

**GREATER BOCA RATON BEACH & PARK DISTRICT**  
MINUTES OF A REGULAR MEETING OF  
THE BOARD OF COMMISSIONERS  
September 27, 2021

The MEETING took place at Sugar Sand Park Community 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 (at 5:20 p.m.)  
Steven M. Engel  
Robert K. Rollins, Jr.  
Susan Vogelgesang  
Erin Wright

**CHANGES TO AGENDA:**

**PUBLIC REQUESTS:**

*Mr. Alex Schultz* requested that the Board consider a policy that would allow the Baseball teams with a higher number of Boca Raton residents priority to access the fields at Sugar Sand Park and to be the first to pick the monthly practice times.

*Commissioner Ehrnst arrived at 5:20 p.m.*

*Mr. Harold Chaffee* was concerned and inquired about the Public-Private Partnership process regarding Ocean Breeze.

**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 Meeting held on September 13, 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**

**MOTION** was made by Commissioner Engel and seconded by Commissioner Ehrnst to approve the minutes of the First Public TRIM Compliance Hearing held on September 15, 2021, at 6:00 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. Boca Teeca- Pickleball**

At the District Board meeting held on August 30, 2021, the Board directed staff to bring back the estimated costs associated with opening the previous tennis courts at Boca Teeca for pickleball and/or other recreational elements. Director Harms advised the Board that staff solicited two quotes that did not include any additional infrastructure work that may be required. After consulting with City staff on what additional elements would be required for an active recreation facility it was noted that ADA compliant restrooms, sink, and water fountains would be necessary if the District were to open the courts to the public as a recreational amenity. This would have significant increases on the cost of installing the courts as well as maintaining and operating the area. It was recommended to not pursue the temporary pickleball courts at Boca Teeca. As an alternative, Director Harms suggested using local artists to create an art playground using colorful designs and sensory paths and games for adults and children to enjoy while the District continues the Master Plan process.

It was the consensus of the Board to hold off on the temporary pickleball courts at Boca Teeca and wait until a Master Plan is developed for the property.

**2. Miller Legg Update**

Executive Director Harms presented a Memorandum from Mr. Michael Kroll of Miller Legg detailing their suggestions on the integration of Public-Private Partnerships (P3) into the master planning process for the Ocean Breeze project. Mr. Kroll suggested that once the programming for the park (which would be developed with District, City, and Community input) has been conceptually designed in a Master Plan format, the Master Plan will then consider District Funding opportunities and potential phasing of the project. At this time the District would consider commencing coordination with potential P3 opportunities.

District Counsel provided Memorandum 2021-008 on Public-Private Partnership Matters which reviews the statutorily required procedures and processes associated with public-private partnerships in the State of Florida (F.S. 255.065).

**3. Mattice Business Services Contract Renewal**

The Mattice Business Services Contract was presented to the Board for approval. The new contract includes a price increase of \$150 per month and an addendum to comply with required Florida Statutes.

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Engel to approve the contract for Mattice Business Services, as presented.

**Discussion:**

Commissioner Rollins disclosed that he is a member of a Non-Profit organization that uses Mattice Business Services for their bookkeeping services and inquired if there would be a conflict of interest if he voted. Counsel advised that there is no conflict.

**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 \$61,187.93

**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:**

*Thank You*

Ms. Harms extended thanks to Jason Hayes and Ron for their assistance with getting golf carts at Boca Teeca for the two pre-bid meetings and thanked Paul, Rick, and Grady for their assistance with the Swim & Racquet Center offices A/C and window leak.

*Boca Teeca*

Demolition of the maintenance building, hotel, clubhouse parking lots, and restroom have begun. It is expected to be completed by October 6, 2021, weather permitting.

*Ocean Strand*

Executive Director Harms advised the Board that a request has been made by a neighbor that purchased a parcel of land adjacent to the Ocean Strand property. They are requesting a temporary construction easement on the Ocean Strand property in exchange for a voluntary donation to the project.

Mr. Goren, District Counsel, advised that the following components need to be considered before entering an agreement:

- The document would be called a temporary construction easement and there would have to be a legal description in the sketch. If a survey is needed, it would be at the expense of the applicant.
- Any permits required by both state and federal local governments will be at the expense of the applicant.
- Insurance and Indemnification will be required.
- Identify the entity that the easement would be granted to.

- The applicant would be responsible for all District attorney fees regarding this matter.
- The time and length of the permit need to be determined.

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Rollins to direct the Executive Director to work with counsel to negotiate with the requestor for a temporary construction easement at Ocean Strand.

**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 to recess the meeting at 5:58 p.m. to convene the Final Public TRIM Compliance Hearing at 6:00 p.m.

**Discussion:**

**Roll Call Vote:**

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

**MOTION UNANIMOUSLY APPROVED**

The Regular Meeting reconvened at 6:10 p.m. with the same Board of Commissioners, a quorum is present.

**DISTRICT COUNSEL:** Thanked the Board for reviewing the P3 Memorandum.

**COMMISSIONERS:**

*Commissioner Ehrnst* believes that the District was fiscally responsible with the budget; asked the Board to consider Art in Public Places as a future agenda item; suggested having a robust reserve for the Beach Renourishment Fund and all future needs; and asked the Executive Director to speak with Miller Legg to inquire if there is any way to allow access or use, at a low cost, at Ocean Breeze while the master planning takes place.

*Commissioner Wright* looks forward to the Art in Public Places presentation and possibly incorporating some art at Ocean Breeze and/or Ocean Strand.

*Commissioner Vogelgesang* suggested asking high school students to participate in Art in Public Places or a park cleanup for community service hours.

**FUTURE AGENDA ITEMS:**

User Fees  
Art in Public Places Presentation  
Miller Legg Agreement

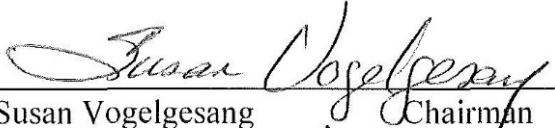
**ADJOURNMENT:**


**MOTION** was made by Commissioner Engel and seconded by Commissioner Ehrnst to adjourn the meeting at 6:19 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