

**GREATER BOCA RATON BEACH & PARK DISTRICT**  
MINUTES OF A REGULAR MEETING OF  
THE BOARD OF COMMISSIONERS  
August 16, 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. Rick Heard* would like the Commission to listen to its constituents and put an executive course at Ocean Breeze.

*Mr. Harold Chaffee* told the Board to not be intimidated, listen to the people, and put golf at Ocean Breeze, it will be a constant source of revenue.

*Mr. Angelo Sands* believes that putting a Par 3 or an Executive Course at Ocean Breeze will provide a chance for the young, the seniors, and families a place to appreciate golf and participate in the game.

*Mr. Jack McWalter* mentioned the demographic shift of new families with children moving into the area and questioned where they will learn to play golf. He believes it can be the legacy of the Beach & Park District to build a place for the children to learn golf.

*Mr. Leonardo DiMettio* and his family are new residents of the area and inquired where they can get background information on Boca Teeca.

*The following people called into the meeting:*

*Mr. Greg Galanis*, President Boca Golf Association, would like the Board to decide what is needed for recreation and what is the best economic use for the Ocean Breeze property. He stated that 30,000 rounds a year will be lost when Boca Municipal closes the executive course and that the expected revenue return of a quality 9-hole executive course has been validated by many. He requested each Commissioner meet with City Council representatives individually to hear their concerns.

*Ms. Regina Ecklund* thanked staff for the clean-up at the Ocean Breeze property and the corner of NW 2nd Avenue and Yamato Road and questioned why there is a blatant disregard for the overwhelming requests, plans, and support for a golf facility at Ocean Breeze.

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

**MOTION** was made by Commissioner Rollins and seconded by Commissioner Engel to approve the minutes of the Regular Meeting held on August 2, 2021, at 5:15 p.m.

**Discussion:**

**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- Architect/Engineering RFQ Ranking**

In accordance with Section 287.055, F.S., the Consultant’s Competitive Negotiation Act (“CCNA”), the District sought to hire a qualified Architect/Engineer for the master planning and design services for the Ocean Breeze property.

The District received four (4) responses to the Request for Qualifications (RFQ) from Kimley Horn, Nicklaus Design, Calvin, Giordano & Associates (CGA), and Miller Legg who were all interviewed by the Board at its August 2<sup>nd</sup>, 2021, meeting.

The District’s RFQ included the following criteria for ranking, which are established by the CCNA:

- a. Ability of professional personnel.
- b. Whether the firm is a certified minority business enterprise.
- c. Past performance of the firm.
- d. Willingness to meet the District’s time and budget requirements.
- e. Location of the proposer.
- f. Recent, current, and projected workloads of the firm.
- g. The volume of work previously awarded to each firm by the District.

Pursuant to the CCNA, the Board of Commissioners must rank and determine, in order of preference, no fewer than three (3) firms deemed to be the most highly qualified to perform the required services. Thereafter, the Board will direct the Executive Director to negotiate an agreement that will be in the best interests of the District with the top-ranked firm. If negotiation is successful, the agreement will come before the Board for approval. If the Executive Director is unable to reach an agreement with the top-ranked firm, negotiations will be terminated and the Executive Director will commence negotiations with the second-ranked firm. Once an agreement has been successfully negotiated, the agreement will be presented to the Board for consideration and approval.

The Board of Commissioners ranked each firm in order of preference:

<b>Commissioner</b>	<b>First</b>	<b>Second</b>	<b>Third</b>	<b>Fourth</b>
Mrs. Wright	Miller Legg	Kimley Horn	CGA	Nicklaus Design
Mr. Engel	Miller Legg	CGA	Kimley Horn	Nicklaus Design
Mr. Ehrnst	Miller Legg	Kimley Horn	CGA	Nicklaus Design

Mr. Rollins	Miller Legg	Nicklaus Design	Kimley Horn	CGA
Mrs.Vogelgesang	Miller Legg	Nicklaus Design	Kimley Horn	CGA

Miller Leg was ranked first, Kimley Horn second and Nicklaus Design and CGA tied for third. Discussion ensued to decide on which firm to rank third.

**MOTION** was made by Commissioner Rollins and seconded by Commissioner Ehrnst to move Calvin, Giordano & Associates (CGA) in the third position in the selection of the architects for Ocean Breeze.

Discussion:

**Roll Call Vote:**

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

**MOTION PASSED 3-2**

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Engel to ratify the ranking of the #1 position Miller Legg and #2 position Kimley Horn in the selection of the architects for Ocean Breeze.

Discussion:

**Roll Call Vote:**

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

**MOTION UNANIMOUSLY APPROVED**

**An AMENDED MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Rollins to give the Executive Director and District Counsel the ability to work with Miller Legg to incorporate the following characteristics into the agreement: to proceed with procuring the highest quality services at the best cost; seek ideas that include financial sustainability for use; ensure that Miller Legg has a minimum of two additional in-person community meetings; take a statistical community-based survey on what the residents want; identify the critical infrastructure parts of the property; seek grants or community partnerships; reserving space for non-profit organizations; and the option to have City and District staff and elected official participation.

Discussion:

**Roll Call Vote:**

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

**MOTION UNANIMOUSLY APPROVED**

**2. Budget Discussion- District CIP Projects**

The following District CIP projects for FY2022 were recommended to the Board for consideration:

SSP Community Center Roof Repair/Replacement	\$250,000
PRP Walkway Re-surfacing	\$200,000
SRC Tennis Court Re-surfacing	\$300,000
SRC Tennis Court Lighting (LED)	\$450,000
PRP Tennis Court Re-Build	\$1,300,000
PRP Pickleball Addition (12 courts)	\$900,000
PRP Tennis Center Restroom Renovations	\$600,000
Ocean Strand Project	\$300,000
Boca Teeca/Ocean Breeze Project	\$5,000,000
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Total Projects	\$9,300,000

Commissioner Rollins suggested increasing the \$2,800,000 budget for the Patch Reef Park Tennis, Pickleball, and Restroom Renovation projects to \$3,000,000 and would like to know why the City had such a large increase in the O & M budget this year. Commissioner Ehrnst proposed budgeting for capital projects by parks instead of individual projects and recommended addressing the City about its plans for pickleball.

**MOTION** was made by Commissioner Rollins and seconded by Commissioner Wright to maintain the District CIP projects as presented on Schedule B.

**Discussion:**

**Roll Call Vote:**

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

**MOTION UNANIMOUSLY APPROVED**

**3. Audit Services Recommendation**

In conjunction with Florida Statute 218.391, Auditor Selection Procedures, the Board of the Greater Boca Raton Beach & Park District voted on June 7, 2021, to establish the following members of the District Auditor Selection Committee.

- Commissioner Craig Ehrnst, Greater Boca Raton Beach & Park District
- Linda Davidson, Financial Services Director, City of Boca Raton
- Michael Kalvort, Recreation Services Director, City of Boca Raton

At subsequent meetings, the Committee wrote and presented an RFQ for auditing services that the Board approved and the Committee moved forward with advertised. On July 23, 2021, the District received three proposals in response to the RFQ for Auditing Services. On August 2, 2021, the Audit Selection Committee met to review the proposals and invited each respondent in to interview the following week.

On August 9, 2021, the Audit Selection Committee interviewed all three candidates prior to ranking. At the conclusion of the interviews the Committee evaluated and voted on the final ranking in a motion that passed 2-1:

1. Grau and Associates
2. Marcum
3. Nowlen, Holt, & Miner

**MOTION** was made by Commissioner Rollins and seconded by Commissioner Engel to direct the Executive Director and District Counsel to negotiate a contract with Grau & Associates to prepare the District’s audit.

**Discussion:**

Commissioner Ehrnst, Linda Davidson, Michael Kalvort, Jacob Horowitz, and Sam Goren were all thanked for their assistance with the audit selection process. Commissioner Ehrnst stated that all the firms were highly qualified, and it was a very tough decision.

**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 \$2,237,727.80

**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:**

#### **Pipes & Pumping Project**

There has been a delay in getting the materials needed for the Pumps and Piping project, the project has not yet started.

#### **Gumbo Limbo Tower**

Tower discussion continues and plans are moving forward; Ms. Harms will provide an update at the next meeting.

#### **Facility Participation Numbers**

The Executive Director received some participation numbers from the City and sent them to the Board this afternoon. Ms. Harms was impressed with the participation numbers for the District's new pickleball courts.

#### **Thank you**

Executive Director Harms thanked Michael Kalvort, Recreation Services Director, for his help keeping the District up to date on the changes to the openings and closings throughout the facilities, coordinating some of the permits needed at Boca Teeca, and expediting some maintenance repairs at the Swim & Racquet Center.

### **District Counsel:**

Counsel will provide a written memorandum analyzing the District's legal options regarding the Attorney General's opinion on the District's authorization to sell, lease or otherwise convey real property owned by the District at the meeting on August 30th.

### **Commissioners:**

*Commissioner Wright* inquired about the status of Ocean Strand and brought up the topic of masks. She would like the community to pull together to do everything in its power to protect the children who are "sitting ducks". She believes that the elected officials of the state and local municipalities need to step up and do what is right for the health of our community.

*Commissioner Engel* would like to have an independent audit on the costs of operation and maintenance at the parks added to the agenda for discussion.

*Commissioner Ehrnst* stated that many components need to be considered for the Ocean Breeze property and he would like Miller Legg to do their job, get feedback from the community, and lay out a phased approach for the project, which will take time.

*Commissioner Rollins* believes there is a need for a golf component at Ocean Breeze that will let children to learn how to play golf and will let the seniors play golf in a couple of hours; he would like to let the City know what the District's plans are for pickleball at Patch Reef Park to avoid a duplication of services; he inquired if there will be any changes to the hours of operation at the facilities due to the Covid 19 Delta variant; and inquired about the status of the swim hours at the Swim & Racquet Center.

*Commissioner Vogelgesang* suggested that each Board member let City Council know that the District Board members are not all opposed to having a golf component at Ocean Breeze;

mention the “ Tennis for Turtles” benefit event for Gumbo Limbo Nature Center being held at The Boca Raton on August 21, 2021; and inquired about the participation reports from the City.

**FUTURE AGENDA ITEMS:**

Donations/Memorial Policy  
City CIP and O & M Budget Discussion  
User Fees  
Independent Audit of Parks

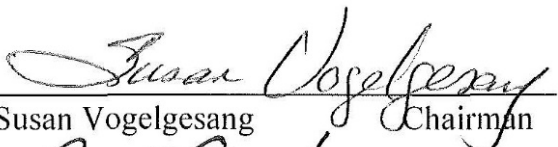
**ADJOURNMENT:**

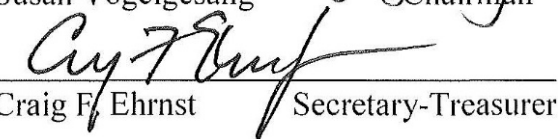
**MOTION** was made by Commissioner Engel and seconded by Commissioner Rollins to adjourn the meeting at 7:05 p.m.

**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