

GREATER BOCA RATON BEACH & PARK DISTRICT
MINUTES OF A REGULAR MEETING OF THE BOARD OF COMMISSIONERS
SUGAR SAND PARK - 300 SOUTH MILITARY TRAIL, BOCA RATON
December 17, 2019

The MEETING was called to order by CHAIRMAN Robert K. Rollins, Jr. at 5:15 p.m.

COMMISSIONERS PRESENT: Craig F. Ehrnst
Steven M. Engel
Robert K. Rollins, Jr.
Susan Vogelgesang
Erin A. Wright

CHANGES TO AGENDA: None

PUBLIC REQUESTS:

Pamela Brown is concerned about the clubhouse blocking her view of the golf course which may affect her health. She feels that property values may decline due to the increased level of noise in the community.

Robert DuKate thanked the Board for its service. He asked that the Board consider the expertise of a citizens group comprised of Keep Golf in Boca and residents (both inside and outside of the community) when making its decisions.

Angelo Sands furnished a list of questions for consideration by the Board and the Price/Fazio team.

Harold Chaffee, President of Keep Golf in Boca, stated he supports moving the clubhouse to the east side of NW 2nd Avenue. The clubhouse should not be under-sized; it should be utilized as much as possible [including evenings], to generate income.

APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS:

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve the minutes of the special meeting held on November 28, 2018.

MOTION UNANIMOUSLY APPROVED

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve the minutes of the regular meeting held on December 3, 2018.

MOTION UNANIMOUSLY APPROVED

REGULAR BUSINESS:

1. Discussion of Clubhouse Location at Boca National Golf Course

Mr. Wayne Branthwaite, Price/Fazio Golf Course Architect, reviewed the three options previously presented and introduced a fourth option that removes the clubhouse from the northwest quadrant of NW 2nd Avenue and Clint Moore Road and consolidates both clubhouses into one at the southeast corner. The combined clubhouse footage is approximately 15,000 square feet. All of the

elements discussed in the previous three options remain. The clubhouse will be multi-functional; not solely dedicated to golf. Mr. George Garcia, architect, discussed the clubhouse design/program components. It was the consensus of the Board to accept Option 4. Phase I of the project consists of construction of the golf course [estimated cost \$10.5 million]; Phase II will be the construction of vertical structures.

Chairman Rollins summarized the consensus of the Board regarding the master plan design concept: 1) agreement with the location of the maintenance facility by the railroad tracks; and 2) agreement of the location of the clubhouse at the southeast corner of NW 2nd Avenue and Jeffrey Street. Construction documents will be available in January 2019. Discussion ensued about coordinating features/components of the project. To move the process forward, guidance from a representative of the District is required.

Mr. Koski, Executive Director, informed that the private residence at 5910 N.W. 2nd Avenue is available for sale and purchase at a price of \$875,000.

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Wright to direct the golf course architect and Mr. Garcia, to consider their future designs based upon a location of the clubhouse on the southeast corner of N.W. 2nd Avenue and Jeffrey Street.

MOTION UNANIMOUSLY APPROVED

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Vogelgesang that Mr. Arthur C. Koski's role shift from District Executive Director to that of Boca National Golf Course Construction Manager, and Ms. Briann Harms is elevated to the position of Interim Executive Director commencing in January 2019; subject to contract documents being approved by the Board.

MOTION UNANIMOUSLY APPROVED

Commissioner Engel left the meeting at 7:00 p.m.

2. Approval of Boca National Bond Interest Payment

Mr. Merv Timberlake, District Financial Advisor, furnished an invoice from the City of Boca in the amount of \$246,906 for payment of Boca National debt service interest due January 1, 2019.

MOTION was made by Commissioner Wright and seconded by Commissioner Vogelgesang to authorize payment of \$246,906 for Boca National debt service interest.

MOTION PASSES 4-0

3. Patch Reef Park – Artificial Turf Bids

Ms. Melissa Dawson, Facilities Manager, advised that five bids were received on December 20, 2018 for the subject project. She noted that the low bidder, Burke Construction Group was not

completely responsive to the bid documents. Ms. Dawson recommends consideration of CSR Athletic Construction.

MOTION was made by Commissioner Wright and seconded by Commissioner Vogelgesang to award the bid for the Patch Reef Park Artificial Turf Project to the second bidder, CSR Athletic Construction.

Discussion:

Commissioner Ehrnst suggested deferring the project due to other project financial commitments.

MOTION PASSES 3-1

Commissioner Ehrnst opposed the Motion

4. Swim & Racquet Center – PCCO #9

Mr. Mike Fichera, District Construction Project Manager presented and summarized the items in the subject change order in the amount of \$160,201.14. The Board expressed concern about project cost overruns. Mr. Doug Mummaw, project architect, explained the evolution of the project, specifically, the playground/safety issues and elevation changes.

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Wright to approve Swim & Racquet Center PCCO #9 in the amount of \$160,201.14.

MOTION PASSES 4-0

5. Swim & Racquet Center – Signage, Window Shades/Blinds, Accessibility Door

Ms. Melissa Dawson presented cost estimates for the subject items at the Swim & Racquet Center. She discussed her recommendations and sought approval from the Board.

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Wright to accept the low bid cost estimate from **Fast Signs** in the amount of \$1,833.85 to provide room numbers and an address plaque for the Swim and Racquet Center.

MOTION PASSES 4-0

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Wright to accept the low bid estimate from **The Blind Factor** in the amount of \$4,050 to provide solar shades and blinds at the Swim and Racquet Center.

MOTION PASSES 4-0

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Vogelgesang to accept the low bid estimate from **Stanley** in the amount of \$9,770 to install 3 push button activators at each entrance door at the Swim and Racquet Center.

MOTION PASSES 4-0

6. Report on Joint Meeting with City Council

Ms. Harms advised that the City is anticipating a report and proposal from the District on the design of Boca National which includes the financial contribution expected by the District. After a two-week review of the documents, the City will be prepared to meet with the District. Mr. Koski anticipates that a report and proposal will be ready to present to the City within two weeks.

7. Participation in Boca Championship Golf Event

Mr. Koski will review the District's financial position before discussing a contribution to the event. Mr. Eddie Carbone, Tournament Director, advised that the event has a new sponsor and will be known as the "Oasis Championship". The event will be held from Feb. 4 through 10th at the Old Course at Broken Sound. Mr. Carbone will present sponsorship options to the Board at the next District meeting.

8. Approval of Longevity Bonuses

Mr. Koski advised that the District has followed the City's compensation policy of giving employees a continuous service bonus. He recommends approval of the longevity bonuses.

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Wright to approve longevity bonuses for Madlane Bentivegna [\$1,000] and Briann Harms [\$800].

MOTION PASSES 4-0

APPROVAL OF PAYROLL AND INVOICES:

Commissioner Ehrnst deferred the payment of the Southern Hills invoice for \$10,000.

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Vogelgesang to approve the payroll and revised invoices totaling \$2,912,041.86.

MOTION PASSES 4-0

REPORTS AND DISCUSSION ITEMS:

Executive Director

Property at 5910 N.W. 2nd Avenue

Mr. Koski will make an inquiry to determine the City's approval of the abandonment of the right of way on Jeffrey Street, east of N.W. 2nd Avenue.

District Counsel – Mr. Goren will provide a recommendation regarding the Petrykowski issue at the next District meeting.

Commissioners

SunTrust Bank

Secretary-Treasurer Ehrnst advised that the District is earning a minimal yield on its funds at the subject financial institution. He recommends closing the account at SunTrust Bank and transferring the proceeds to Florida Prime to obtain a better yield.

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Wright to close out the District account at SunTrust Bank and transfer the proceeds to the State Board of Administration - Florida Prime.

MOTION PASSES 4-0

Batting Cages at Sugar Sand Park

Commissioner Ehrnst received a suggestion from the public that instead of tearing down and replacing the batting cages, build more of them.

Commissioner Rollins is in favor of moving forward with the Board approved RFP for the batting cages. He noted that Boca Little League personnel expressed concern about safety issues at the batting cages, and that the City has placed a high-priority on this item in last year's budget and it was not done.

Patch Reef Park Tennis Center

Commissioner Rollins informed that the District received two letters from an anonymous person regarding the tennis academy taking over the use of the tennis courts at the expense of the residents at the subject facility. He asked Ms. Dawson to report on the usage of space by the academy and the revenue that is being generated.


FUTURE AGENDA ITEMS:

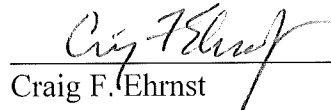
January 7 - District Counsel Update on the Petrykowski issue
Patch Reef Park Tennis Center Update
Participation in Oasis Championship Golf Event
Purchase of Private Residence on Jeffrey Street

ADJOURNMENT:

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Ehrnst to adjourn the meeting at 8:17 p.m.

MOTION APPROVED 4-0


Robert K. Rollins, Jr. Chairman


Craig F. Ehrnst Secretary-Treasurer