



Barefoot Bay Recreation District

Board of Trustees Workshop FY25-29 Proposed Budget

Tuesday, April 2, 2024

9AM –Building D/E

Meeting Called to Order

The Barefoot Bay Recreation District Board of Trustees held a Workshop on April 2, 2024, Building D&E, 1225 Barefoot Boulevard, Barefoot Bay, Florida. Mr. Amoss called the meeting to order at 9AM.

Thought of the Day

The way I see it, if you want the rainbow, you gotta put up with the rain. - Dolly Parton.

Pledge of Allegiance to the Flag

Led by Mr. Klosky.

Roll Call

Present: Mr. Amoss, Mr. Klosky, Mr. Grunow, Ms. Hansen, and Ms. Van Berschot. Also, present, Kent Cichon, Community Manager, Cindy Mihalick, Interim District Clerk, Charles Henley, Finance Manager, Manager, Kathy Mendes, Food and Beverage Manager, and Bill Balash, Interim Golf Manager.

Audience Participation

None.

Review of FY25-29 Proposed Budget

Mr. Cichon reviewed the PowerPoint presentation from the previous budget workshop and advised there were some updates. The FY25 budget will place a hold on large new projects and focus on repairs and maintenance, contend with the wage increase, and address increased cost due to inflation, and fees and charges adjustments. Additionally, the 15 percent reserves for contingency will be maintained and Capital Reserves will be grown.

The FY25 Proposed Budget is \$8,709,341, a 7.2 percent increase over FY24 adopted budget. The proposed Annual assessment is \$972.49, which is a \$3.20 a month increase, and the Social Membership Fee is \$1,450.

BBRD Fees & Charges Discussion

Food & Beverage Fees

The only proposed increase for Food & Beverage fees and charges is the last line of the spreadsheet, which is the fee for non-BBRD Caterer use of the Building A Kitchen.



Barefoot Bay Recreation District

Mr. Grunow asked how often outside caterers use the kitchen. Ms. Mendes confirmed that it is not common. Most of the clubs use Barefoot Bay Food & Beverage for catering or food preparation, so these fees do not impact them.

Consensus of the BOT is to approve the proposed Kitchen Fees.

Resident Relations and Recreation Fees

The spreadsheet presented showed the proposed incrementally increased fees. The fees that caused resident concern have been kept flat for this next year and will increase beginning in FY26 incrementally each year.

Mr. Grunow asked about seven-day guest passes being purchased at pools and was concerned about having to have extra change available for the Pool Host. Mr. Cichon advised that there were over 200 sold during this past year.

Consensus of the BOT to approval the proposed Resident Relations and Recreation Fees and Charges.

Mr. Klosky asked about a resident's request to consider a second card on the membership. He suggested that the topic should be discussed at a regular BOT meeting with the attorney present and requested that it be added as an agenda item for an upcoming regular meeting.

Golf and Pro Shop Fees

Mr. Cichon discussed the proposed fee increases. Employee renewals have a slight decrease to encourage employees to obtain memberships with the golf course.

Range balls are a small increase and club storage has been decreased to encourage golfers to take advantage of that service.

Mr. Grunow asked if there are more golfers now that the course has improved. Mr. Balash said there are and there will be more non-residents since some of the golfers have moved outside Barefoot Bay to local developments. Mr. Amoss said that a lot of golfers are returning now that the golf course has improved, and management is better.

Ms. Van Berschot stated she is concerned that the golf course does lose money. She felt that golf fees should be increased by a larger portion and suggested that the Board consider revisiting the topic of an increase next year. Staff will research fees at neighboring golf courses for next year's projected budget.

Consensus of the BOT is to approve the proposed Golf and Pro Shop Fees and Charges.

Five-Year Capital Improvement and Project Plan

Mr. Cichon presented a list of recommended projects for the Board to consider funding. The funds available are \$190,000.

Proposed Items include:

- Golf Course Irrigation System \$107,000



Barefoot Bay Recreation District

○ Electrical System	60,000
○ Filter System	47,000
● Building Tech II	56,000
● Camera System Phase 1	19,870
● Camera System Phase 2	19,600
● Camera System Additional Locations	27,000
● Pool #1 Ambience Lighting	18,500
● Pool #1 Dance Area	7,500
● Golf Course Sod Nursery	7,000
● Lightning Detector	5,500
● Veterans Gathering Center Flag Display	5,000
● 19 th Hole Picnic Area Outdoor Bar	4,500

Golf Course Irrigation System

Ms. Van Berschot feels that the golf course projects should be funded and asked Mr. Cichon about possibly using grant money. Mr. Cichon stated that he communicated with the grants consultant yesterday about projects that could be funded by grants, including irrigation system, electrical and filter, sod nursery, tee boxes, repair and maintenance to restrooms on the course and landscaping, which is a requirement of the grant. The consultant responded that all the items could potentially be funded through a future grant. Mr. Cichon is seeking clarification from the consultant about whether the items could be funded through the current approved FRDAP grant.

Camera System

All Board members were in support of funding the camera system upgrades. Ms. Hansen felt that all three CCTV projects should be done together instead of in phases. Mr. Amoss asked about cameras that were potentially placed away from the buildings would need to have Wi-Fi added for connectivity, such as the pier and beach. Mr. Cichon said it could potentially add to the cost.

Consensus of the BOT is to combine the camera phases and complete the project, not to exceed \$70,000.

Lightning Detector

Consensus of the BOT is to fund the Lightning Detector.

Pool #1 Dance Area Paver Replacement with Concrete

Mr. Grunow and Ms. Hansen both stated that they had been told that the dance area was fine. Ms. Mendes confirmed that there had been a tripping incident and this item was requested by a resident. Mr. Grunow asked if this could be covered in the concrete allocation. Mr. Cichon suggested the Board wait until the end of FY25 and if \$7,500 was remaining, staff could come back to the Board to see if they want to proceed.

19th Hole Picnic/Bandshell Area Outdoor Bar

Ms. Van Berschot asked for more information about the proposed outside bar. Ms. Mendes said it would improve efficiency and supplies could be locked. It is cumbersome to set up a bar in the picnic area for every event. The shed will be in the same location as the outside bar that has been set up. It would just fit and would create a walk-up service bar that will not interfere with parking or landscaping. Mr. Balash stated that during tournaments he receives requests to have an outdoor bar set up.



Barefoot Bay Recreation District

Consensus of the BOT is to fund the outdoor bar at the 19th Hole.

Building Tech II

Consensus of the BOT is to defer the additional Property Services position.

Golf Course Irrigation System

The Board members agreed that both electrical and filtration irrigation components were critical to maintaining the conditions of the golf course. Mr. Cichon will research the possibility of using the current grant to fund the project prior to the next budget workshop.

Consensus of the BOT is to fund Golf Course Irrigation System.

Golf Course Sod Nursery

Ms. Hansen asked for further information about the sod nursery and whether Brightview would maintain it. Mr. Balash explained that the price much less than originally proposed would be built similar to the greens we already have. The sod nursery would be built to maintain the greens and tees, rather than purchasing a pallet where some of the sod goes to waste. Most golf courses have a sod nursery. The sod nursery would not be used for larger projects.

Mr. Cichon informed the Board that with all the items already moved to the funded column, there was only \$3,000 left. The sod nursery may be eligible for the grant. Mr. Grunow suggested that the Board hold off making decisions on additional projects until the next budget workshop.

Mr. Cichon will bring an agenda item to the Board to officially approve the scope of work for the FRDAP grant for the golf course and softball field. The planned softball field facility projects are extending the tall fencing in the outfield and a shade canopy over the grandstands.

The list of projects potentially golf course projects to be funded through the FRDAP:

- Irrigation and filter system
- Regrassing tees to turf Tahoma 31
- Sod Nursery
- Regrassing collars with Tahoma 31
- Landscaping which is a requirement for the project
- Wet Jet for the greens injecting sand and nutrients into the greens to prolong life
- Restrooms on the golf course

Mr. Amoss asked about the concept of engaging an engineer for irrigation issues. Mr. Cichon stated the engineer would analyze issues and come up with a solution. Mr. Balash stated that he is currently working with vendors to come up with a solution to the problem and will present it to the Community Manager when more information is available.



Barefoot Bay Recreation District

The remaining proposed projects remain under consideration.

Mr. Amoss stated that the propane cost has increased to 27 percent. He suggested staff check with other vendors for cost savings.

Ms. Van Berschot spoke about the concept of Food & Beverage purchasing alcohol in larger quantities for cost savings, but we do not have a place to store it. There is a storage container in the West RV lot but security would be an issue. She suggested that the unit in the shopping center that is currently being utilized by Paradise Planners for storage could be used for alcohol storage and Paradise Planners could store their items in the storage container in the West RV lot. Mr. Amoss asked why we are providing Paradise Planners storage since they are not in Barefoot Bay anymore. Mr. Amoss asked that the topic be added to the agenda for the next regular meeting.

Mr. Amoss stated that the Board should talk to staff individually before October about increasing fees. He thanked everyone for attending the meeting today.

Adjournment

The next BOT Budget Workshop meeting will be Thursday, April 18, 2024, at 9am in Building D/E.

Mr. Amoss adjourned.

Meeting adjourned at 10:42am.

Elaine Van Berschot, Secretary

Cynthia Mihalick, Interim District Clerk