

**GREATER BOCA RATON BEACH & PARK DISTRICT**  
**MINUTES OF A REGULAR “HYBRID” MEETING OF**  
**THE BOARD OF COMMISSIONERS**  
December 21, 2020

The “HYBRID” MEETING took place in the Willow Theatre at Sugar Sand Park 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:**

*The following people emailed public requests to be read into the record:*

*Ms. Georgina (Gigi) Sahel, a design professional, and resident of the Boca Teeca community, believes that a design charrette for Boca Teeca is a wonderful idea for the community. She listed some design ideas for the property which include a biker/pedestrian route, rejuvenating the pickleball courts, an open lawn, and a children’s play area; a safe sidewalk from the 2nd Avenue intersection along Clint Moore Road, where bikers can connect to the El Rio trail; a golf course and beautifying the entranceway.*

*Ms. Kathy Cottrell and Ms. Michele Peel both support the idea of naming the Ocean Strand property in honor of Mr. Gordon Gilbert, former District Commissioner, for his lifelong dedication and impact on the Boca Raton community.*

*Ms. Andrea O’Rourke, Deputy Mayor, shared her support of honoring Mr. Gordon Gilbert by naming the new Ocean Strand park in his name.*

*The following people called into the meeting:*

*Ms. Nancy Jo Feinberg questioned why section G on page 15 of the proposed ILA Amendment that refers to the Inspector General’s office and the Palm Beach Code of Ethics was deleted. She believes that deleting this sends a wrong signal about public integrity and transparency.*

*Ms. Regina Ecklund inquired when the Boca Teeca RFI and Consultant for the Ocean Breeze charrettes would be on the agenda; thanked the Commissioners and staff for inspecting the property conditions at Boca Teeca and for the improvements that were made on the three corners; asked that notification go out to the Boca Teeca Community Home Owner Associations if they are financially responsible for any improvements or landscaping to the entrance on Yamato Road and 2<sup>nd</sup> Avenue; asked that the District eradicate any rodents before demolishing any structures on the property, requested lighting for the sidewalk area on the east side of 2<sup>nd</sup> Avenue south of Jeffery Street; asked the Board to consider keeping money in the Budget specifically for Ocean Breeze; and suggested using funds to pay off the bonds on the west Ocean Breeze property as soon as possible.*

*Mr. Robert DuKate believes the District should refinance the loan from the City if possible; he appreciates the recent maintenance and safety items that were recently addressed; reiterated Ms. Ecklund’s concerns about the front entrance on Yamato Road; supports the*

installation of split rail fencing, walking paths and transforming the former tennis courts into pickleball courts. He suggested that the District make change orders to current contractors at Ocean Strand and at Patch Reef Park to do improvements at Boca Teeca such as walking paths and pickleball courts.

*Mr. Harold Chaffee* agrees with Ms. Ecklund's statements and believes that charrettes and planning will take time so in the interim he supports: a split rail fence in place of the current fence rentals; keeping a fence up at Jeffrey Street, walking paths, and allocating \$5,000,000 to pay down the loan from the City.

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

Ms. Harms noted that one correction will be made to Regina Ecklund's public comment on the first page of the minutes. "Ocean Strand" will be changed to "Ocean Breeze" in the second sentence.

**MOTION** was made by Commissioner Engel and seconded by Commissioner Rollins to approve the minutes, with the correction noted by staff, of the Regular "Hybrid" meeting held on December 7, 2020, at 5:15 p.m.

**Roll Call Vote:**

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

**MOTION UNANIMOUSLY APPROVED**

**REGULAR BUSINESS:**

**1. Sugar Sand Park Batting Cages**

Melissa Dawson, Facilities Manager, requested the Board's consideration to approve the single bid that was submitted from Gulfstream Athletic Supply, Inc. for \$116,500 to renovate the final set of batting cages at Sugar Sand Park. Ms. Dawson noted that Gulfstream Athletic Supply, Inc. has renovated the last two sets of batting cages for the District and has done a satisfactory job.

**MOTION** was made by Commissioner Wright and seconded by Commissioner Engel to approve the bid of \$ 116,500 presented by Gulfstream Athletic Supply, Inc. to renovate the final set of Batting Cages at Sugar Sand Park.

Discussion:

**Roll Call Vote:**

Commissioner Ehrnst	Yes
Commissioner Engel	Yes

Commissioner Rollins        Yes  
Commissioner Vogelgesang Yes  
Commissioner Wright        Yes

**MOTION UNANIMOUSLY APPROVED**

**2. Boca Raton Beach & Park Foundation**

Commissioner Engel presented his report on the proposed Boca Raton Beach & Park Foundation. The purpose of the Foundation is to serve as an alternate funding source for projects, raise the District's profile in the community; to enhance a positive image of the District in the eyes of its residents and to give residents a greater ability to participate in District projects.

Commissioner Engel proposed to use the funds that are raised for specific District projects, including but not limited to: enhancements of existing District-owned park facilities; new capital projects funded by the District, furnishing financial assistance to District families; funding grants and scholarships to individuals and organizations as may be determined by the Foundation.

The Foundation is to be administered by a Board of Directors, comprised of the members of the Board of Commissioners of the Greater Boca Raton Beach and Park District, additional board members from the community may be added at the discretion of the Foundation Board. Meetings can be held quarterly and Officers of the Foundation will be determined by the Board of Directors. Day to day tasks will be handled by a volunteer member of the Board (Mr. Engel) and assisted by volunteers from the community and an unpaid intern. The accounting will be handled by Mr. Merv Timberlake on a paid basis.

The sources of revenue will come from memberships in the Foundation, donations from the public, and grants solicited from other foundations and charitable organizations. The estimated annual expenses are \$8,460.

Mr. Michael Sargis, North Lauderdale's Assistant City Manager, Parks, and Recreation Director, and its Foundation's Executive Director was available to answer questions.

**Discussion:**

Discussion ensued regarding furnishing financial assistance to District families, scholarships, advertising the meetings, membership dues, the purpose and narrowing the scope of the Foundation and purchasing greenspace, if there is a need for the Foundation, the amount of time staff would expend on the foundation monthly, the transparency required for scholarships and grants, and the similarities between the North Lauderdale Foundation and the Beach & Park District.

This agenda item was deferred to a future meeting to allow the public to provide feedback on the subject.

**3. Boca Teeca Maintenance**

Ms. Harms noted the following areas of disrepair that need to be addressed at Boca Teeca:

**Entrance of Boca Teeca**

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Engel to authorize the Executive Director and legal counsel to draft a new arrangement with the San Remo Home Owner’s Association that is legally sufficient for the District to make improvements to the west side of the Boca Teeca entrance that would offer the District the protection needed and the authority to make the improvements without having to go through an extensive approval process.

Discussion:

Discussion ensued regarding the need for the property rights to be conveyed to the District, ownership of the land and how public bodies cannot use public dollars to invest in privately owned property, legal access to the land, the need to have control of the design and if there is irrigation or electricity in the entrance area.

**Roll Call Vote:**

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

**MOTION UNANIMOUSLY APPROVED**

Overall Maintenance of the Property

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Rollins to approve a comprehensive assessment of the trees, maintenance, lighting, and cleanup of dead vegetation specifically in the east, north, and south course areas.

Discussion:

**Roll Call Vote:**

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

**MOTION UNANIMOUSLY APPROVED**

Demolition of Existing Buildings/ Debris Removal

Ms. Harms noted that she received an email from Mr. Mike Woika, Assistant City Manager, stating that he did receive the proposed amendment to the ILA that the District submitted and is currently reviewing it. He mentioned in his email that he saw no issues from the City’s perspective for the District to increase maintenance, add beautification, and finish the demolition of the rest of the structures on the property.

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Rollins to assess and demolish existing structures on the property, eradicate potential pests and remove all debris.

Discussion

The restroom facility and gas tank will be included in the demolition.

**Roll Call Vote:**

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

**MOTION UNANIMOUSLY APPROVED**

Fencing

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Rollins to approve placing a split rail fence on the primary corners at Boca Teeca and to allow the Executive Director the discretion to evaluate the southeast corner to determine the type of fence needed and advise the Board.

Discussion:

**Roll Call Vote:**

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

**MOTION UNANIMOUSLY APPROVED**

Routine Maintenance Plan

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Rollins to direct the Executive Director of the District to go out for a maintenance plan for the Ocean Breeze property.

Discussion:

Staff will try to bundle the workload for possible cost savings.

Commissioner Rollins would like the neighbors at Boca Teeca to know that the District is planning to do something with the property, it just takes time.

**Roll Call Vote:**

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

**MOTION UNANIMOUSLY APPROVED**

**4. Budget Amendment for FY 2020-2021**

Resolution 2021-01 was read into the record by Mr. Samuel Goren, District Counsel. Ms. Harm's ask the Board's consideration to adopt Resolution 2021-01, Budget Amendment #1 to the Fiscal Year 2020-2021 budget in the amount of \$550,000, which includes:

- The removal of all funding related to the golf course project
- The funding for Ocean Strand Park was increased to \$600,000
- A Park Development Fund of \$1 million was established
- Remaining funds from the golf course were placed in a Capital Reserve Fund

**MOTION** was made by Commissioner Engel and seconded by Commissioner Ehrnst to adopt Resolution 2021-01, Budget Amendment #1 for Fiscal Year 2020-2021, in the amount of \$5,500,000.

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 \$ 3,644,698.76

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:**

DeHoernle Park

The shade canopies have been installed at De Hoernle Park.

Gumbo Limbo Roof

The roof at Gumbo Limbo has been installed, only the punch list items remain.

Gumbo Limbo Air Conditioner

Work will commence on the air conditioning at Gumbo Limbo in approximately 12-13 weeks when the part needed arrives.

Ocean Strand

The revised plans for Ocean Strand have been submitted to the City and are pending approval.

Sugar Sand Park

Ms. Harms will present revised Explorium Exhibit contracts for the Board’s consideration at the next meeting. The Explorium has been closed due to the pandemic.

**Counsel:**

Ocean Strand

Mr. Goren asked the Board’s consideration to approve the proposal from Calvin Giordano & Associates for \$400 to revise the sketch and description of the Ocean Strand property.

**MOTION** was made by Commissioner Rollins and seconded by Commissioner Engel to approve the proposal from Calvin Giordano & Associates for \$400 to revise the sketch and description of the Ocean Strand property which will include the previously excluded parcels. Counsel will then rerecord the Declaration with a revised sketch and description.

Discussion:

**Roll Call Vote:**

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

**MOTION UNANIMOUSLY APPROVED**

Ocean Breeze Amended and Restated ILA

Mr. Goren offered an explanation as to why subsection G on page 15 regarding the Ethics Code of Palm Beach County and the Palm Beach County Inspector General was deleted from the proposed amended and restated ILA. He stated that the document has changed dramatically from what it was in the past, a golf course is no longer contemplated. Under the current laws of Florida and the laws governing Special Districts, this was not prescribed by the Inspector General Palm Beach County and the prior document specifically.

Hybrid Mtgs

The Governor's Executive Order 20-52, the statewide emergency order, expires on January 3, 2021. Mr. Goren will keep the Board apprised if this order is extended.

**Commissioners:**

*Commissioner Wright* thank the staff for doing a great job with the virtual meetings and wished everyone a Happy New Year.

Commissioner Rollins requested that City Council receive a copy of the District's agendas and minutes to keep them up to date on the District.

Commissioner Engel thanked the staff for another year of a job well done and extended wishes for a happy holiday and a fantastic 2021.

Commissioner Ehrnst inquired if the District has received any feedback on the Need's Assessment Survey and informed the Board that the tax revenue distributions are being transferred to the District's SBA account.

Commissioner Vogelgesang requested that the possible naming of a park or a facility after Mr. Gordon Gilbert be put on the January 4<sup>th</sup> agenda so that the community has an opportunity to provide input; Employee Evaluations be added to a future agenda; asked Executive Director Harms to see what can be done to ensure the safety of the Boca Teeca community regarding the fireworks on New Year's Eve; and inquired if a deadline for responses can be placed on documents that are going to the city.

**FUTURE AGENDA ITEMS:**

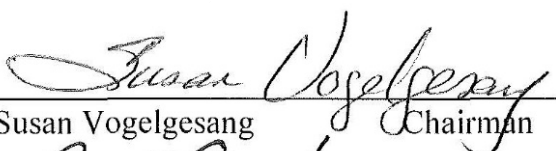
- Renaming of Ocean Strand
- Employee Evaluation Process
- Explorium Exhibit Contract Amendments
- Needs Assessment Survey Evaluation


**MOTION** was made by Commissioner Engel and seconded by Commissioner Rollins to adjourn the meeting at 7:15 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