

**GREATER BOCA RATON BEACH & PARK DISTRICT**  
**MINUTES OF A REGULAR MEETING OF**  
**THE BOARD OF COMMISSIONERS**  
December 19, 2022

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 Erin Wright 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. Gabriel Banfi* requested a cleanup of the southwest parcel of the Ocean Strand property while preserving the native plants and trees that are in that area.

*Mr. Harold Chafee* extended wishes to all for a happy holiday and thanked the Board for all their work.

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

**MOTION** was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve the minutes of the regular meeting held on December 5, 2022, 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. Sugar Sand Park Roof Bids Results**

On December 2, 2022, the District received bid proposals from five contractors to replace the Sugar Sand Park Community Center roof. The proposals from A-1 Property Services, PSI Roofing, Atlas Apex Roofing, Advanced Roofing, and Alpha Roofing Sheetrock and Metal were sent to the District's consultant, Calvin Giordano & Associates (CGA) for evaluation and a recommendation. CGA recommended awarding the bid to the second-lowest bidder, Advanced Roofing for \$1,639,586.00. Advanced Roofing was both responsive and responsible according to the RFP.

Mr. Horowitz, District counsel, noted that the District is not required to engage the lowest bidder but can determine the most responsive and responsible bidder in the best interest of the District.

Mr. George Servantes, the project manager from CGA was present to answer questions from the Board.

Discussion ensued.

**MOTION** was made by Commissioner Rollins and seconded by Commissioner Engel to approve the recommendation of the District’s consultant (CGA) to award the bid to Advanced Roofing for \$1,639,586.00 for the Sugar Sand Park Community Center Roof Replacement project.

**Discussion:**

**Roll Call Vote:**

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

**MOTION UNANIMOUSLY APPROVED**

**2. Boca Teeca Bond**

Mr. Jacob Horowitz, District counsel, stated that the District recently received a package from the City that included pertinent documents regarding the Boca Teeca bond transaction. He requested consideration from the Board to engage Ms. JoLinda Herring, with the Bryant Miller and Olive Law Firm, as Bond Counsel for the District. The Bond Counsel would assist with an analysis of the Boca Teeca Bond and prepare their own separate opinion as it relates to all of the different opportunities for the development of the property with regard to the District’s Charter and Enabling Legislation.

Discussion ensued.

The Board agreed that the focus of the bond review should only be on the west side of the property, define if the bonds will allow for the development of the west side, and determine if the development would trigger a taxable event of the bonds. The Board would also like clarity on what terms the District can use when soliciting a Request for Proposal for the west side of the property.

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Vogelgesang to allow District counsel to engage a bond attorney for a term that will be capped at 30 days with an expense limit of \$5,000.

Discussion ensued.

**An Amended MOTION** was made by Commissioner Engel and seconded by Commissioner Vogelgesang to allow District counsel to immediately hire Bond Counsel for a term that will end on January 30, 2023, with an expense limit of \$5,000 to review the bond from a P3 perspective.

Discussion ensued.

**Roll Call Vote:**

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

**MOTION UNANIMOUSLY APPROVED**

Mr. Horowitz stated that if there are any issues with the timing or the cost of the Bond Counsel, he will report back at the next meeting.

**APPROVAL OF PAYROLL AND INVOICES:**

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Engel to approve the payroll and invoices as presented, totaling \$231,414.60.

**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:**

Swim & Racquet Center

By end of December, all eighteen courts will be resurfaced, and the twelve currently lit courts will be retrofitted. The remaining work will be completed in March when the poles are delivered.

Little Free Libraries

All the Little Free Libraries have been installed and the library will be doing a press release in January to announce them.

Gumbo Limbo Tower

The Gumbo Limbo Tower bids are due back on January 3, 2023.

Red Reef South Restrooms

The Red Reef South restroom is scheduled to be completed at the end of December.

Federation of Boca Raton Homeowner Associations

Chair Wright and Executive Director Harms will be presenting on the Boca Teeca project at the Federation meeting on January 3, 2023.

**District Counsel:**

**Commissioners:**

*Commissioner Rollins* inquired about a few items that were discussed at the City Workshop and reported that he spoke with Mr. Chaffee, President of Keep Golf in Boca, to answer his

questions about the project and assure him that the District is working on a way to develop the west side of the property that any plans made will include security features.

*Commissioner Vogelgesang* suggested having the head of the Park Rangers at a future District meeting to make a presentation on park security.

Public Requests were reopened at 6:29 p.m.

*Mr. Harold Chafee* recommended that the District send a letter to the attorney General to inquire about the terms that the District can use in the RFP and if they would be in violation of the District's charter.

**FUTURE AGENDA ITEMS:**

Election of Officers

David Ogman Presentation on Accessible Playgrounds

Miller Legg Work Order

CRA Contribution Discussion

**ADJOURNMENT:**


**MOTION** was made by Commissioner Engel and seconded by Commissioner Vogelgesang to adjourn the meeting at 6:32 p.m.

Discussion:

**Roll Call Vote:**

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

**MOTION UNANIMOUSLY APPROVED**

  
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Erin Wright Chairman

  
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Craig F. Ehrnst Secretary-Treasurer