this in to two phases. The patio expansion is phase one. The kitchen addition being phase two. According to the August 10th BOT meeting we have \$379,000 in the budget for the lounge and the surrounding area, which includes \$32,000 for the roof. John would know better what is available. With this money already in the budget for this budget year(?). Could this first phase be put on the fast track to have it completed by this fall?

Phase two would be the kitchen expansion. The design for the kitchen could be worked on over the next couple of months along with getting bids and plan a start date this fall with completion by the end of the year. Which would be in the next budget year or financing could be acquired to pay for it.

I would offer any help I can to help in the pre-planning of this project to help save money.

Phase One

Green Area, Patio expansion

Extending 40 ft. to the west and 120 ft. running north to south giving us approximately 4,400 square feet of added space. Leave a 5' border around the perimeter for the placement of palm trees to maintain the look we currently have (Can the existing palm trees be saved and moved?). Then angle the south end 45 degrees to provide an area to move the newly built band stand to, along with a new 24' X 24' dance floor in front of it.

The fence would have to be removed and could be saved and reused on the expanded patio area. The concrete cap on the west side, the make shift bar, the concrete footing below it, any other footings would also need to be removed to about a foot below the finish floor. The canvas canopy's, palm trees on the west side along with most of the pavers would need to be removed, also saved for rebuilding the area.

The golf cart path would also have to be rerouted to the northwest.

Remove the canopy above the smoking pit and the fence running around it. Again, save the fence and re-use later. Fill in the pit to be level with the surrounding area. Then of course the old pool heater building and old pool pit and plastic shed would be removed. While filling in the smoking pit extended it to the east to line up with the existing steps to the south, then going to the north to the existing planter. Adding a ADA ramp next to the planter along with railing. This would give an area for an additional 6-8 loungers along the west side of the pool.

The patio area would need to be pitched for drainage along with the addition of drains according to an engineer design. Along with the addition of lighting, outlets, power to the band stand, hose bibs and?

Board of Trustees

Meeting Agenda Memo

Date: Tuesday, January 28, 2020
Title: **Discussion of Guest Pass Exception for Food & Beverage Events**
Section & Item: 9.A.
Department: Food & Beverage
Fiscal Impact: Unknown
Contact: Roger Compton, Secretary, Kathy Mendes, Food & Beverage Manager, John W. Coffey ICMA-CM, Community Manager
Attachments: Email from Trustee Compton, Excerpt from Policy Manual 22Oct19
Reviewed by
General Counsel: No
Approved by: John W. Coffey, ICMA-CM, Community Manager



Requested Action by BOT

Review current Policy Manual language and direction to staff regarding possible revision as requested by Trustee Compton.

Background and Summary Information

The Policy Manual was revised in 2016 to state the following language under Part Three General Rules Applicable to District Facilities.

22. A guest fee shall be charged in accordance with the fee schedule to any non-resident for use of District facilities. This fee shall not be charged to any non-resident using District facilities under the following circumstances:

- A. When the facility is rented by a non-resident who has paid the appropriate fee.*
- B. Any exemptions to this rule shall only be authorized by the Board of Trustees no less than 30 days before the event.*
- C. This section does not apply to Food & Beverage events.*
- D. Vendors hired by clubs/organization are exempt from guest pass fee.*

Several Food & Beverage events have become very popular and residents have complained about “outsiders” getting in and taking away seats. Specifically, Music Bingo in Building A on Monday nights is a primary source of complaints, especially since the Fire Marshall’s Office reinterpreted the capacity of the building in 2019 which dramatically decreased the number of people who can attend events where tables are used.

The read should note that if the BOT desires to strike rule 22.C (as listed above) from the Policy Manual, a pool host will be positioned in the Building A hallway at all future Food & Beverage events and bags will be checked. Additionally, the BOT may want to consider if they desire to modify this rule just for Music Bingo or for all Food & Beverage events such as Ethnic Festival, St. Patrick’s Day, post-Christmas Parade entertainment, Barefoot by the Lake Festival, and special entertainment where tickets are sold.

If the BOT wishes to reinstate guest pass requirements for Food & Beverage events, staff will place an agenda item (with accompanying resolution) on the February 14, 2020 agenda for consideration.

Staff requests direction on this matter.

John Coffey

From: Roger Compton <rcompton@bbrd.org> on behalf of Roger Compton
Sent: Saturday, January 18, 2020 10:22 PM
To: John Coffey
Subject: Badge Check for events in bldg. A

John,
Per our discussion earlier in the week, please ad an agenda item to discuss checking badges for bldg. A.

Thank You
Roger

Exhibit A
Barefoot Bay Recreation District Policy Manual

20. Beverage laws and license regulations forbid outside alcoholic beverages of any type from being brought into District facilities or consumed therein. Therefore, alcoholic beverages of any type consumed on the premises must be obtained from District facilities.
21. The following behaviors may result in the suspension, cancellation or revocation of a person's social membership, family membership, golf membership and/or guest pass:
 - A. Violation of District Policies or Rules applicable to District Facilities.
 - B. Violation of any local, state, or federal law while using District Facilities.
 - C. Fighting and verbal assault.
 - D. Discourteous, threatening, or rude behavior to BBRD employees, residents or patrons of District Facilities.
 - E. Loud and raucous behavior which decreases the enjoyment of other patrons of District Facilities.
 - F. Unintentional or deliberate misuse of the BBRD Facility or property which results in, or has the potential to result in, damage to the Facility or property, or in any way compromises the safety of any Barefoot Bay Recreation District Facility patron or BBRD staff member.
 - G. Misrepresentation of facts which may result in the District's Policies or fee structure improperly administered or collected.⁵³
22. **A guest fee shall be charged in accordance with the fee schedule to any non-resident for use of District facilities. This fee shall not be charged to any non-resident using District facilities under the following circumstances:⁵⁴**
 - A. When the facility is rented by a non-resident who has paid the appropriate fee.
 - B. Any exemptions to this rule shall only be authorized by the Board of Trustees no less than 30 days before the event.
 - C. **This section does not apply to Food & Beverage events.**
 - D. Vendors hired by clubs/organization are exempt from guest pass fee.
23. Children under age 12, must be accompanied by an adult when using District facilities. Groups of children who are using the facilities with guest passes must have one responsible adult for every five children.⁵⁵
24. Commercial solicitation is prohibited while on District properties. The gathering of signatures for petitioning of elected officials is prohibited within buildings or upon District facilities. Bonafide nonprofit or 501(c) fundraising efforts shall be permitted.
25. Any organization or individual desiring to plant trees, shrubbery, flowers, or other vegetation on District property must have prior approval of District management. A landscaping and maintenance plan shall be submitted for review and approval prior to any planting activity. Any vegetation planted on District property shall become the property of the District. No removal of vegetation is permitted without District approval.
26. Decorations⁵⁶
 - A. No items or decorations of any type, which may be viewed as offensive to any patrons, may be affixed, installed or added to any facility by individuals, residents, clubs, or organizations.
 - B. No items or decorations may be applied or attached to any public area facility without the expressed permission of management. This permission must be in writing and cover the type, style, material, custodial and maintenance requirements as well as the contact person in charge of the decorations.
 - C. The use of candles, confetti, birdseed, rice or other non-environmentally friendly products will not be used except as authorized by the Community Manager. Requests for said exceptions shall be made in writing, reviewed by the Property Services Manager and approved or denied by the Community Manager no less than 3 business days before an event.⁵⁷

Board of Trustees Meeting Agenda Memo

Date: Tuesday, January 28, 2020
Title: **Ethnic Festival Request for Waiver of Guest Pass Requirement**
Section & Item: 9.B.
Department: Administration, District Clerk
Fiscal Impact: Unknown
Contact: Joseph Klosky, Chairman, John W. Coffey ICMA-CM, Community Manager
Attachments: Policy Manual Excerpt
Reviewed by
General Counsel: No
Approved by: John W. Coffey, ICMA-CM, Community Manager



Requested Action by BOT

Consideration of Trustee Klosky's request for waiver of the guest pass requirement for the 2020 Ethnic Festival as allowed in BBRD's Policy Manual.

Background and Summary Information

The Policy Manual was revised in 2016 to state the following language under Part Three General Rules Applicable to District Facilities.

22. A guest fee shall be charged in accordance with the fee schedule to any non-resident for use of District facilities. This fee shall not be charged to any non-resident using District facilities under the following circumstances:

- A. When the facility is rented by a non-resident who has paid the appropriate fee.*
- B. Any exemptions to this rule shall only be authorized by the Board of Trustees no less than 30 days before the event.*
- C. This section does not apply to Food & Beverage events.*
- D. Vendors hired by clubs/organization are exempt from guest pass fee.*

The annual Ethnic Festival (March 1, 2020 this year) is a charitable fund raiser for several recognized clubs in BBRD. Historically, the BOT has waived the guest pass requirement for the morning and early afternoon of the day of the event. Chairman Klosky, on behalf of the Ethnic Festival, requests the BOT waive the guest pass requirement for this year's event as allowed under the above listed Policy Manual language.

Staff recommends the BOT waive the guest pass requirement on March 1, 2020 at Building A and Pool #1 until 3pm.

Exhibit A
Barefoot Bay Recreation District Policy Manual

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 - E. Loud and raucous behavior which decreases the enjoyment of other patrons of District Facilities.
 - F. Unintentional or deliberate misuse of the BBRD Facility or property which results in, or has the potential to result in, damage to the Facility or property, or in any way compromises the safety of any Barefoot Bay Recreation District Facility patron or BBRD staff member.
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 - C. The use of candles, confetti, birdseed, rice or other non-environmentally friendly products will not be used except as authorized by the Community Manager. Requests for said exceptions shall be made in writing, reviewed by the Property Services Manager and approved or denied by the Community Manager no less than 3 business days before an event.⁵⁷

Board of Trustees Meeting Agenda Memo

Date: Tuesday, January 28, 2020
Title: **Shopping Center Lease Proposal (Old Doctor's Office and Vault)**
Section & Item: 9.C.
Department: Shopping Center
Fiscal Impact: \$15,387.72 (Annual)
Contact: Charles Henley, Finance Manager, John W. Coffey ICMA-CM, Community Manager
Attachments: Lease Proposal - FC, Listing Agreement - 2019, FY19 RE Tax and CAM Analysis
Reviewed by
General Counsel: N/A
Approved by: John W. Coffey, ICMA-CM, Community Manager



Requested Action by BOT

Consideration of proposal for Shopping Center Space Building #2, unit #3 and part of unit #2.

Background and Summary Information

On January 9, 2020, Terry Calhoun of Coldwell Banker Paradise, our listing agent forwarded the following proposal from Frank Cavaliere to lease the Shopping Center Building #2, unit #3 and part of unit #2 (which are also known as the Doctor's office and the Vault, respectively) for 5 years with a 5 year renewal option beginning April 1, 2020:

Base Rent of \$8/sf rental rate along with a CAM of \$2.87 on the Doctors Office, Building #2, unit #3. – Base Rent deferred until September 1, 2020 (5 months), CAM to begin April 1, 2020

Base Rent of \$0.55/sf rental rate on the Vault, – Base Rent deferred until September 1, 2020 (5 months). BBRD has 6 months to clean out the Vault.

Annual Increase of 3% on Base Rent.

6 Parking spaces to be designated to customer.

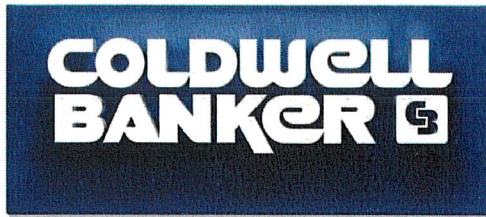
Background Information

The Doctors Office, building #2, unit #3 is available.

The Vault, building #2, part of unit #2 is occupied by BBRD.

The current CAM is \$1.62 and the current RE Tax is \$1.93 ==> $\$1.62 + \$1.93 = \$3.55$, \$0.68 more than offer for CAM.

Staff requests BOT direction.



PARADISE

Barefoot Bay Recreational District

Board of Directors

Att: Charles Henley, John Coffee

Barefoot Bay Recreational District

Dear Board of Directors,

Attached is a proposal for leasing at the Barefoot Bay vacant Doctors Office. The owner currently rents relatively close by and is looking to relocate. He has a very well established business and can show proof of paying rent on time if required. He does not wish at this time to give the name of the business as he states he has a vindictive landlord.

We do appreciate your time and consideration in reviewing the proposal.

We look forward to hearing from you soon.

Sincerely,

A handwritten signature in blue ink that reads "Terry Calhoun". The signature is fluid and cursive.

Terry Calhoun
Coldwell Banker Paradise

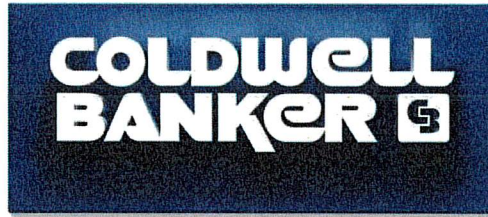
1209 U.S. Highway 1

Sebastian, FL 32958

Direct: 772-388-6378

Fax: 772-388-1227

Cell: 772-538-1786



PARADISE

January 8, 2020

Barefoot Bay Recreational District

Board of Directors

Att: Charles Henley, John Coffee

Barefoot Bay Recreational District

PROPOSAL TO LEASE

I have a client that has been in business for several years with an established business in the Barefoot Bay area.

Please consider the following terms to rent 935 Barefoot Bay Blvd. (Doctors office unit) Total Square footage: 1,147 sq ft.

Lease terms: Base Rent \$8 sq ft = \$ 764.67 monthly / \$9,176.00 yearly

CAM \$ 2.87sq ft = \$ 267.64 monthly/ \$3,211.60 yearly

Total: \$10.87sq ft= \$ 1,032.31 Monthly/ \$ \$12,387.72

Vault: \$ 250.00 Monthly / \$3,000.00 yearly

GRAND TOTAL: \$ 1,282.31 Monthly/ \$15,387.72 yearly

Vault Room to be included: Barefoot Bay right to use a space as agreed upon to store shutters, supplies, ect. Barefoot Bay will clean out within 6 months of signing of the lease. Initial 5 year lease. Yearly increase of base rent 3% per year. Option for additional 5 years.

- a. April 1, 2020 take possession. Waive base rent for two months to allow for build out.
- b. Move in Date June 1, 2020. Three Months free base rent.
- c. CAM will be paid monthly from April 1, 2020 thru August 31, 2020.
- d. Designate six (6) parking spaces for customers



PARADISE

COMMERCIAL EXCLUSIVE RIGHT TO LEASE LISTING AGREEMENT

This Exclusive Right to Lease Listing Agreement ("Agreement") is entered into by and between:

Barefoot Bay Recreation District 931 Barefoot Blvd. Barefoot Bay, FL 32976 Phone # 772-664-4839 ("Owner") and Coldwell Banker Commercial Paradise ("Broker")

1. **AUTHORITY TO LEASE PROPERTY:** Owner gives Broker the Exclusive Right to Secure a Tenant for the real and personal property ("Property") described below beginning on March 1, 2019 and ending at 11:59 p.m. on February 28, 2020. "(Leasing Period).
If the property becomes vacant during the Leasing Period, Owner and Broker remain obligated to perform under this Agreement until the Leasing Period expires. Owner certifies and represents that Owner is legally entitled to lease the Property.

2. **DESCRIPTION OF PROPERTY:**

(a) Real Property: Street Address: 931 + 935 945 Barefoot Blvd Building 2 units
Barefoot Bay FL 32976

(b) Legal Description: _____

(c) Personal Property Included: N/A

(d) Parking Spaces: Shared Parking

(e) Occupancy: Property is is not currently occupied. If occupied, the lease term expires on: _____

3. **LEASE RATE AND TERMS:**

(a) Approximate Rentable Square Feet: (Dr's office) 1,147
(Retail space) 1,560

(b) Annual Rent (per Square Foot): \$ 10.00
i. Common Area Maintenance (CAM): \$2.87 (0 if included)
ii. Real Estate Taxes: \$ YES (0 if included)
iii. Insurance: \$TBD (0 if included)

(c) Total Annual Rent (per Square Foot): \$12.87 Rent & CAM

(d) Rent Payable: Monthly Quarterly \$ 0.00 Annually \$ _____
Florida Sales Tax _____ \$ _____
Total Including Sales Tax: _____ \$ _____

(e) Security Deposit: \$1 Month Rent+ CAM+ Tax



PARADISE

(f) Initial Lease Term: Negotiable

(g) Option to Renew: — Terms of Renewal: 11% increase in rent per year

(h) ~~The following Expenses (if applicable) to be paid by Tenant or Owner as marked below. The responsibility for payment of these expenses may be modified during the negotiations if agreed by all parties prior to the final lease execution.~~

- i. Lease Preparation: Tenant Owner N/A
- ii. Florida Sales Tax: Tenant Owner N/A
- iii. Real Estate Taxes (Leased Area Proration): Tenant Owner N/A
- iv. Liability Insurance on Building / Grounds: Tenant Owner N/A
- v. Liability Insurance on Tenant Leased Area: Tenant Owner N/A
- vi. Insurance on Building: Tenant Owner N/A
- vii. Tenant Personal Property Insurance: Tenant Owner N/A
- viii. Water: Tenant Owner N/A
- ix. Sewer: Tenant Owner N/A
- x. Electric: Tenant Owner N/A
- xi. Gas: Tenant Owner N/A
- xii. HVAC Maintenance & Repairs: Tenant Owner N/A
- xiii. Refuse Collection: Tenant Owner N/A
- xiv. Interior Maintenance of Leased Property: Tenant Owner N/A
- xv. Grounds Maintenance: Tenant Owner N/A
- xvi. Exterior Maintenance of Building: Tenant Owner N/A
- xvii. Signage: Tenant Owner N/A



PARADISE

xviii. Tenant Build Out Allowance: \$ TBD and Description:

xix. Other Expenses and Party to pay:

4. **MARKETING, NEGOTIATION AND COOPERATING BROKERS:** Broker will assist Owner in the marketing of the Property and in the negotiation of a lease agreement(s) with any prospective tenant(s). Broker may carry out Broker's duties under this Agreement through Broker's associates(s) and other brokers ("Cooperating Brokers"); such Cooperating Brokers shall not be considered sub-agents of the Broker or Owner.

5. **COMPENSATION / COMMISSIONS:** Broker shall be entitled to Compensation / Commissions as described below for any new lease agreement, lease extension or renewal by Tenant found by Broker that is approved by Owner, regardless of the actual terms of the final transaction. In consideration of the services to be rendered by Broker for the benefit of Owner, Owner agrees to pay Broker commissions as follows:

(a) For new Tenant Leases with persons or entities not currently a tenant of Owner and procured without the assistance of an "outside broker" i.e., a broker not in the employ of Broker, Owner agrees to pay a commission to Broker equal to 6% of the Gross Rents. Commissions earned under this Paragraph shall be paid fifty percent (50%) on execution of the Tenant Lease and fifty percent (50%) on the date Tenant takes occupancy of the premises.

(b) For new Tenant Leases with persons or entities not currently a tenant of Owner and procured with the assistance of an outside broker, Owner agrees to pay a commission to Broker equal to 8% of the Gross Rents. Commissions earned under this Paragraph shall be paid fifty percent (50%) on execution of the Tenant Lease and fifty percent (50%) on the date tenant takes occupancy of its

premises. Of this fee, the Broker agrees to pay the sum of 2% to the Cooperating Broker or such amount that both brokers mutually agreed upon.

(c) If Owner enters into any new lease, renewal or extension of the original lease with a Tenant placed in the Property by or through Broker, Owner agrees to pay a commission to Broker equal to 6% of the Gross Rents due and payable on the commencement date of the renewal or extension period.

(d) Execution by Owner of a lease on any rate or terms other than as listed in this Agreement will not preclude Broker from collecting the Commission based upon the actual rental, or as may be otherwise earned by Broker.

(e) Protection Period: Owner agrees to pay Broker's Commission if, within 180 days after the end of the Listing Period, Owner leases the Property to any Prospects with whom Broker or any other Broker communicated with during the Listing Period regarding leasing the Property. **Broker must provide Owner with a list of said Prospects, and entitlement to compensation under this subparagraph will be limited to the names on that list.** The protection period ceases if Owners enter into a good faith exclusive right to lease contract with another broker after the Listing Period ends.

6. **COOPERATING BROKERS:** Owner authorizes Broker to make offers of cooperation and compensation to Cooperating Brokers in the listing of the Property, and to cooperate with and use the services of the Cooperating Brokers and their leasing associates from time to time in discharging and performing the duties of Broker. However, Broker is strictly prohibited from making any offers of sub-agency to Cooperating Brokers. Broker may share a portion of the Commission with any Cooperating Brokers,



PARADISE

including Cooperating Brokers who may be acting as agents for Prospective Tenants. Owner shall, subject to provisions contained in this agreement, pay the full amount of the Commission to Broker, and Broker may divide the Commission with any Cooperating Brokers in any proportion as Broker may deem appropriate.

7. **BROKER'S AUTHORITY:** Owner authorizes Broker to: (a) use such marketing techniques and devote such time and effort on Owner's behalf as Broker, in Broker's discretion, deems appropriate and necessary to attempt to achieve the timely lease of the Property including: (i) the right to place advertising signs on the Property and remove all other real estate signs; and (ii) list the Property in a computer on-line property network; (b) enter upon the Property at reasonable times, and with Cooperating Brokers and Prospects, for purposes of viewing the Property and showing the Property to employees, inspectors, agents, and contractors of Prospects; and (c) use listing information, and lease rate, rental and terms information, for Broker's market evaluation, networking, and for disclosing to other persons as Broker may deem desirable including, but not limited to, disclosing the information in a computer property network. Broker shall not execute any document on behalf of Owner without written authority.
8. **REPRESENTATIONS:** Owner and Broker agree as follows:
 - (a) **Non-discrimination:** The Property will be offered, shown to and made available for lease to all persons without regard to race, color, religion, national origin, gender, disability, familial status or any other classes protected by state or local law.
 - (b) **Indemnity:** Broker agrees to protect, defend, indemnify and hold Owner and Owner's directors, officers, shareholders, employees and agents harmless from all claims, damages, liabilities and expenses arising from the negligence or misconduct of Broker. Owner agrees to protect, defend, indemnify and hold Broker and Broker's directors, officers, shareholders, employees and agents harmless from all claims, damages, liabilities and expenses arising from the negligence or misconduct of Owner.



PARADISE

9. MISCELLANEOUS:

- (a) Notices: Any notice under this Agreement must be in writing and will be deemed delivered on the earlier of: (i) actual receipt, if delivered in person; or by messenger with evidence of delivery; (ii) receipt of an electronic facsimile ("Fax") transmission; or (iii) upon deposit in the United States mail, first class postage prepaid, and addressed to the intended recipient at its respective address set forth below, or such other address as may be subsequently designated in writing by the intended recipient.
- (b) Severability: If any provision of this Agreement is found to be invalid or unenforceable by a court of competent jurisdiction, then the invalid provision will be deemed to be deleted from this Agreement, and the remainder of this Agreement will continue to be valid and in full force and effect.
- (c) Binding Effect: This Agreement is binding on and will inure to the benefit of the parties hereto and their successors, heirs and assigns. This Agreement may not, however, be assigned by either party without the written consent of the other party. This Agreement may not be modified, canceled or terminated except by an agreement in writing executed by both parties. Owner and Broker acknowledge that Owner and Broker have read this entire Agreement, understand it fully, and have had an opportunity to review it with an attorney of Owner's and Broker's choice. Owner and Broker acknowledge receipt of a fully executed copy of this Agreement.
- (d) Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

10. DISCLOSURE OF STATUTORY LEASING COMMISSION LIEN RIGHTS: You are signing a listing agreement, commission agreement, lease agreement or other contract (a "brokerage agreement") under which you are agreeing to pay Coldwell Banker Commercial Paradise (the "Broker") a commission for licensed services provided by the Broker relating to the leasing of your real property described above herein. The Florida Commercial Real Estate Leasing Commission Lien Act, Part IV of Chapter 475, Florida Statutes (the "Act"), provides that when a broker has earned a commission by performing licensed services under a brokerage agreement with you, the broker may claim a lien against your interest in the property for the broker's commission. The broker's lien rights under the Act cannot be waived before the commission is earned. The undersigned Property Owner hereby acknowledges that the Property Owner received a copy of this Disclosure of Statutory Leasing Commission Lien Rights.

11. ADDITIONAL CLAUSES:

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed by their duly authorized representatives.

OWNER:

BAREFOOT BAY RECREATION DISTRICT
 By: X [Signature]
 Name: JOSEPH KLOSKY
 Title: CHAIR PERSON

BROKER:

Coldwell Banker Commercial Paradise
 By: X [Signature]
 Name: Steven R Schlitt
 Title: Broker



PARADISE

COMMERCIAL LEASE COMMISSION EXAMPLE

Square Footage	2,500 SF
Lease Rate	\$ 25.00 NNN
Annual Increase	5%
Year 1 Rent	\$ 62,500.00
Year 2 Rent	65,625.00
Year 3 Rent	68,906.25
Year 4 Rent	72,351.56
Year 5 Rent	<u>75,969.14</u>
TOTAL RENT	\$ 345,351.95
Commission %	<u>10%</u>
TOTAL COMMISSION:	\$ 34,535.20

	Aug-19	47 Month Total	Annual Average
Property Taxes	-	59,911.70	15,296.60
Telephone, Internet, Cable	199.96	2,305.50	588.64
Utilities/Electricity	150.00	5,952.27	1,519.73
Utilities/Water	265.44	2,891.25	738.19
Utilities/Solid Waste - Garbage & Recycling	333.80	15,557.60	3,972.15
CVO Utilities	188.20	7,591.86	1,938.35
R & M Buildings	300.13	29,498.00	7,531.40
R & M Grounds	300.00	14,100.00	3,600.00
Miscellaneous Expenditures	-	2,285.40	583.51
Capital Outlay	-	13,195.49	3,369.06
	1,737.53	153,289.07	39,137.63
Property Taxes			(15,296.60)
Telephone, Internet, Cable			(588.64)
CVO Utilities			(1,938.35)
			<u>21,314.04</u>
		Sq FT	13,167
			1.62
Property Taxes			15,296.60
		Sq FT	7,926
			1.93

Board of Trustees

Meeting Agenda Memo

Date: Tuesday, January 28, 2020

Title: **NRP: Purchase of 12 Tax Deeds on specific lots held by Brevard County**

Section & Item: 9.D.

Department: R&M/Capital Projects

Fiscal Impact: \$17,778.08 in cost of certificates. \$15,573.55 monies returned to Barefoot Bay Recreation District for taxes plus interest due.

Contact: Richard Armington, Resident Relations Manager, John W. Coffey ICMA-CM, Community Manager

Attachments: Brevard County - Certificates

Reviewed by

General Counsel: Yes

Approved by: John W. Coffey, ICMA-CM, Community Manager



Requested Action by BOT

N/A. For informational purposes only.

Background and Summary Information

Staff recently identified the attached 12 vacant lots (addresses redacted in accordance with the spirit of the Neighborhood Revitalization Program procedures) with tax deeds owned by Brevard County as potential lots to be purchased to spur the construction of new homes. The 12 lots have current DOR violations for tall grass resulting in Property Services cutting the grass and liens being placed on the properties for non-payment. Approval by the Board of Trustees was unanimously approved at the meeting on July 12, 2019. This will be a continuing process with Tax Deed auctions being submitted next.

The Tax Deeds have been purchased on the 12 vacant lots. Estimates have been printed for the acquisition and sale for all 12 lots. The estimates have been confirmed by Trustees Klosky and Loveland. During the next 3-4 weeks BBRD will be calling for Tax Deed auctions on all 12 lots. The Board of Trustees will be kept apprised of all progress made in the acquisition of these properties.

Account #	Tax Year	Certificate #	Status	Date Eligible	Bidder Number
3004887	2015	13907	Issued	2018-04-01	3754028
3004993	2015	13915	Tax Deed Applied	2018-04-01	3754028
3004753	2015	13895	Issued	2018-04-01	3754028
3006262	2015	13963	Issued	2018-04-01	3754028
3005077	2015	13919	Issued	2018-04-01	3754028
3004598	2015	13884	Issued	2018-04-01	3754028
3004657	2015	13888	Issued	2018-04-01	3754028
3004885	2015	13906	Issued	2018-04-01	3754028
3004529	2014	14264	Tax Deed Applied	2017-04-01	3754028
3002230	2014	14168	Issued	2017-04-01	3754028
3004068	2014	14248	Issued	2017-04-01	3754028
3003740	2013	13959	Tax Deed Applied	2016-04-01	3754028

Brevard County - My Certificates

Face Amount	Interest Rate	Assessed Value	Expiration Date	Surrendered Date
1,449.21 \$	18.00	3,300.00	\$ 2023-06-01	
1,449.21 \$	18.00	3,300.00	\$ 2023-06-01	2020-01-14
1,449.21 \$	18.00	3,300.00	\$ 2023-06-01	
1,449.21 \$	18.00	3,300.00	\$ 2023-06-01	
1,449.21 \$	18.00	3,300.00	\$ 2023-06-01	
1,449.21 \$	18.00	3,300.00	\$ 2023-06-01	
1,449.21 \$	18.00	3,300.00	\$ 2023-06-01	
1,449.21 \$	18.00	3,300.00	\$ 2023-06-01	
1,511.09 \$	18.00	3,000.00	\$ 2022-05-30	2020-01-14
1,501.34 \$	18.00	2,700.00	\$ 2022-05-30	
1,511.09 \$	18.00	3,000.00	\$ 2022-05-30	
1,660.88 \$	18.00	3,000.00	\$ 2021-05-31	2020-01-14

Board of Trustees Meeting Agenda Memo

Date: Tuesday, January 28, 2020
Title: **Violations Committee Appointment**

Section & Item: 9.E.

Department: Resident Relations, DOR

Fiscal Impact: N/A

Contact: Richard Armington, Resident Relations Manager, John W. Coffey ICMA-CM, Community Manager

Attachments: Mary Firlein VC resignation, Odonnell notice of interest, Wheaton notice of interest, Brinker notice of interest, Preston email, Preston resume, Resolution 2010-18

Reviewed by General

Counsel: No

Approved by: John W. Coffey, ICMA-CM, Community Manager



Requested Action by BOT

Appointment of Mr. Jeff Grunow (current alternate on the Violations Committee) to the vacant voting member position for a 3-year term and the appointment of two residents as a Violations Committee alternate member positions.

Background and Summary Information

On October 22, 2019, the BOT appointed Ms. Wilma Weglein (then alternate on the Violations Committee) to the vacant voting member position thereby creating a vacant alternate position. Mr. Jeff Grunow (appointed August 22, 2017) is remaining alternate on the committee. Mr. Grunow informed staff that he is willing to serve as a voting member. Resolution 2010-18 states that the BOT shall appoint members to a 3-year term on the Violations Committee.

In keeping with past customs, staff recommends the BOT appoint Mr. Jeff Grunow to the vacant voting member position for a 3-year term.

Upon Mr. Grunow's appointment to a voting member position, two alternate member positions are now vacant. The following individuals have submitted resumes or conveyed their interest in serving as alternates:

- Tom O'Donnell (former DOR Inspector)
- David Wheaton (former Trustee)
- Hurrol Brinker (current ARCC member and former member of the now defunct Finance Committee)
- Paul Preston (resident)

Staff recommends the BOT appoint two individuals to the Violations Committee as alternate members.

Joy M. Liddy

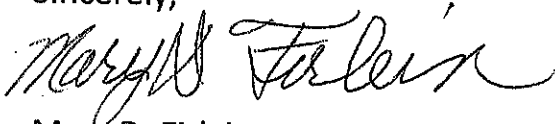
January 9, 2020

J

Chairperson, DOR Violations Committee

I am hereby announcing my intent to resign from the DOR Violations Committee, effective January 23, 2020. I have enjoyed working with all the members of the committee as well as the DOR Enforcement team. I want to thank everyone for their help and guidance over the fifteen years on the committee. Now, I feel I should step down to allow someone new to fill the vacancy.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mary D. Firlein".

Mary D. Firlein

Cc: Rich Armington, Sally-Ann Biondolillo, Joseph Klosky, John Coffey

John Coffey

From: Stephanie Brown <sbrown@bbrd.org> on behalf of Stephanie Brown
Sent: Thursday, December 12, 2019 10:29 AM
To: John Coffey
Subject: FW: Violation Comm. Vacancy

See below. How to I proceed or what needs to be done.

Thank you,

Stephanie Brown

District Clerk
Barefoot Bay Recreation District
www.bbrd.org
625 Barefoot Blvd.
Barefoot Bay, FL 32976
O (772) 664-3141 ext 210
F (772) 664-1928



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From: Tom O'Donnell <odie390@gmail.com>
Sent: Monday, December 9, 2019 11:17 AM
To: sbrown@bbrd.org
Subject: Violation Comm. Vacancy

Hi Stephanie,

I would like to be considered for the vacant alternate seat on the Violation Committee.

As a former DOR enforcement officer and a strong supporter of our DOR I feel I would be an asset to the committee.

Thanks,

Tom O'Donnell
915 Thrush Circle
Barefoot Bay FL 32976
518-466-9275

John Coffey

From: John Coffey
Sent: Thursday, January 09, 2020 2:44 PM
To: 'Stephanie Brown'
Cc: Joe Klosky (jklosky@bbrd.org); Randy Loveland; Luann Henderson (lhenderson@bbrd.org); 'Roger Compton'; Michael Maino; 'Rich Armington'; M. Joy Liddy
Subject: notice of interest in nomination to the Violations Committee as an alternate

Stephanie,

Please be advised that Mr. David Wheaton verbal told me today he wants to be considered for the vacant seat on the Violations Committee. As you recall we have the appointment of this position scheduled for the January 28th BOT meeting and that Mr. Tom O'Donnell had previously submitted his request to be considered for the position.

Trustees and Trustee-elects,

I have copied you for your situational awareness.

Sincerely,

John W. Coffey, ICMA-CM

Community Manager
Barefoot Bay Recreation District
625 Barefoot Blvd.
Barefoot Bay, FL 32976
Phone: 772.664.3141
Fax: 772.664.1928

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John Coffey

From: John Coffey
Sent: Friday, January 10, 2020 11:33 AM
To: 'Stephanie Brown'
Cc: 'Joe Klosky (jklosky@bbrd.org)'; 'Randy Loveland'; 'Luann Henderson (lhenderson@bbrd.org)'; 'Roger Compton'; 'Michael Maino'; 'Rich Armington'
Subject: RE: notice of interest in nomination to the Violations Committee as an alternate
Attachments: Mary Firlein VC resignation.pdf

Stephanie,

Today Mr. Hurrol Brinker advised me that he is interested in being considered for one of the two the vacant positions on the VC. He requested that we use his resume previously supplied.

Trustees,

In addition to a third VC candidate, attached is a scanned copy of Mary Firlein's resignation letter she submitted today prior to the VC meeting.

Sincerely,

John

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From: John Coffey <jcoffey@bbrd.org>
Sent: Thursday, January 09, 2020 2:44 PM
To: 'Stephanie Brown' <sbrown@bbrd.org>
Cc: Joe Klosky (jklosky@bbrd.org) <jklosky@bbrd.org>; Randy Loveland <rloveland@bbrd.org>; Luann Henderson (lhenderson@bbrd.org) <lhenderson@bbrd.org>; 'Roger Compton' <rcompton@bbrd.org>; Michael Maino <mmaino@bbrd.org>; 'Rich Armington' <richarmington@bbrd.org>; M. Joy Liddy <sunshinerents@gmail.com>
Subject: notice of interest in nomination to the Violations Committee as an alternate

Stephanie,

Please be advised that Mr. David Wheaton verbal told me today he wants to be considered for the vacant seat on the Violations Committee. As you recall we have the appointment of this position scheduled for the January 28th BOT meeting and that Mr. Tom O'Donnell had previously submitted his request to be considered for the position.

Trustees and Trustee-elects,

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Sincerely,

John W. Coffey, ICMA-CM

Community Manager
Barefoot Bay Recreation District
625 Barefoot Blvd.
Barefoot Bay, FL 32976
Phone: 772.664.3141
Fax: 772.664.1928

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John Coffey

From: Stephanie Brown <sbrown@bbrd.org> on behalf of Stephanie Brown
Sent: Tuesday, January 14, 2020 1:15 PM
To: John Coffey
Subject: FW: Preston - application
Attachments: resume.mine.pdf

Attached is Paul Preston's resume.

Stephanie Brown

District Clerk
Barefoot Bay Recreation District
www.bbrd.org
625 Barefoot Blvd.
Barefoot Bay, FL 32976
O (772) 664-3141 ext 210
F (772) 664-1928



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From: Paul Preston <prezpresto@aol.com>
Sent: Tuesday, January 14, 2020 1:18 PM
To: sbrown@bbrd.org
Subject: Re: Preston - application

In a message dated 1/14/2020 1:09:31 PM Eastern Standard Time, sbrown@bbrd.org writes:

I received the email stating your interest in the position. However, I did not see an application. **if there is a form please or direct me to it, if not please consider this my letter of interest** There was an attached tax form, but no resume or letter of interest. **resume is now attached.**

Stephanie Brown

District Clerk
Barefoot Bay Recreation District
www.bbrd.org

625 Barefoot Blvd.

Barefoot Bay, FL 32976

O (772) 664-3141 ext 210

F (772) 664-1928



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From: Paul Preston <prezpresto@aol.com>

Sent: Tuesday, January 14, 2020 1:07 PM

To: prezpresto@aol.com; sbrown@bbrd.org

Subject: Re: Preston - application

did you get mt application

In a message dated 1/14/2020 10:54:08 AM Eastern Standard Time, prezpresto@aol.com writes:

Please consider me for the position

Violations Committee Vacancy

The BOT is now accepting resumes or letters of interest from residents for two vacant seats on the Violations Committee. Interested residents should either drop off their credentials to the NAB or e-mail them to the District Clerk Stephanie Brown at (sbrown@bbrd.org).

Paul Preston

911 Fir St.

Barefoot Bay, FL 32976

772-202-4799

561-756-0233

911 Fir Street Barefoot Bay, FL 32976
Cell Phone (561-756-0233) (772-202-4799) – prezpresto@aol.com

PAUL PRESTON

Qualifications

- Florida Licensed Community Association Manager
- Experienced Condominium/Rental Complex Manager
- President of self-managed Homeowner Association
- Director of Operation of telephone switch manufacture (70 employees)
- Supervisor of a Telephony Engineering Group (10 employees)
- Mater scheduler of over 1200 projects in both the U.S. and International Markets
- Project Manger of telecommunication project involving 6 states and 39 cities
- Global Network planner involving 1400 cities in 52 countries
- Project Manager of 2 North American Field Trials
- Volunteer Coordinator of YMCA' youth programs for ages 9 to 18.
- Electrical tester background
- Coordinated irrigation project
- Budget preparation
- Familiar with Continental's programs and procedures
- Worked with Julio Robaina and his Nine-member House Select Committee on Condominium and Homeowner Association Governance to implement changes introduced into law in 2008.

Professional Experience

8/2006 – 9/2011: Continental's Community Association Manager at Polo Glen Luxury Condominium in Plantation, FL

- Manage maintenance crew and selected vendors
- Provided monthly reports including financial statement and variance details
- Monitored monthly maintenances payments per association guidelines and issued the paper worked needed to involve the attorney when appropriate
- Managed Polo Glen in accordance with the City, State, and Federal regulations. These regulations involve pool, fountains, irrigation system, lakes, and landscaping
- Pool renovation
- Building painting and concrete renovation
- Y200k program administrator

Previous Experience

American Digital Switching Systems - Melbourne, Fl

- **Acted as project manager for ADS's North American Field Trial, scheduled monitored and tracked all elements of the company's product from design to final payment**
- **Promoted to Director of Operations, tasked with procurement of parts, assemble of units, system testing, shipping, and Customer Service**

Cit-Alcatel – Reston, Va

- **French Telephone Switch Manufacture with 350,000 employees world wide.**
- **Managed Cit-Alcatel's North American Field Trial that involved tracking parts thru customs. Installing a switch into the world wide network and collecting the final dollar**

Global One - Reston, Va

- **Global Network Planner tasked with routing telephone calls and collecting associated revenue for calls between 1400 cities in 52 countries**

Datameterics – Orlando FL

- **Manufacture of rugged printers for military and commercial customers**

Awards

- **YMCA Volunteer of the year**
- **YMCA Man of the year**
- **Current world record holder of the unbreakable record**

6 ↑

RESOLUTION 2010 -18

**A RESOLUTION OF THE BOARD OF TRUSTEES OF
THE BAREFOOT BAY RECREATION DISTRICT;
AMENDING RESOLUTION 2008-1; PROVIDING FOR
CONFLICTS; PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Barefoot Bay Recreation District has previously adopted Resolution 2008-1 regarding the processing of Deed of Restrictions violation enforcement cases; and

WHEREAS, the Board of Trustees desires to amend Resolution 2008-1 to remove term limits for members of the Violations Committee;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE BAREFOOT BAY RECREATION DISTRICT, BREVARD COUNTY, FLORIDA, that:

Section 1. Section 3 (f) of Resolution 2008-1 is hereby amended to read as follows:

(f) A member of the Violations Committee may be reappointed upon approval of the Board of Trustees. ~~A member of the Violations Committee may serve a maximum of two consecutive terms.~~

Section 2. This Resolution shall become effective immediately upon its adoption.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed and all resolutions or parts of resolutions not in conflict herewith are hereby continued in full force and effect.

Section 4. If any provision of this resolution or the application thereof to any person or circumstances is held invalid, the invalidity shall not effect the other provisions or applications of the resolution which can be given effect without the invalid provision or application, and to this end the provisions of this resolution are declared severable.

The foregoing resolution was moved for adoption by Trustee Crouse. The motion was seconded by Trustee McAfee and, upon being put to a vote, that vote was as follows:

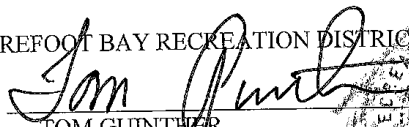
Chairman, Tom Guinther	Yes
Trustee, Louise Crouse	Yes
Trustee, Joseph Klosky	No
Trustee, John M. McAfee	Yes
Trustee, Charles W. Mershon	Yes

The Chairman thereupon declared this resolution Done, Ordered, and Adopted this

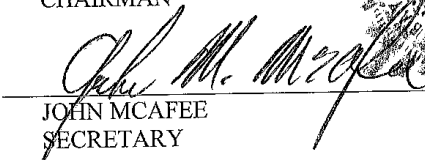
8th day of October, 2010.

BAREFOOT BAY RECREATION DISTRICT

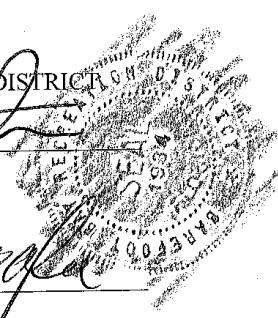
By:



TOM GUINTEHER
CHAIRMAN



JOHN MCAFEE
SECRETARY



Board of Trustees

Meeting Agenda Memo

Date: Tuesday, January 28, 2020
 Title: **Ice Machine Replacement (Bldg. A)**
 Section & Item: 9.F.
 Department: Food & Beverage
 Fiscal Impact: \$7,899.88
 Contact: Kathy Mendes, Food & Beverage Manager, John W. Coffey
 ICMA-CM, Community Manager
 Attachments: Complete Restaurant quote, Katom quote
 Reviewed by
 General Counsel: No
 Approved by: John W. Coffey, ICMA-CM, Community Manager



Requested Action by BOT

Award of contract for the procurement and installation of a new ice machine for Building A.

Background and Summary Information

The ice machine in the Building A Kitchen is 10 years old and needed repairs make replacement of the unit more cost effective when economic useful life is included in the analysis. Said unit's cost is shared between Food & Beverage and Property Services since the unit is used by Food & Beverage and by clubs/organizations. Staff solicited the following quotes:

- \$7,899.88 Complete Restaurant (installation included)
- \$7,605.00 KaTom Restaurant Supply (installation not included)

Sufficient available budget within the FY20 Approved Budget (within Food & Beverage and Property Services) to cover this expense.

Staff recommends the BOT award contract to Complete Restaurant in the amount of \$7,899.88 for the purchase and installation of a new ice machine for Building A.

Complete Restaurant Equipment & Supplies Quote



Custom Food Service Solutions Since 1981



12/16/2019

*Head & Bin
\$7,149.88 machine
\$750 Installation*

To:
Barefoot Bay Recreation District
Kathy Mendes
625 Barefoot Blvd.
Barefoot Bay, FL 32976
772-664-7020
772-664-4801 (Contact)
772-571-7121 (Cell)
772-664-8842 (Fax)
kathymendes@bbrd.org
Project Code: MR15803

Project:
Barefoot Bay Recreation District
625 Barefoot Blvd.
Barefoot Bay, FL 32976
772-664-8842 (Fax)

From:
Complete Restaurant Equipment
Mike Rose
3929 Us Hwy 1
Vero Beach, FL 32960
(772)569-5097
772-569-5097 (Contact)
(772)569-5386 (Fax)
mr@completerestaurant.com

Please remember we can provide you with competitive pricing on any manufacturer's items, not just the ones quoted below. Thank you for the opportunity to quote this project!

Item	Qty	Description	Sell	Sell Total
1	1 ea	ICE MAKER, CUBE-STYLE Manitowoc Indigo NXT™ Series Ice Maker, cube-style, air-cooled, self-contained condenser, 30"W x 24-1/2"D x 26-1/2"H, production capacity up to 851 lb/24 hours at 70°/50° (695 lb AHRI certified at 90°/70°), DuraTech™ exterior, dice size cubes, R410A refrigerant, NSF, cULus, CE, ENERGY STAR® Dimensions 26.5(h) x 30(w) x 24.5(d)	\$4,267.61	\$4,267.61
	1 ea	3 year parts & labor (Machine), 5 year parts & labor (Evaporator), 5 year parts & 3 years labor (Compressor), standard		
	1 ea	(-261) 208-230v/60/1-ph, 9.5 amps		
	1 ea	Ice Bin, 48"W x 34"D, 50"H, with side-hinged front-opening door, side grips, AHRI certified 882 lb ice storage capacity (29.7 cu. ft.), for top-mounted ice maker, Duratech exterior, NSF	\$1,436.36	\$1,436.36
	1 ea	3 year parts & labor warranty, standard		
	1 ea	Bin Adapter, for 30" Indigo, Indigo NXT, RFF, RNF, ice machine on a 48" B or D-970 bin	\$251.58	\$251.58
	1 ea	Legs, 6" adjustable stainless steel, standard		
Weight: 398 lbs total				
2	1 ea	ICE MAKER, CUBE-STYLE Manitowoc Indigo NXT™ Series Ice Maker, cube-style, air-cooled, self-contained condenser, 48"W x 24"D x 29-1/2"H, production capacity up to 1688 lb/24 hours at 70°/50° (1350 lb AHRI certified at 90°/70°), DuraTech™ exterior, dice size cubes, R410A refrigerant, NSF, cULus, CE Dimensions 29.5(h) x 48(w) x 24(d)	\$5,713.58	\$5,713.58
	1 ea	3 year parts & labor (Machine), 5 year parts & labor (Evaporator), 5 year		

Complete Restaurant Equipment

12/16/2019

Item	Qty	Description	Sell	Sell Total
	1 ea	parts & 3 years labor (Compressor), standard (-261A) 208-230v/60/1-ph, 18.5 amps		
*	1 ea	Ice Bin, 48"W x 34"D, 50"H, with side-hinged front-opening door, side grips, AHRI certified 882 lb ice storage capacity (29.7 cu. ft.), for top-mounted ice maker, Duratech exterior, NSF	\$1,436.36	\$1,436.36
	1 ea	3 year parts & labor warranty, standard		
	1 ea	Legs, 6" adjustable stainless steel, standard		
		Weight: 442 lbs total		

\$1,436.36

3	*	1 ea ICE MACHINE INSTALLATION	\$750.00	\$750.00
		<p>Complete Restaurant Equipment</p> <p>The installation of this ice machine includes, receiving the ice machine equipment at our warehouse, storage of the unit, delivery of the unit to the job site on our company trucks, unpack the equipment, assemble the equipment, move the unit into the building and set in place. Connection of the ice maker and bin drain line to the buildings existing floor drain system. Connection of the water supply line to the buildings existing water line. Connection of the electrical cord to the buildings existing electrical outlet. Start up the ice machine and adjust for proper operation. Our installation does not include any roof work, electrical feed line, supply water feed, drain line feed, or alterations to the existing building. The electrical and drain must be with in six feet of the ice machine.</p>		

**The above quote does not include freight. Freight will be billed at time of delivery unless noted.

**Terms: 50% deposit, 40% upon delivery to our warehouse, 10% upon delivery to the job site, unless stated otherwise on this proposal.

**Equipment stored for longer than 30 days is subject to storage fees at \$500.00 per month.

**All returns are subject to a restocking fee.

**In accordance with 30 days terms, a charge of 1½% per month will be charged on all past due balances unless otherwise specified.

**Buyer grants the seller the right to remove said goods in the event of non-payment.

**Buyer agrees to pay all attorney fees, costs of removal and/or repairs in the event of non-payment.

****ALL PLUMBING, ELECTRICAL, MECHANICAL, INTER-CONNECTIONS, HOOK-UPS AND WORK OUTSIDE OUR TRADE WILL BE PROVIDED BY OTHERS UNLESS OTHERWISE SPECIFIED HEREIN.**

**Terms: To Be Determined

**All drop shipments are to be paid in full at time of purchase.

**Quote subject to price change with out notice due to factors such as, manufacture price increase, increase in fuel cost, or any and all other price increase related occurrences.

** Manufactures Warranty Applies to all Items Quoted. No Warranty by Complete Restaurant Equipment.

**Note: Representative image shown, actual product may vary

**The buyer, referenced on the top of this signed quote, assumes title and control of the goods in this quote the moment the goods are delivered to the buyers location or jobsite.

A signature on the customer acceptance line constitutes placement of the order and agreement of the above said terms and conditions.

Acceptance: _____ Date: _____

Printed Name: _____

Project Grand Total: \$13,855.49

2nd Quote

Manitowoc Ice IYT1500A 48" Indigo NXT™ Half Cube Ice Machine Head - 1660 lb/24 hr, Air Cooled, 208/230v/1ph

KaTom #: 399-IYT1500A261 • MPN: IYT1500A 261

Company name

Ships Free

IN STOCK: Ships in 1 Business Day

\$ 7,605 Head + Bin

Like this product? Write a Review!

Price: \$6,066.00

Installation not included

866-293-7235

QTY:

Add to Cart

Image may not depict product color, inclusions or accessories.

Overview

Manitowoc Ice IYT1500A Description

Ideal for restaurants with moderate demand, the Maniowoc Ice IYT1500A Indigo NXT™ ice machine head can produce 1,660 pounds of half-dice ice in a 24-hour period. The machine makes ice by pouring water over the evaporator plate, where the water freezes and gets its shape. Once all the cubes are done, the unit moves them down into an ice bin, which is sold separately. This unit cools the water with a dependable air-cooled condenser system, and its components are often quicker to fix than those of water-cooled models. An easyTouch® touch screen display enables programming, from problem diagnostics to scheduled inactivity cycles to setting the daily production quota.

A DuraTech® exterior protects the Maniowoc Ice IYT1500A commercial ice maker from corrosion better than stainless steel, and it holds up against smudging from fingerprints and dirt. For cleaning and maintenance, certain interior components can be taken out of the head.

Product Details

Part of the Indigo NXT series

1,660-lb. maximum daily ice production

1,412-lb. AHRI-certified daily ice production

Air-cooled system

Produces half-dice ice measuring 3/8 in. x 11/8 in. x 7/8 in.

EasyTouch screen features icon-based navigation

DuraTech exterior's clear coat is effective against dirt marks, fingerprint stains, and corrosion

Acoustical ice sensing probe regulates ice cube thickness, despite water conditions

Water trough, distribution tube, curtain, and sensing probes are all removable for servicing

Intelligent diagnostics are useful troubleshooting assets

Ice bin is sold separately

Uses R410A refrigerant

Ambient temperature range: 40-110 degrees F

Incoming water temperature: 40-90 degrees F

Incoming water pressure: 20-80 PSI

23,000 average BTU; 27,000 peak BTU

CE approved; California Low Lead qualified; cULus listed; AHRI and NSF certified

Dimensions & Utilities

48 in. W x 24 in. D x 29 1/2 in. H

18.5 A

208-230 V/60 Hz/1 ph

Product Features

To learn more about commercial ice machines, take a look at our [Ice Machines Guide](#).

Indigo NXT™ Series Ice Maker, cube-style, air-cooled, self-contained condenser, 48"W x 24"D x 29-1/2"H, production capacity up to 1660 lb/24 hours at 70°/50° (1360 lb AHRI certified at 90°/70°), DuraTech™ exterior, half dice size cubes, R410 refrigerant, NSF, cULus, CE, 208-230v/60/1ph



Barefoot Bay Recreation District

625 Barefoot Boulevard, "New Administration Building"
Barefoot Bay, FL 32976-9233

Phone 772-664-3141
Fax 772-664-1928

Memo To: Board of Trustees
From: John W. Coffey, ICMA-CM, Community Manager
Date: January 28, 2020
Subject: Manager's Report

Finance

- As of January 10, 2020, \$2,977,394.72 or 77.1% of the annual assessment receipts were received. Details are attached.

Resident Relations

ARCC Meeting 01/07/20

- (1) Old Business – Approved
- (23) Consent Items – Approved
- (13) Other Items
 - (1) Tabled for skirting information
 - (11) Approved
 - (1) Approved with stipulation to paint or stain wood

ARCC Meeting 01/21/20

- (2) Old Business
 - (1) Approved
 - (1) Approved with stipulation that the skirting will be installed per Guidelines
- (12) Consent – Approved
- (17) Other Items
 - (3) Tabled
 - (1) for illness
 - (1) for additional information
 - (1) for survey and material descriptions
 - (14) Approved

ARCC Meeting 02/04/20

- Agenda will be available the week prior to the meeting.

VC Meeting 01/20/2020

- (13) Cases
 - (5) Cases came into compliance prior to the meeting
 - (3) Cases that DOR is working with the homeowner
 - (5) Cases were found in violation
- Election Results – Chair Arlene Maguire, 1st Vice Chair Al Grunow, and 2nd Vice Chair Joy Liddy
- Mary Firlein resigned

VC Meeting 01/24/2020

- (8) Cases are on the agenda

Food & Beverage

A **“Dance Party with TC & Sass”** is in Building A on Saturday, January 25th. Five dollar tickets are on sale now @ the Lounge, the 19th Hole and Administration.

The **Super Football Sunday party** is Sunday, February 2nd at the 19th Hole. \$13 tickets for the buffet are on sale at the 19th Hole now.

A **Neil Diamond Tribute and Variety Show** will be in Building A on Friday, February 21st is sold out.

Tickets for this year’s Friday night, **February 14th kickoff concert at the Barefoot Bay by the Lake Festival** may be purchased for lakeside reserved seating at the CVO office. \$5 field seats may also be purchased now at the Lounge, the 19th Hole, Administration Building and the CVO Office.

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.

Flyers with all the details are posted.

Golf-Pro Shop

- Tournaments at BBRD Golf Course: Contact Pro Shop 664.3174 for details or to sign up
 - Jan 28th: 18-Hole CTP Tournament
 - Shotgun at 8:00am
 - Must be a Ladies League Member
 - Appropriate fees apply (see pro shop for details)
- BBRD Song CD available for purchase
- Lake bank project began Jan 21st
 - Project will minimally impact golf bank turf area but not impact play



Property Services

- Completed pouring the slabs for the mini golf project
- Poured and set the veterans Flagpole
- Trimmed trees on BBRD common areas
- Repaired the gate for the second time this month at the beach and changed the lock twice
- Continued work on the FY21 Budget requests
- Cleaned trash out of the canals
- Purchased a new carpet cleaning machine and began new enhanced cleaning regiment
- Set up flags and veteran memorial wall for the veteran's tournament
- Addressed all current DOR grass violations
- Continued soliciting bids and quotes for various projects

General Information

- **Building A Renovations RFP Update** - Staff anticipates the selection of Evaluation Committee members and the subsequent announcement of the release of the RFP will be on the February 14, 2020 BOT Meeting agenda.

FY 2020 Assessments Received

FY 2019

Date Received	Gross Distribution	Penalty Income	Interest Income	Prior Assessments	Assessments	District Assessment	Collection Discount	Collection Fee	Postage Fees	Net Deposit
11/08/19	\$ 171,437.73	\$	\$ 194.48		\$ 171,243.25	\$ (8,718.58)	\$ (3,254.38)			\$ 159,464.77
11/26/19	\$ 1,477,707.99			(738.00)	1,478,445.99	(58,973.75)	(28,389.44)			\$ 1,390,344.80
12/13/19	\$ 851,092.39				851,092.39	(33,980.33)	(16,342.25)			\$ 800,769.81
12/20/19	257,068.82				257,068.82	(8,971.01)	(4,961.96)			\$ 243,135.85
01/10/20	228,040.27		7,077.55	8,496.00	219,544.27	(6,543.53)	(4,260.01)			\$ 224,314.28
	\$ 2,985,347.20	\$ -	\$ 7,272.03	\$ 7,758.00	\$ 2,977,394.72	\$ (117,187.20)	\$ (57,208.04)	\$ -		\$ 2,818,029.51

Budget: \$ 3,863,365.00 3.94% 1.92%

% of Budget Collected: 77.1%

Balance to Collect: \$ 885,970.28