



Barefoot Bay Recreation District

Board of Trustees Meeting

April 11, 2024
1pm –Building D/E

Meeting Called to Order

The Barefoot Bay Recreation District Board of Trustees held a Meeting on April 11, 2024, Building D&E, 1225 Barefoot Boulevard, Barefoot Bay, Florida. Mr. Amoss called the meeting to order at 1PM.

Thought of the Day

“Failure is a part of success. There is no such thing as a bed of roses all your life. But failure will never stand in the way of success if you learn from it.” – Hank Aaron

Pledge of Allegiance to the Flag

Led by Ms. Hansen.

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 Sally Biondolillo, DOR Coordinator.

Additions or Deletions to the Agenda

None

Approval of the Agenda

Mr. Klosky made a motion to approve the agenda. Second by Mr. Grunow. Motion passed unanimously.

Presentations and Proclamation

None.

Approval of Minutes

Mr. Klosky made a motion to approve the minutes of the regular BOT meeting dated March 14, 2024, the minutes of the Budget Workshop dated March 19, 2024, and the minutes of the regular BOT meeting dated March 26, 2024 as written. Second by Ms. Hansen. Motion passed unanimously.

Treasurer's Report

The Treasurer's Report for April 11, 2024, was submitted by Mr. Grunow and approved as written.

Audience Participation

None



Barefoot Bay Recreation District

Unfinished Business

None

New Business

DOR Violations

DOR Violation 22-000500 605 Tarpon Drive

Ms. Hansen made a motion to refer case #22-000500 605 Tarpon Drive to General Counsel Olsen 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. Klosky. Motion passed unanimously.

Request to Amend BOT Meeting Time

The General Counsel requests the Board amend the start time for the following meeting dates from 1:00pm to 3:00 pm:

April 23, 2024

May 28, 2024

June 25, 2024

August 27, 2024

September 24, 2024

Mr. Klosky made a motion to amend the start time for the above-referenced meeting dates from 1pm to 3pm. Second by Mr. Grunow. Motion passed unanimously.

Single Owner on Deed

During the Tuesday, April 2, 2024 FY25-29 Proposed Budget Workshop, the Board requested that the topic of a single owner on deed be added to an upcoming regular Board of Trustees meeting for discussion.

Ms. Amoss spoke of a policy in the manual where a homeowner can designate another person to have a badge who resides in the house but is not listed on the deed. He felt this could also work for a caregiver with residency at the address. He suggested a single owner could have a plus-one sticker on their badge. The owner would need to be present with the plus-one badge.

Mr. Klosky spoke against the single owner badge with a plus-one sticker, due to potential lost revenue from pool passes. Ms. Hansen agreed that the plus-one badge could be used for rotating visitation of people, and it would be a benefit that two-badge owners would not receive. She felt that a person should be designated on the single owner additional badge with name and photo. If the single owner wishes to change the person on the additional badge, the \$37 fee to change it would need to be paid.

Mr. Grunow was concerned that someone could easily abuse the privilege. He felt that the badge holder should not be allowed to purchase guest passes.



Barefoot Bay Recreation District

Mr. Cichon read an email from Karen O'Brien. She spoke to the Board at a prior meeting. Her father has been paying \$80 a month for his live-in caregiver to accompany him to use facilities and attend events. She requested that the Board address the caregiver issue.

Ms. Biondolillo spoke in favor of a homeowner badge with a plus-one sticker for a caregiver and two badges for a single person. She felt that the additional badge should be able to be used for multiple visitors.

Ms. VanBerschot disagreed that a homeowner should have to be present when the badge holder presents the badge at the pool or access to the facilities or events. Ms. Van Berschot stated that she understood the concern that some people will abuse the privilege but there will be far more people that would be honest. If the badge were to be abused, it would be the homeowner's responsibility. Mr. Amoss liked the idea of the second badge being tied to the first badge.

Mr. Grunow suggested that a resident with a caregiver need could register at the Administration Building. The caregiver on duty would then show proper identification as a caregiver to obtain access to facilities.

Ms. Amoss, Mr. Grunow, Ms. Hansen, and Mr. Klosky were all in agreement that the name and photo of one recipient should be assigned the proposed single resident second badge, with the restriction of no privileges to buy additional guest passes and they must be accompanied by the homeowner. Mr. Amoss advised that this would be a modification of the existing rule in the policy manual of the deletion of the requirement that the individual must live in the home. Ms. Van Berschot dissents.

Consensus of the Board is to request Mr. Olsen draft verbiage for the amendment to the Policy Manual for the additional badge for a single homeowner and present the changes at the regular BOT meeting on April 23, 2024. The verbiage can be presented for discussion at the Townhall meeting on April 25, 2024. Mr. Cichon will provide feedback from the Townhall meeting to Mr. Olsen for the Policy Manual update to be presented to the Board at the first meeting in May.

Shopping Center Lease Bldg. 2, Suite 2

During the Tuesday, April 2, 2024 FY25-29 Proposed Budget Workshop, the Board requested that the topic of the lease agreement for the approximately 457 square feet of Building 2, Part of Suite 2, commonly referred to as "The Vault" at 935 Barefoot Boulevard in the shopping center be added to an upcoming regular Board of Trustees meeting for discussion.

Mr. Amoss advised that Food and Beverage needs storage facilities for purchases of large quantities of liquor. However, the shopping center unit is not climate controlled and has no electricity and will not work to store liquor. The unit could potentially be used for other purposes.

Mr. Olsen confirmed that we must give the tenant 60 days notice. The District will need to send a notice of intent. Mr. Amoss spoke to the tenant, Sue Hill, and she has agreed to vacate, but requested that she be allowed to remain until July 1st.



Barefoot Bay Recreation District

Ms. Hansen made a motion to authorize Mr. Olsen to notify Paradise Planners of the District's intent to terminate the lease effective July 31st and to remove their items. Second by Mr Klosky. Motion passed unanimously.

Aquasol Commercial Chemical, Inc. D/B/A Poolsure Agreement

The Poolsure Agreement was terminated in 2023 when Pool #1 was closed for repairs. Mr. Cichon informed the Board that Poolsure is the only vendor that delivers the necessary pool chemicals to this geographical area.

Ms. Hansen made a motion to waive the BBRD Procurement Policy, requiring informal quotes from at least two sources for purchases of \$2,000.00 to \$24,999.99; approve the Poolsure agreement for swimming pool chemical delivery for Pool #1, and authorize the BOT Chairman to sign the agreement. Second by Ms. Van Berscot. Motion passed.

Manager's Report

Finance

Assessment received – 85.0% collected or \$3,939,458

Resident Relations

ARCC Meeting 3/26/2024

- 1 Old Business Item – denied
- 14 Consent Permits – all approved

VC Meeting 3/22/2024

- 6 Cases – came into compliance
- 1 Case – DOR is working with the homeowner
- 4 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.

Food & Beverage

- The 19th Hole is closed this week for the installation of a replacement HVAC unit and air handler, new fans, and ceiling tiles; reconstruction of the duct work; and a partial closure to the opening between the bar and kitchen. This work will improve the temperature in the dining room and the kitchen for the comfort of residents and staff.
- April brings cocktail showers to the lakeside area.
 - On April 14th, the Electric Tree Frogs are on the Lakeside Stage from 2 – 6pm, and Titos brand reps will be on site offering samples of Titos cocktails.



Barefoot Bay Recreation District

Food & Beverage (continued)

- On April 20th, Groove Infusion will perform on the Lakeside Stage from 6 – 10pm, while Ketel One reps will be on site offering new Ketel One spritzers and cocktails.
- 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 a Mimosa for Mom. Tickets are on sale in the Lounge, the 19th Hole and Administration.

Property Services

- Completed installation of the handrail for the Pool #1 ADA ramp
- Repaired two lights in Pool #1
- Repainted the coping perimeter and repaired a broken light for Pool #2
- Serviced BBRD trucks (e.g., oil changes, tire rotation, etc.)
- Began the HVAC system work for the 19th Hole
- Wired and sheetrocked the new office/breakroom for Brightview

Golf-Pro Shop

- Free golf clinics are currently being conducted this month by BBRD's very own golf professional Bill Balish. Contact the Pro Shop at 772-664-3174 for topic information, schedule, and sign-up.
- The 2024 Barefoot Bay Club Championship had a great turn out with 88 players, including a record 23 players having competed in the 9 Hole Ladies Division. The Men's, Ladies, and 9 Hole Ladies Champions can be found in the Peek at the Week.
- The Ladies Martini League Tropical themed end of season tournament was played April 9th and enjoyed a sold-out field. Fun was had by all.
- The Golf Shop has received a new shipment of ladies' t-shirts including many new colors. Also, as the end of the season draws near, many items are on sale. Stop by and check out the deals.
- The Golf Course staff extends a sincere thank you to all our golfers this season. We wish them safe travels as they return to their northern homes.
- Brightview Golf Course Maintenance
 - Brightview has made new tee markers for the course. They were used for the first time during the club championship.
 - Regular maintenance continues including edging bunkers; applications of fertilizer, fungicide, and herbicide; and maintenance/replacement of irrigation heads.
 - The final application of the fairway pigment has been applied. It is the staff's opinion that this process was a successful alternative to overseeding; providing healthier fairways throughout the winter season, while allowing for a mild application of herbicide to treat weeds. This process has given Brightview a head-start on battling our weed issues as we move into the warmer months.



Barefoot Bay Recreation District

- The finishing touches are being put on the new breakroom and office provided by Barefoot Bay for Brightview maintenance staff. The Golf Course extends a big thank you to the Property Services Department for their work on this project.

Mr. Cichon also informed the Board that the fencing contractor has been tentatively scheduled for the fence replacement at the basketball court and partial fence replacement at the Micco RV lot. He also advised that a date for Turf Doctor is close to being scheduled for the installation of artificial turf on the miniature golf course. The Building Division for the County requested additional information for the application submittal for the Beach Restroom project. The additional information requested has been provided to the Building Division. Mr. Cichon stated the goal of completing the project by the end of August is still likely.

Attorney Report

Mr. Olsen reported that several DOR cases were in process and his staff is filing a complaint for 908 Hemlock Street. Mr. Olsen also provided follow-up about cases where the District is named as a defendant:

- Brenda Watson - plaintiff in a dog bite case where the District is named to be responsible. Hearing to dismiss is set for Apr 22nd. Mr. Olsen is confident that he will win the motion to dismiss.
- Susan Woodward - sidewalk fall. Mr. Olsen's firm recently took the plaintiff's deposition. The plaintiff's attorney will set deposition times shortly for District personnel. Mr. Olsen expects there to be a shade meeting in June or July.
- The employee discrimination case is still pending. Mr. Olsen has no updates at this time.

Incidental Trustee Remarks

Mr. Klosky said he received phone calls about dogs off leash behind the shopping center and Sebastian Road. He suggested concerned citizens call Brevard County to report the incidents. He asked that all residents keep their dogs on a leash at the park and clean up after them.

Ms. Hansen reiterated the dogs off leash issue. She advised that DOR has had a presence at the park on Sebastian Road and has been making attempts to curb the issue, but it is still occurring.

Mr. Grunow reminded the audience that there is a budget workshop on April 18th and suggested that anyone with concerns should attend. He also thanked whoever fixed the sound system.

Ms. Van Berschot reminded everyone that on April 18th in Building A, the Brevard EOC will be holding a Hurricane Preparedness meeting, and she encourages everyone to attend.

Mr. Amoss thanks everyone for attending today. He asked everyone to please have patience with the 19th Hole closure so that HVAC issues can be fixed. He reminded everyone that the third budget meeting will take place on April 18th at 9am, the regular BOT meeting is April 23rd at 3pm, and the next Townhall meeting is April 25th at 7pm.



Barefoot Bay Recreation District

Adjournment

The next regular meeting will be Tuesday, April 23, 2024, at 3pm in Building D/E.

Mr. Amoss adjourned.

Meeting adjourned at 2:13pm.

Elaine Van Berschot, Secretary

Cynthia Mihalick, Interim District Clerk