

GREATER BOCA RATON BEACH & PARK DISTRICT
MINUTES OF A REGULAR MEETING OF
THE BOARD OF COMMISSIONERS
June 21, 2021

The MEETING took place at the Swim & Racquet Center and was also conducted virtually through the Zoom platform. 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 Wright

CHANGES TO AGENDA:

PUBLIC REQUESTS:

Mr. Raul Travieso and Mr. Steve Rose are hopeful that the Board of Commissioners will recognize the need to plan and budget for 12 more pickleball courts at Patch Reef Park that will coincide with the tennis center.

Mr. Rick Heard asked that the Board listen to its constituents that are asking for a challenging, competitive, fun, executive golf course at Ocean Breeze.

Mr. Harold Chaffee would like the Board to do what the people want; make the right decision and include golf at the Ocean Breeze property.

Mr. Joel Rask was concerned that there is not a place for the youth to play golf in Boca Raton and asked the Board to think about the kids.

Mr. Larry Mielke thanked the Board for completing the grounds at the entrance of Boca Teeca and asked that the Board address golf at Ocean Breeze, it has gone on too long.

REGULAR BUSINESS:

1. Ocean Breeze- Visioning Discussion

Golf at Ocean Breeze:

Commissioner Rollins: supports a golf facility at Ocean Breeze, either alternative golf (projected cost is \$4-5 Million) or an executive course and would like to generate revenue other than ad valorem revenue.

Commissioner Vogelgesang supports an executive course at golf at Ocean Breeze and would explore the possibility of a golf park with different amenities for all.

Commissioner Ehrnst: supports designating an area to alternative golf; does not support an executive course or driving range. His vision is to hire an architect to sort out the components, break them into pieces, and get partners to help financially. Walking/bike trails, a field house, and a forest are also on his visioning list for Ocean Breeze.

Commissioner Engel: suggested looking for alternative uses for the property unless there is a way to finance golf and noted the City's opposition to golf at Ocean Breeze. He would like to see a further explanation of the Putman proposal and the development of the remainder of the park with a partnership from the city.

Commissioner Wright supports community, family-friendly golf; does not support an executive course, driving range, or school; She would like to start with walking trails and phase the project once Boca Country Club has been sorted out.

Pickleball Courts at Patch Reef Park

All Board members are in support of adding twelve (12) pickleball courts at Patch Reef Park.

Discussion ensued regarding the District's ability to partake in a Facilities Management Agreement. Mr. Goren, District Counsel, read a portion of the Attorney General's Opinion from a letter, dated June 8th, 2020, and will investigate a Facilities Management Agreement for the District to consider as an option to bring investors to District properties in compliance with the District's Special Act.

MOTION was made by Commissioner Rollins and seconded by Commissioner Ehrnst to direct District counsel to investigate the details of a Facilities Management Agreement, or any option, to bring investors to District properties in compliance with the District's Special Act.

Discussion:

Roll Call Vote:

Commissioner Ehrnst	Yes
Commissioner Engel	Yes
Commissioner Rollins	Yes
Commissioner Vogelgesang	Yes
Commissioner Wright	Yes

MOTION UNANIMOUSLY APPROVED

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Engel for the District to prepare an RFQ for an Architect/Engineer to be on call for various future District projects.

Discussion:

Roll Call Vote:

Commissioner Ehrnst	Yes
Commissioner Engel	Yes
Commissioner Rollins	Yes
Commissioner Vogelgesang	Yes
Commissioner Wright	Yes

MOTION UNANIMOUSLY APPROVED

2. Budget/Tentative Millage Rate Discussion

After reviewing the City's budget request for FY2022, Executive Director Harms presented a draft budget that was prepared based on the current millage rate of 0.8808 which was the rollback rate last year. The total request by the City for operations, maintenance, and capital

improvements at City Facilities is \$26.8 million, which does not include the District's debt service payment, CRA contribution, or capital improvements at District-owned properties.

Executive Director Harms recommended that the District evaluate its facilities; address the District's obligations in the current ILA's with the City; and evaluate alternative millage rates and how those rates might offset costs.

Discussion ensued regarding working with the City to evaluate each park and make recommendations to reduce costs and run more efficiently; the maintenance building at Countess de Heornle; covering the extra expenses from escalating costs of raw materials, the millage rate for the upcoming year; evaluating the ILA's and the CRA Agreement and cooperation/support from the City on the District's ad valorem taxes.

MOTION was made by Commissioner Wright and seconded by Commissioner Engel to direct counsel to analyze all District ILA's and provide specific recommendations for changes in the District's best interest and to prioritize its fiduciary responsibilities.

Discussion: Recommendations from counsel will be used only for study/consultation at this time

Roll Call Vote:

Commissioner Ehrnst	Yes
Commissioner Engel	Yes
Commissioner Rollins	Yes
Commissioner Vogelgesang	Yes
Commissioner Wright	Yes

MOTION UNANIMOUSLY APPROVED

The Board directed Ms. Harms to explore various options for millage rates and evaluate District properties.

3. Audit Committee RFP

Commissioner Ehrnst presented a comprehensive proposal for an RFP for Auditor Services. for the Boards consideration. If approved, the RFP will go out to bid; and the Audit Committee will reconvene to rank the responses and make a recommendation to the Board. The following formatting changes will be made prior to releasing the RFP: page numbers will be added, and a blank space will be filled in where an exhibit for minimum insurance was referenced.

MOTION was made by Commissioner Rollins and seconded by Commissioner Engel to approve the document for the Audit Committee's RFP with the formatting changes discussed subject to final review from the Audit Selection Committee.

Discussion:

Roll Call Vote:

Commissioner Ehrnst	Yes
Commissioner Engel	Yes
Commissioner Rollins	Yes

Commissioner Vogelgesang Yes
Commissioner Wright Yes

MOTION UNANIMOUSLY APPROVED

APPROVAL OF PAYROLL AND INVOICES:

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Engel to approve the payroll and invoices totaling \$3,222,823.14.

Discussion:

Roll Call Vote:

Commissioner Ehrnst Yes
Commissioner Engel Yes
Commissioner Rollins Yes
Commissioner Vogelgesang Yes
Commissioner Wright Yes

MOTION UNANIMOUSLY APPROVED

REPORTS AND DISCUSSION ITEMS:

Executive Director:

Verde Agreement

The Verde Agreement will go before the School Board for approval on June 23, 2021.

Boca Teeca Update

The RFQ for Boca Teeca is due back on June 25, 2021. The debris and trash around the old maintenance building have been removed and the building will soon be demolished. The District is waiting for the split rail fencing to arrive prior to the removal of the construction fencing.

District Counsel:

Commissioners:

Commissioner Wright likes the improvements that were made to the east entrance at Boca Teeca; suggested rescheduling the July 6th meeting to August; and inquired about the status of Ocean Strand.

MOTION was made by Commissioner Rollins and seconded by Commissioner Engel to cancel the July 6, 2021, regular meeting.

Roll Call Vote:

Commissioner Ehrnst Yes
Commissioner Engel Yes
Commissioner Rollins Yes
Commissioner Vogelgesang Yes
Commissioner Wright Yes

MOTION UNANIMOUSLY APPROVED

MOTION was made by Commissioner Engel and seconded by Commissioner Rollins to add a meeting on August 30, 2021, at 5:15 p.m. to the current August schedule.

Roll Call Vote:

Commissioner Ehrnst	Yes
Commissioner Engel	Yes
Commissioner Rollins	Yes
Commissioner Vogelgesang	Yes
Commissioner Wright	Yes

MOTION UNANIMOUSLY APPROVED

Commissioner Engel commented how much respect each Board member has for one another and that it is a pleasure to work with everyone on the Board.

Commissioner Ehrnst noted that the interest earnings are down this year.

Commissioner Rollins inquired if the donor's commitment to the Gumbo Limbo Tower project was going to continue with the continuous delays that have happened getting the project off the ground.

FUTURE AGENDA ITEMS:

RFQ Architect /Engineer
Budget Discussion

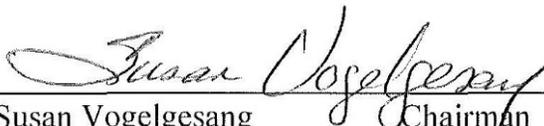
ADJOURNMENT:

MOTION was made by Commissioner Engel and seconded by Commissioner Rollins to adjourn the meeting at 7:13 p.m.

Roll Call Vote:

Commissioner Ehrnst	Yes
Commissioner Engel	Yes
Commissioner Rollins	Yes
Commissioner Vogelgesang	Yes
Commissioner Wright	Yes

MOTION UNANIMOUSLY APPROVED


Susan Vogelgesang Chairman


Craig F. Ehrnst Secretary-Treasurer