



Barefoot Bay Recreation District

Board of Trustees Meeting

March 26, 2024

3pm –Building D/E

Meeting Called to Order

The Barefoot Bay Recreation District Board of Trustees held a Meeting on March 26, 2024, Building D&E, 1225 Barefoot Boulevard, Barefoot Bay, Florida. Mr. Amoss called the meeting to order at 3PM.

Thought of the Day

“Never repeat a rumor before you have verified it. And if it is true, hold your tongue all the more.”-
Selma Lagerlöf

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, Garrett Olsen, General Counsel, Charles Henley, Finance Manager, Matt Goetz, Property Services Manager, and Bill Balash, Interim Golf Manager.

Additions or Deletions to the Agenda

Mr. Cichon asked for a change in agenda order, placing Item 11.A Audit Presentation in third place and move up 11.B Violations Committee Appointment, followed by Miniature Golf Turf Presentation. The Violations Committee appointment staff recommendation has been updated.

Approval of the Agenda

Mr. Klosky made a motion to approve the agenda with the requested change in order. Second by Mr. Grunow. Motion passed unanimously.

Presentations and Proclamation

None.

Treasurer's Report

The Treasurer's Report for March 26, 2024, was submitted by Mr. Grunow and approved as written.

Audience Participation

Richard Schwatlow, 636 Marlin Circle – Spoke about the high insurance costs for mobile homes that will not replace homes. Mr. Schwatlow stated that residents are confused by the information being printed in the Tattler and other sources and asked if the Board could put together a detailed article for the Tattler or hold a meeting about what type of replacement home is allowed in the charter. He thought the charter could be tweaked to include other types of replacement homes. Mr. Amoss suggested



Barefoot Bay Recreation District

referring to the ARCC and DOR for further information. Mr. Grunow stated that any changes to the charter would need to go to the legislature in Tallahassee and before the governor.

Unfinished Business

Resolution 2024-04 Disability Fee Waiver Application Policy

Resolution 2024-04 read by Mr. Olsen:

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE BAREFOOT BAY RECREATION DISTRICT AMENDING THE POLICY MANUAL TO PROVIDE FOR A DEFINITION OF THE TERM "DISABLED DEPENDENT"; PROVIDING FOR A FEE WAIVER POLICY FOR A DISABLED DEPENDENT; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Ms. Van Berschot made a motion to approve Resolution 2024-04 as read. Second by Mr. Grunow. Motion passed. Fee waiver application to be created by staff and brought to the Board for approval.

New Business

Violations Committee Appointment

Ms. Hansen made a motion to move Mark Thomasson from alternate position to voting position and appoint Marilyn Soulis to the unexpired alternate position (term expires 9/30/2024). Second by Ms. Van Berschot. Motion passed.

BBRD Miniature Golf Course Turf Installation

The Barefoot Bay Golf Cart Club has raised \$25,000 in donations for funding the installation of artificial turf on the BBRD Miniature Golf Course and plaques and signs with the names of various donors to be installed at the BBRD Miniature Golf Course. The plaques and signs, and the balance of the remaining funds in the amount of \$17,600, are to be donated to BBRD by the Barefoot Bay Golf Cart Club, however only if the following provisions are agreed upon: 1. The \$17,600 may only be utilized to contract with the vendor designated by the Barefoot Bay Golf Cart Club to install (2 year installation warranty) the artificial turf. 2. The artificial turf (8 year "warranty") to be installed must be supplied by the aforementioned vendor. 3. The plaques and signs are to be installed by a vendor chosen by the Barefoot Bay Golf Cart Club in consultation with Property Services Department. The Property Services Department will provide oversight of the installation. 4. Plantings/landscaping of the Miniature Golf Course facility by a vendor chosen and paid by the Barefoot Bay Golf Cart Club. The vendor will be chosen in consultation with Property Services Department and the Department will provide oversight of the installation by the vendor.

Debbi Allen of the Barefoot Bay Golf Cart Club answered questions from the Board. Ms. Van Berschot stated that she is 100 percent behind accepting the donation. Mr. Grunow felt Turf Doctor is a solid company with a good bid. Debbie Allen believes Turf Doctor will honor the current bid. The project will be done in stages: installation, signs and plaques for the donations, and landscaping, which will happen with Property Services' involvement. This will be an enhancement of an existing project. Ms. Hansen felt the club had done a remarkable job fundraising and felt we should move forward. The installation will take four to seven days to be completed.



Barefoot Bay Recreation District

Mr. Amoss expressed his concern that the Board will need to override the District Policy Manual in five sections and not follow current procedure. Mr. Amoss read excerpts from Section 3.5 Guidelines for Gift or Memorials for the Barefoot Bay Recreation District from the Policy Manual. Mr. Grunow suggested waiving the policy.

Mr. Klosky cited an example where a resident wanted to do work at the beach and was denied. He requested a legal opinion for the mini golf turf project. Mr. Olsen confirmed that the Board can waive the policy if they choose. He stated that there would not be a precedent set by waiving the policy. He also opined that there should not be any use restrictions since it is a public course. All hole sponsors are residents of Barefoot Bay.

Ms. Hansen made a motion to accept the memorial gift request form submitted by the Barefoot Bay Golf Cart Club with waiving the provisions of the Policy Manual for the one-time gift and allowing them to work with Property Services to manage and get the project done. Second by Ms. Van Berschot. Motion passed.

FY23 Audit Presentation

The annual audit report was prepared by independent auditors and was passed out to the Board. Staff recommends the BOT approves the FY23 audit report. A representative, Allen Rickelford, from MSL, P.A., advised the Board about the audit findings. The auditors found financial reports free of material misstatement and there were no significant audit findings.

Ms. Hansen made a motion to approve the presented FY23 Audit Report as read. Second by Mr Klosky. Motion passed.

Manager's Report

Finance

Assessment received – 81.8% collected or \$3,792,468

Resident Relations

ARCC Meeting 3/12/2024

- 2 Old Business Items – all approved
- 14 Consent Permits – all approved
- 9 Other Permits – all approved

VC Meeting 3/8/2024

- 1 Case – came into compliance
- 4 Cases – DOR is working with the homeowners
- 7 Cases – found to be in violation

The Violations Committee has one (1) vacant Alternate position, and we are requesting residents that are interested in filling this position to submit their resumes and letters of interest to the District Clerk.



Barefoot Bay Recreation District

Food & Beverage

- A Country Dance night is planned for Saturday, March 30th in Building A from 7-10pm. Dougie, from Good Times Entertainment, will play all the country hits for line dancing or cheek to cheek. Donna, the country line dance instructor, will be on hand leading the dances. A \$5 ticket gets you in on all the fun and can be purchased at the Lounge, the 19th Hole, and Administration.
- Limited tickets are available for the Edward Twin's on April 4th and can be purchased in Administration. Barefoot Bay's favorite Doo Wop dance night held on April 12th is sold out.

Food & Beverage (continued)

- A Mother's Day brunch is planned for Sunday May 12th from 10am-1pm. Royal Ink, a female duo performing popular songs with a reggae beat will be on the lakeside stage. A variety of breakfast and lunch food items will be served along with action stations such as made to order omelets and carved ham and beef. Tickets will go on sale Monday, April 1st in the Lounge, the 19th Hole and Administration.

Property Services

- Lowered the calcium level in Pool #2 by partially draining and refilling the pool to balance the chemicals
- Removed limbs cut down by FPL and left in the stormwater canal to be removed by residents
- Completed the final steps of the Administration Building's reflooring
- Repaired a meter leak near the Brightview worksite
- Installed an exhaust fan per plans in the Golf Course pump house

Golf-Pro Shop

- The FREE golf clinics are back by popular demand. The clinics are conducted by BBRD's very own golf professional Bill Balish, and they will be resuming next month. Contact the Pro Shop at 772-664-3174 for topic information, schedule, and sign-up.
- The Golf Course will close at 2pm on Easter Sunday. The last club cart allowed out is 10:00 am.
- Brightview Maintenance
 - With the warmer weather, Brightview has taken a different approach to watering greens. Water heavy with the irrigation system one night and then just hand water the dry spots the next 2 days. This method will help promote root growth by having them "dive" down into the soil looking for water rather than keeping the upper part of the turf wet.
 - Spot spraying of goose grass continues in roughs.

Approaching the 1st anniversary of Brightview's relationship with BBRD, as well as the ½ year anniversary of new leadership at the golf course, the following is a before and after picture of Hole 13 green.



Barefoot Bay Recreation District





Barefoot Bay Recreation District

Attorney's Report

Mr. Olsen thanked the trustees for accommodating his travel for the last meeting. Staff is working on the next round of DOR cases that came before the Board.

Incidental Trustee Remarks

Mr. Klosky said he was concerned about waiving the policy for the mini golf project but hopes everyone will enjoy it when it's done. He also felt the Finance Department is doing a fantastic job and wishes everyone a very Happy and Healthy Easter.

Ms. Hansen added her congrats to Charles and his team. She informed the audience that there is an Easter egg hunt being held on Sunday Under the Oaks, but you must bring your own basket. Friday night there is a Bye Bye Birdie dance being held in Building A, which will be the final fundraiser for the golf cart club mini golf revitalization.

Mr. Grunow also gave kudos for Charles, Kent and the team. He told the Board that Finance is doing a great job documenting everything correctly. He also stated that a lot of clubs have been taking ownership in the past week with the Golf Cart Club, Family Swim, and Young Christian Group. He wished everyone a Happy Easter.

Ms. Van Berschot felt the recent community involvement is great and encourages residents to come forward with any additional ideas. She also inquired if there was any further information about the Beach Restroom project. Mr. Cichon said that it is in the general contractor's hands to obtain the permits. He will keep us informed of progress so that we can have a celebratory groundbreaking with the trustees. Ms. Van Berschot wished a Happy Easter to those that celebrate.

Mr. Amoss stated that he felt it was his duty to read the Policy Manual excerpt to get it into the record about the donation so that the board members were aware. He also thanked everyone who attended today and also thanked Brightview Golf Maintenance for getting the golf course in great shape in a relatively short time. He also thanked everyone who served on the RFP Committee for choosing Brightview instead of taking the least expensive way. The results are outstanding. The next budget workshop is Tuesday, April 2, 2024 at 9am; the next regular BOT meeting is Thursday, April 11, 2024 at 1pm, and the next Townhall meeting is Thursday, April 25, 2024 at 7pm.

Adjournment

The next regular meeting will be Thursday, April 11, 2024, at 1pm in Building D/E.

Mr. Amoss adjourned.

Meeting adjourned at 4:01 pm.

Elaine Van Berschot, Secretary

Cynthia Mihalick, Interim District Clerk