

**GREATER BOCA RATON BEACH & PARK DISTRICT**  
MINUTES OF A REGULAR MEETING OF THE BOARD OF COMMISSIONERS  
SWIM & RACQUET CENTER, 21618 ST. ANDREWS BOULEVARD, BOCA RATON  
October 21, 2019

The MEETING was called to order by CHAIRMAN Susan Vogelgesang, at 5:20 p.m.

**COMMISSIONERS PRESENT:**

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

**CHANGES TO AGENDA:**

Motion was made by Commissioner Rollins to defer Item #6-Golf Course Discussion until the next regular meeting. Motion fails due to lack of second.

**PUBLIC REQUESTS:**

*Mr. Rick Heard* thanked the Commissioners for their efforts to keep golf in Boca. He believes that a hybrid effort would work best to develop the golf course where the City constructs the west side and the District constructs the east side. He supports using the Price Fazio design.

*Mr. Harold Chaffee.* believes that the District has a fiduciary responsibility to make sure the golf course succeeds.

*Mr. Tom Thayer* believes that the District should develop the golf course, with the Price Fazio design and complimented the new District website.

*Ms. Phyllis Elias* supports the District keeping the golf course.

**APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS:**

**MOTION** was made by Commissioner Engel and seconded by Commissioner Wright to approve the minutes of the Joint Meeting held on September 12, 2019 at 6:00 p.m.

**MOTION UNANIMOUSLY APPROVED**

**MOTION** was made by Commissioner Engel and seconded by Commissioner Rollins to approve the minutes of the Final Public Hearing held on September 25, 2019 at 6:00 p.m. and Continued on October 1, 2019 at 6:00 p.m.

**MOTION UNANIMOUSLY APPROVED**

**MOTION** was made by Commissioner Engel and seconded by Commissioner Rollins to approve the minutes of the Regular Meeting held on October 7, 2019 at 5:15 p.m.

**MOTION UNANIMOUSLY APPROVED**

**REGULAR BUSINESS:**

**1. M.D.S. Builders**

Ms. Harms, Executive Director, requested the Board's approval for the final payment to MDS Builders, Inc. for the Swim & Racquet project in the amount of \$244,351.72.

**MOTION** was made by Commissioner Rollins and seconded by Commissioner Engel to approve the final M.D.S. Builders pay application # 21 in the amount of \$244,351.72 subject to Consent of Surety, as amended.

Commissioner Ehrnst gave a brief summary of the Swim & Racquet project and expressed concerns regarding the process and details of the project.

**MOTION UNANIMOUSLY APPROVED**

**2. Art Koski Agreement**

**MOTION** was made by Commissioner Wright and seconded by Commissioner Ehrnst to terminate Mr. Koski's Agreement.

*Discussion ensued.*

Commissioner Wright expressed her discomfort working with Mr. Koski.

Commissioner Engel suggested that a specific scope of work be defined for Mr. Koski moving forward.

Commissioners Rollins and Vogelgesang supported keeping Mr. Koski on as a consultant for his knowledge and history with the District.

Commissioner Ehrnst was unclear about Mr. Koski's role going forward and acknowledged his value to the District.

**A SUBSTITUTE MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Engel to Pay Mr. Koski \$10,000 for his October 2019 Services and terminate Mr. Koski's Agreement.

**MOTION UNANIMOUSLY APPROVED**

**MOTION** was made by Commissioner Rollins and seconded by Commissioner Engel to have Ms. Harms work with Counsel to develop a Scope of Services for Mr. Koski as a consultant with a rate of \$350 an hour, not to exceed \$7,500 a month, as amended. Counsel will provide a new Agreement subject to the Board's approval at the next regular meeting.

**Discussion:**

All communication with Mr. Koski will go through the Executive Director.

Mr. Koski addressed the Board stating that he would work for the District in what ever capacity that they see fit.

**MOTION APPROVED 4-1**

Commissioner Wright votes "No"

**3. Explorium Exhibits**

Ms. Harms, Executive Director, asked consideration of the Board to approve the “Design Zone 2” Exhibit in the amount of \$32,500. This exhibit will run January 23, 2021 through May 2, 2021.

Commissioner Rollins commented that the exhibits require \$1,000,000 of flood insurance which may not be possible without going to the private market because the National Flood Insurance Program is limited to \$500,000 for contents. He suggested that Ms. Harms negotiate a lower limit before submitting the contracts.

**MOTION** was made by Commissioner Rollins and seconded by Commissioner Ehrnst to approve the “Design Zone 2” Exhibit for \$32,500 subject to Ms. Harms negotiating a lower flood insurance limit prior to sending back the contract.

**MOTION UNANIMOUSLY APPROVED**

Ms. Harms, Executive Director, asked consideration of the Board to approve the “Mindbender Mansion” Exhibit in the amount of \$41,850. This exhibit will run September 25, 2021 through January 2, 2022.

**MOTION** was made by Commissioner Rollins and seconded by Commissioner Engel to approve the “Mindbender Mansion” Exhibit for \$41,850 subject to Ms. Harms negotiating a lower flood insurance limit prior to sending back the contract.

**MOTION UNANIMOUSLY APPROVED**

**4. Board Meeting Calendar for 2020**

This item was deferred.

**5. Joint Meeting Agenda Items**

The following items were chosen for agenda topics for the Joint meeting on November 12, 2019:

1. CRA
2. Golf ILA
3. District/City Partnership

**6. Golf Course Discussion**

Ms. Harms advised the Board that: The City is looking for direction on its proposal regarding the golf course; and that she contacted Ford & Associates and there is potential for independent financing with the District’s current millage rate.

Commissioner Ehrnst suggested entertaining the City’s letter to proceed with the design plans, and an amended ILA subject to District approval and would like the District to get a credit rating.

Commissioner Engel is not interested in conveying the property to the City.

Commissioner Rollins would like to direct staff to proceed with the financing option.

Commissioner Ehrnst will work with Mr. Ford on the financing and credit rating for the District and report back to the Board.

Commissioner Vogelgesang believes that too much time and energy has been put into the project to hand it over to the City. She will look at what the City have to offer and remind them that Price Fazio has reduced cost but has not reduced quality.

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Wright to respond to the City's offer that the District is interested in the City's plan and design for a golf course and what Interlocal amendment would be required, with the hope that the City will maximize the use of taxpayer dollars already spent in working through their design and would like to discuss any components at the Joint Meeting.

Commissioner Rollins stated that he was not comfortable with the City developing and maintaining the course and will not support the motion.

Commissioner Vogelgesang asked the Board's thoughts if the City used the Price Fazio design. All Commissioners agreed that they would be ok with that.

**MOTION APPROVED 3-2**

Commissioner Rollins and Commissioner Vogelgesang vote "No"

**APPROVAL OF PAYROLL AND INVOICES:**

Mr. Arthur Koski's check for \$10,000 for services in October was added to the invoices for approval.

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Engel to approve the revised payroll and invoices totaling \$ 2,204,004.58.

**MOTION APPROVED 4-1**

Commissioner Wright votes "No"

**REPORTS AND DISCUSSION ITEMS:**

**Executive Director:**

Red Reef Park

Ms. Harms complimented the staff at Red Reef Park for organizing a Juniors Tournament at the golf course on November 10th.

Beach Clean-up Day

Ocean Strand will be used for parking at the Beach Clean -u day on December 14<sup>th</sup>; Rangers will assist with parking.

Sunscreen MOU

The MOU for the sunscreen dispensers was sent to Lauren Diamond for review. This item will be placed on the agenda for approval at the next meeting.

Gumbo Limbo Funicular

Ms. Harms has requested a copy of the work order for the funicular at Gumbo Limbo to see the design and is waiting for a response from the City.

Banking RFP

TD, Bank United and PNC have responded to the Banking RFP; copies of the responses have been distributed to the Board for review.

Patch Reef Fields

The punch list items are being worked on and the final pay application should be ready for approval at the next meeting.

Golf Course Fence Issues

The temporary fences have been restored; the monthly lease will be \$1,300 a month. FPL will mitigate the issues on Clint Moore where they removed vegetation.

**District Counsel-**

Sunshine Law presentation will be December 16, 2019.

**Commissioners:**

*Commissioner Engel* would like the District to control its narrative through the media.

*Commissioner Ehrnst* would like to take a closer look at the CRA funding and questioned what the District's role is in it.

*Commissioner Rollins* was very pleased that the new artificial turf fields at Patch Reef Park were able to stay open after the recent heavy rains.

*Commissioner Vogelgesang* thanked the staff and District Counsel for their support and doing a remarkable job.

**FUTURE AGENDA ITEMS:**

Banking RFP: December


Communication RFP: November 18th

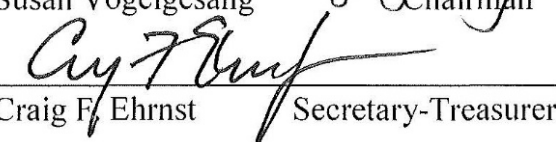
Sunshine Law Presentation: December 16th

**ADJOURNMENT:**

**MOTION** was made by Commissioner Engel and seconded by Commissioner Ehrnst to adjourn the meeting at 7:46 p.m.

**MOTION UNANIMOUSLY APPROVED**

  
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 Susan Vogelgesang Chairman

  
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 Craig F. Ehrnst Secretary-Treasurer