

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
February 12, 2019

The MEETING was called to order by CHAIRMAN Susan Vogelgesang 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:

PUBLIC REQUESTS: Chairman Vogelgesang requested that any comments regarding the golf course be held to after Mr. Koski's presentation.

APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS:

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Rollins to approve the minutes of the regular meeting held on January 22, 2019.

MOTION UNANIMOUSLY APPROVED

REGULAR BUSINESS:

1. Golf Course Report

Mr. Arthur Koski gave a detailed presentation on the progress of Boca National. To date, the design drawings are at a 95% stage of completion; a request for qualifications for a golf course contractor will begin in March; project will be bid in April; construction will commence in May with a completion date of September, 2020.

The golf course will be built in phases to complete the construction of the facility:

Phase 1 - will provide for an opening of the golf course (18 holes, driving range, putting area and par 3 course) as quickly as possible.

Phase 2 - will consist of a tunnel constructed beneath 2nd Avenue and construction of a club house on the southeast corner of 2nd Avenue and Jeffery Street.

Mr. Koski asked consideration of the Board to approve Option 4 (Formally Option 1 with the clubhouse located on the northwest corner of Jeffery Street and 2nd Avenue) which consists of the following:

Option 4- 18 holes west of 2nd Avenue; on the east side of 2nd Avenue, a driving range with a tee box area on the south portion of the property; a putting green east of the clubhouse on the southeast corner of Jeffery St. and 2nd Avenue; a par 3 golf course at the north end of the east parcel; a

maintenance building on east side of 2nd Avenue with golf cart storage beneath the club house located on the southeast corner of Jeffery St. and 2nd Avenue.

MOTION was made by Commissioner Rollins and seconded by Commissioner Engel to approve Option 4 which was the original Option 1, as amended, by moving the clubhouse from the north west corner to the southeast corner.

An in-depth discussion ensued:

The maintenance building will be sited at the original location- due east from Jeffery Street along the railroad tracks on the east side of the property.

Commissioner Ehrnst asked for clarification from the designer on the maintenance building, bathrooms, 11-hole putting area, driving range, cost of the project and the layout as presented. He noted that there was limited space for a hotel/restaurant that could generate revenue. Mr. Wayne Branthwaite, golf course architect, explained that there is still flexibility in the layout and adjustments can still be made.

Commissioner Wright was hesitant to approve the layout without an operations person hired by the District to provide input on the layout.

Mr. Koski provided estimated golf course construction costs of \$20,000,000 (exclusive of the clubhouse) that were prepared by Mr. Branthwaite and the Price-Fazio team. He will continue to value engineer the numbers to reduce costs.

Commissioner Ehrnst and Commissioner Wright showed concerned that the numbers were too vague to provide to the City.

When the design plans are 100% complete, the estimate will be refined and then go out to bid.

Commissioner Rollins would like to have the Price Fazio report and the expenses provided to the City. An accurate estimate of costs will not be available until the RFP is released and the bids come back.

With the Boards consent, Mr. Koski will present the layout and the estimated cost to the City.

Roll Call

Commissioner Ehrnst	No
Commissioner Engel	Yes
Commissioner Rollins	Yes
Commissioner Wright	No
Commissioner Vogelgesang	Yes

MOTION PASSES 3-2

Public Requests for the Golf Course:

Greg Galanis thank the Board for their efforts. He understands that building a golf course is not an easy task; understanding and learning the process, following the experts lead and getting the City in the same boat are all important things that are required. “We need to start somewhere and keep moving forward!”

Robert and Lil DuKate were glad to see a design presented. Mr. Dukate showed concern regarding the lack of parking and the dogleg design of hole #7 for public safety reasons. He recommended alternative options and hoped that “design negligence” would not be an issue. He suggested buying the property on the northeast corner of Jeffery Street and 2nd Avenue to help reduce costs during the construction phase and welcomed having a LGPA tournament at Boca National in the future.

Jerrilyn Schulze thanked the Board for their continuous efforts with the Boca National project and inquired about the following items:

1. *Status of the maintenance shed-* Mr. Jacob Horowitz, District Counsel, explained that the Board has given their authority to pursue ejecting the current occupant. The parcel of property that the shed is located on is owned by the City of Boca Raton. District Counsel is currently working with the City Attorney’s office on a document that will enable the City to assign their rights to the District. With this assignment of rights, the District can then pursue a court order to have the current occupant removed.
2. *Green demo fences-* The green demo fences will remain up during the construction phase.
3. *Formal name of the golf course-* Boca National.

Ms. Schulze asked the Board to reconsider the #7 dogleg for safety reasons and supported the underground tunnel.

Larry Portnoy, representing GL Homes, stated that he would like to see continuity in golf and keep Boca Municipal open until Boca National opens in September, 2020. City Council members will not take a formal position to keep the continuity of golf in Boca until they hear from the District. GL homes will work with the City to compile a closing date that would be amicable to both sides and allow for sufficient time for the course to be built & open.

Chairman Vogelgesang acknowledged the presence of Mr. Bill T. Smith, former Mayor of Boca Raton, and thanked him for attending.

2. Approval of Accrued Annual and Sick Leave Benefits for Madlane Bentivegna

Mr. Jacob Horowitz, District Counsel, advised that based on research and indication Ms. Bentivegna would be entitled to a payment of \$77,039.95 for accrued annual and sick leave subject to Board approval.

<p><u>MOTION</u> was made by Commissioner Ehrnst and seconded by Commissioner Engel to approve the accrued annual and sick leave benefits for Ms. Madlane Bentivegna in the amount of \$77,039.95</p>
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MOTION UNANIMOUSLY APPROVED

3. Interim Executive Director Contract

Mr. Horowitz advised that some revisions were made to Interim Executive Director contract pursuant to Board direction. The current contract includes and incorporates all the provisions requested by the Board. Commissioner Ehrnst inquired about the exclusion of Exhibit "A", the Executive Director's duties and responsibilities. A job description, previously prepared by the Human Resource Consultant, was provided for future consideration of Exhibit "A".

MOTION was made by Commissioner Wright and seconded by Commissioner Rollins to approve the Interim Directors contract, as is, subject to future ratification of Exhibit "A".

MOTION UNANIMOUSLY APPROVED

4. Arthur Koski Contract

Mr. Horowitz provided the details of the revisions made to Mr. Koski's contract. The current contract is consistent with the Boards prior direction. The commencement date; termination date and compensation for Mr. Koski's position still need to be addressed.

Discussion ensued regarding Mr. Koski's compensation.

Commissioner Wright left the meeting at 7:08 p.m.

MOTION was made by Commissioner Engel and seconded by Commissioner Ehrnst to approve Mr. Koski's contract with compensation of \$10,000 per month for his role as Construction Manager, effective July 1, 2019, based on the prior payment that was credited for \$60,000 for the first six months of the year.

Discussion

Commissioner Rollins and Commissioner Vogelgesang felt that \$10,000 a month is insufficient compensation for Mr. Koski's expertise. Commissioner Rollins would like to revisit this topic if Mr. Koski's hours develop into more than 30 hours per week.

MOTION PASSES 4-0

5. Employment Manual-

This item was deferred until the March 18, 2019 meeting. Commissioners will submit any suggestions/changes to the employment manual to Ms. Harms prior to the next meeting on March 18, 2019.

APPROVAL OF PAYROLL AND INVOICES:

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Engel to approve the revised payroll and invoices as presented totaling \$600,844.20.

MOTION PASSES 4-0

REPORTS AND DISCUSSION ITEMS:

Interim Executive Director-

Needs Assessment RFP

Ms. Harms advised that the Needs Assessment RFP was posted Jan 25th; it is due back February 21st; a meeting is scheduled on February 27th to discuss and select someone to run the Needs Assessment for Recreation Services.

User Fees

A meeting is scheduled this week to discuss user fees at the swim and tennis center. Discussions will continue regarding the pavilions, facilities rentals and athletic fees. The objective is to have a recommendation for a full year of user fees in time for next year's budget.

ADA Compliant Websites

Ms. Harms, has been working with Carter Bogush, Marketing Coordinator at Sugar Sand Park Community Center and the Achieve Agency to update the websites and make them ADA Compliant. The new websites should be ready within the next few months.

Don Estridge ILA

The Don Estridge Interlocal Agreement was handed out to be reviewed for discussion at the March 18th meeting.

Gumbo Limbo

Ms. Harms was recently informed by the City that the tower at Gumbo Limbo is required to be ADA compliant beyond the first level. Alternative options are being investigated to make it financially viable as well as ADA compliant. All work has stopped on the tower until a decision has been made.

Discussion ensued

Commissioner Rollins expressed his concern with the lack of communication from the City regarding this information.

Commissioner Ehrnst was very concerned about the financial budget.

Ms. Harms mentioned that the Friends of Gumbo Limbo would be willing to participate in a solution.

Facilities Manager-

Melissa Dawson provided updates on the following projects:

Gumbo Limbo Boardwalk /Tower- concrete base for the tower is in place; pilings for the new portion the boardwalk are being installed

Gumbo Limbo Pump- waiting on permitting through the Army Corp of Engineers

Red Reef Restroom Central-majority of demolition has been completed; bi-weekly construction meetings have commenced

Red Reef Restroom North- waiting on plan approval for final permits

Patch Reef Park Artificial Turf- bi-weekly construction meetings have commenced; permit application has been submitted to the City; finalizing contracts with subcontractors, submittals and project schedules; a preliminary Notice to Proceed has been provided for administrative work and limited pre-approved site work

Patch Reef Park Tennis Courts- The Geosyntec report was sent out for review to discuss at the next meeting

Swim & Racquet Center- signage package and push activators were installed; blinds and shades will go in this week; quotes to address the floor issue will be distributed at the next meeting.

Sugar sand Park Playground - warranty work has been completed; a roll coat is needed this March per the warranty; recommends high density inserts

District Counsel-

Counsel is waiting to hear from the City Attorney's office regarding the proposed assignment of the City's rights to the District in order to file a lawsuit to remove the occupant on the golf course parcel. The City Attorney is determining whether approval by the City Council is required. Once the rights are assigned the lawsuit can be filed.

Commissioners-

To ensure that the District has an opportunity to provide input on any changes that might be relative to the Needs Assessment, Ms. Harms will provide updates to the Board.

Commissioner Rollins would like the City to consult with the District prior to engaging in any major programming changes and provide more information relative to the revenue being generated.

To increase interest earnings significantly, Commissioner Ehrnst requested that a transfer of money from the Northern Trust account to the Florida Prime account be added to the agenda on Feb 19, 2019.

Commissioner Vogelgesang advised that the Oasis Tournament was well attended and that there was a good response to the Boca National showcase.

FUTURE AGENDA ITEM -

Interim Director Contract -Exhibit "A"

Employment Manual

User Fees

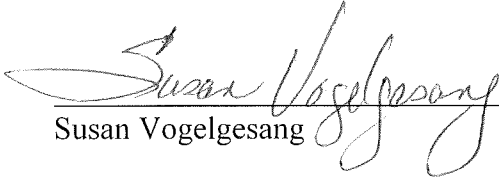
Don Estridge Interlocal Agreement

Bank Transfer

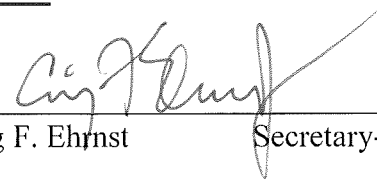
ADJOURNMENT:

MOTION was made by Commissioner Rollins and seconded by Commissioner Engel to adjourn the meeting at 7:33 p.m.

MOTION PASSES 4-0



Susan Vogelgesang Chairman



Craig F. Ehrnst Secretary-Treasurer