

**GREATER BOCA RATON BEACH & PARK DISTRICT**  
**MINUTES OF A REGULAR "HYBRID" MEETING OF**  
**THE BOARD OF COMMISSIONERS**  
March 1, 2021

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. Renee Bradshaw* suggested moving the executive course, golf school, and driving range to the west course with pickleball courts on the east side or keeping the property maintained with a walking path until the bond is paid off.

*Ms. Linda Schatz*, on behalf of her mother Joyce Horn, requested that the rat infestation be addressed at Ocean Breeze and looks forward to a resolution and the clearing and maintaining of the property.

*Mr. Roberto Gomez* suggested the following ideas for the design of the Ocean Breeze property: a community center with a large multipurpose room; building a fieldhouse on the SW corner; pickleball courts; walking and bicycle paths that could eventually connect to the El Rio Trail. He also suggested building eight soccer fields on the eastern property to save the taxpayers the \$345,000 per year in rental fees that the District pays to rent the soccer fields at FAU.

*Commissioner Rollins* noted that the \$345,000 in rental fees that the District is paying to FAU per year is less than what the District is paying for the maintenance of the fields at Don Estridge and Spanish River Park. He explained that the maintenance fees are approximately \$454,195 for the three fields at Don Estridge (which is a comparable size project to the FAU fields); and approximately \$1,464,667 for the fields at Spanish River Park. If soccer fields were built on the Ocean Breeze property, the District would still have to pay the maintenance costs which would be higher than renting the fields at FAU.

The following people called into the meeting:

*Ms. Regina Ecklund* shared the outcome of the Boca Teeca President's Council meeting regarding the Ocean Breeze property. They strongly oppose having ball fields on the property and extending Jeffrey Street. They support an executive golf course or the plans that the District had for the east side of the property. They were concerned about possible trespassing on the Condo Association property and homeowner property and would like the rodent problem addressed.

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

**MOTION** was made by Commissioner Engel and seconded by Commissioner Rollins to approve the minutes of the Regular "Hybrid" meeting held on February 16, 2021, 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. Ocean Breeze Discussion**

#### **a. Boca Teeca Property & Clearing RFP**

Four bid results came back for the Boca Teeca Property & Clearing RFP. Executive Director Harms recommended working with District counsel to negotiate a contract with CSR Athletic Construction to include a limit on demolition per the bid. It was the consensus of the Board to support the recommendation of the Executive Director.

**MOTION** was made by Commissioner Rollins and seconded by Commissioner Engel to award the contract for the demolition and clean-up of Ocean Breeze to CSR Athletic Construction. The Executive Director and District Counsel will negotiate a contract with CSR to include a limit on demolition per the bid.

### **Roll Call Vote:**

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

### **MOTION UNANIMOUSLY APPROVED**

*Public Requests were re-opened at 5:32 p.m.*

*Mr. Raul Travieso commented that the new pickleball courts at Patch Reef Park opened and they are terrific! He thanked the Board and especially Commissioner Ehrnst for making lighted pickleball courts a reality and for the wonderful job they do for the residents of Boca Raton.*

*Public Requests were closed at 5:35 p.m.*

### Ocean Breeze Update on ILA

Executive Director Harms has been working with Michael Kalvort, Recreation Services Director, and Mike Woika, Assistant City Manager to negotiate the terms of the Interlocal Agreement (ILA). The following items were incorporated into the agreement per the Board's request: It will allow the development of recreational facilities including golf, it defines the parameters of the approval process and puts a timeline in place and allows access to the west side of the property for maintaining and developing the east side of the property. Counsel has reviewed the document and it will be added to the next meeting agenda for the Board's consideration.

### Pest Control

Ms. Dawson, Facilities Manager, will investigate pest control options for the rat infestation at Ocean Breeze and make a recommendation to the Board.

## **2. Ocean Strand -Archeologist Services**

Executive Director Harms requested the Board's consideration to approve Maracore Builder's Change Order #6 for \$19,000 for archeological services and updated survey that is required by the City of Boca Raton to continue with the removal of invasives and construction of a walking path at Ocean Strand. The previous invasive removal had been approved and permitted by the City of Boca Raton without these requirements. The new requirements will add significant delays to the project.

Discussion ensued regarding the City's approval process and what the project entails, determining the best path forward; allowing the Executive Director to authorize the contractor to do whatever the City requests as far as the removal of the invasives on the north and south sides of the property; clearing up issues with the Environmental Services Department; reminding the City that it has always been the District's intent to have a full, community-driven plan for the entire park at Ocean Strand; and the safety issues that the exotic vegetation present.

**MOTION** was made by Commissioner Engel and seconded by Commissioner Rollins to approve the Maracore Builder's change order #6 Archeological Services and Updated Survey in the amount of \$19,000.

### **Roll Call Vote:**

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

### **MOTION UNANIMOUSLY APPROVED**

## **3. Ocean Strand -Amended and Restated Declaration of Restrictive Covenants**

Mr. Goren, District Counsel, presented the Amended and Restated Declaration of Restrictive Covenants for the Ocean Strand property that now includes the three parcels of property that the District owns that were initially excluded by the surveyor. This confirmation of ownership will be recorded in Palm Beach County by counsel.

GBRB&PD Minutes: March 1, 2021

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Engel to approve the Amended and Restated Declaration of Restrictive Covenants for Ocean Strand Property as presented.

**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 Rollins to approve the payroll and invoices totaling \$143,914.16.

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:**

**Public Record Requests**

A Public Records Request form has been added to the District website to aid in the increasing number of requests.

**Patch Reef Park Pickleball Courts**

Ms. Harms thanked Ms. Dawson for all her hard work managing the pickleball project and read a letter from Mr. Raul Travieso commending Ms. Dawson for going the extra mile to verify and ensure that the pickleball courts at Patch Reef were being built to bid specifications.

**Counsel:**

Executive Order 21-45 was adopted on February 26, 2021, extending Executive Order 20-52 an additional 60 days allowing for hybrid meetings.

**Commissioners:**

*Commissioner Ehrnst* believes that the goals for Ocean Breeze to preserve green space, to have a priority to recreation, and in his opinion, for it to be financially sustainable can all be accomplished but it will take some effort and will be easier if it is done with others.

*Commissioner Wright* will continue to attend the City Council workshop meetings and try to have Ms. Harms added to the agenda for the workshop meetings once a month.

*Commissioner Rollins* attended opening day at Patch Reef Park pickleball courts and was very impressed. While attending the opening, Commissioner Rollins was asked what was his favorite project that he was most proud of and he responded, "the thing I am most proud of are the people I serve with, and the recreation that they bring to all the members of our community."

*Executive Director Harms* thanked City staff for their work incorporating pickleball into the fee schedule and their support of the project.

*Commissioner Vogelgesang* thanked the staff for a job well done and is looking forward to the Joint meeting.

**FUTURE AGENDA ITEMS:**

Pipes & Pumping Project  
Ocean Breeze ILA  
Verde K-8 Facility Use Agreement

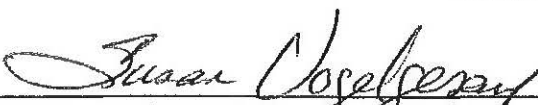
**ADJOURNMENT:**

**MOTION** was made by Commissioner Engel and seconded by Commissioner Wright to adjourn the meeting at 6:20 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