

GREATER BOCA RATON BEACH & PARK DISTRICT
MINUTES OF A REGULAR MEETING OF
THE BOARD OF COMMISSIONERS
May 5, 2025

The MEETING took place at the Swim & Racquet Center and was live-streamed for viewing & listening through Zoom. Chair Wright called the meeting to order at 5:15 p.m.

COMMISSIONERS PRESENT:

Craig F. Ehrnst
Steven M. Engel
Robert K. Rollins, Jr.
Susan Vogelgesang
Erin Wright

PUBLIC REQUESTS:

Mr. Cil Ciliberti thanked the Board for their work on the North Park project and shared concerns that delays could lead to public disinterest. He recommended allocating budget funds to promote the park and maintain community engagement.

Mr. Serge Danilov opposed placing the skate park near the Boca Teeca condominiums at North Park's southeast corner, citing noise, traffic, trash, and safety concerns. He recommended the Spanish River Athletic Complex as a better location and noted that residents were not properly notified.

Ms. Maria Mitchell voiced concern about growing noise from planned North Park facilities, including a possible skate park and rumored tennis court relocation. She also requested clarity on the planned locations of playgrounds and pavilions within the park.

Mr. Richard Mesh highlighted financial strain on local condominiums from 40-year recertification and concrete restoration, warning that a nearby skate park could further reduce property values and urging the Board to consider the negative financial impact.

Mr. Robert DuKate criticized the lack of resident notification about the proposed skate park near Boca Teeca and urged the District to consider the Spanish River Athletic Complex instead. He also raised safety concerns about the City's plan to extend Jeffrey Street through the park and encouraged the District to oppose it by contacting the FEC Railroad and the FDOT.

Mr. Harold Chafee supported adding flexibility to the covered pickleball facility at Patch Reef Park with removable center islands. He opposed the skate park's proposed location behind residences, favoring the Spanish River Athletic Complex instead, and raised safety concerns about the planned Jeffrey Street road extension near railroad tracks.

Mr. Dean Scalfani supported the proposed skate park, noting the need for safe spaces for kids in a growing family area. He appreciates the land being used for a park instead of housing and urges progress on North Park after years of delays, emphasizing changing recreational needs.

Mr. Santiago Arias opposed the skate park's proposed location at North Park, citing its absence from the original plan, potential noise issues near condominiums, and that a better fit would be at the Spanish River Athletic Complex. He supports skateboarding but calls for more transparent and thoughtful planning.

Mr. Bryan Hunt thanked the Commissioners for their partnership with the YMCA as preparations began for the summer camp season. He expressed excitement for the Junior Start program and introduced Beth Reier, who oversees the camp at that location.

Ms. Beth Reier thanked the commissioners for their ongoing support at Patch Reef Park as the YMCA enters its fourth summer camp season. She highlighted strong enrollment and community trust and invited the board to visit the camp.

Mr. Michael Schneider opposed the proposed skate park and inquired about the status of the golf course redevelopment. He asked for clarification on the current progress.

Ms. Sarah supports recreational development, but feels the skate park would be better near Spanish River for school access. She favors walking and bike trails over a skate park near her home due to potential noise, and wants development to align with the original plans.

Ms. Charlotte Mesh strongly opposed the skate park near her building due to safety concerns with nearby railroad tracks and teen risks. She favors walking trails or a dog park and sees the Spanish River Athletic Complex as a safer, more appropriate location. She also expressed concern over property values and condominium restoration burdens.

Mr. Raul Travieso thanked the commissioners for their continued support of pickleball, calling it the fastest-growing sport in the U.S., and expressed appreciation for their ongoing commitment.

Executive Director Harms clarified that the proposed skate park at North Park is still in the early planning stages and has not yet gone through design or formal approval. She assured residents that the project will follow the full public process, including site plan amendments and public input meetings.

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 April 21, 2025, 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. Patch Reef Park Pickleball Interior Fence Change Order

At the April 7, 2025, Board meeting, staff was directed to explore options to make the center court fencing at Patch Reef Park's pickleball complex removable. This change would support flexible, multipurpose use of the space. CSR Heavy Construction provided a proposal to fabricate and install removable chain link fencing secured in ground sleeves. The change would cost \$10,150.

Discussion:

Commissioner Ehrnst advocated for the \$10,150 investment, emphasizing the value of adding infrastructure that could accommodate future alternative uses, such as tennis, volleyball, or emergency shelter. He characterized the proposal as a low-cost, forward-thinking investment. However, other commissioners expressed reservations about diverging from the facility's intended use as a dedicated pickleball complex, noting the specialized sport surface, current high demand, and the risk of misuse or unnecessary changes.

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MOTION was made by Commissioner Ehrnst and seconded by Commissioner Rollins to approve the CSR Heavy's interior fence change order for \$10,150.00 to make it multifunctional.

Roll Call Vote:

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

MOTION FAILS 4-1

2. Skate Park at North Park Update

Executive Director Harms provided an update on the proposed skatepark at North Park. Following the Board's direction at the April 7th meeting, she met with City staff to explore relocating the Downtown Skatepark to North Park. The City expressed strong support and committed to contributing two-thirds of the estimated \$3.6 million cost for the skatepark.

Additionally, the City confirmed that the proposed skatepark and pump track can proceed through an administrative approval process. This will help expedite development by avoiding the extended timeline typically associated with a full site plan review. The project will still require eventual review by the Planning and Zoning Board. Staff will coordinate with the City and the design consultant to ensure proper documentation, and an Interlocal Agreement (ILA) is being prepared to formalize the City's financial participation.

Mr. Dan Lundy from the nonprofit Plant-A-Park spoke about his organization's mission to help communities reduce skate park design costs. Plant-A-Park is donating a \$32,600 concept design grant, which includes 3D renderings, public input meetings, and an online survey. This grant will provide concept design services at no cost to the District.

Mr. Goren, District General Counsel, read Resolution No. 2025-02 into the record, formally proposing the District's acceptance of the \$32,600 grant from Plant-A-Park.

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve Resolution 2025-02 to accept the \$32,600 grant from Plant-a-Park for concept design services at no cost to the District.

Roll Call Vote:

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

MOTION UNANIMOUSLY APPROVED

3. Quarterly Budget Update

The quarterly budget update for the second quarter of Fiscal Year 2024–2025, prepared by Executive Director Harms, provided an overview of financial performance and alignment

with the District's adopted goals and objectives. These goals emphasized fiscal responsibility, community transparency, facility improvements, and legislative compliance, as mandated by Florida Statute § 189.0695. Mr. Merv Timberlake, Financial Advisor, was available to answer questions from the Board. Commissioners expressed strong appreciation for the detailed and transparent reporting, noting that tax collections were ahead of projections.

4. Sugar Sand Park Roofing Project

District staff and Walters Zackria Associates (WZA) reviewed bids for Phase 2 of the Sugar Sand Park re-roofing project, which includes the Field House, athletic buildings, and park pavilions. Three contractors submitted bids: Crawford Roofing – \$2,094,954, PSI Roofing – \$2,167,411, and Campany Roofing – \$2,565,304. Although Crawford Roofing submitted the lowest bid, WZA recommended awarding the contract to PSI Roofing, citing their local presence in Oakland Park, strong performance on past projects, and familiarity with South Florida code requirements. WZA raised concerns about Crawford Roofing's out-of-state location and lack of regional experience, which could affect code compliance and warranty service. In light of prior issues during the Community Center re-roofing project, where unforeseen conditions required scope adjustments, WZA recommended including a \$100,000 Owner's Contingency Allowance. This would allow for timely adjustments without project delays. Executive Director Harms supported the recommendation to award the contract to PSI Roofing for \$2,167,411, with an additional \$100,000 contingency, bringing the total project authorization to \$2,267,411.

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Rollins to award the bid for the Sugar Sand Park Re-Roofing Phase 2 project to PSI Roofing in the amount of \$2,167,411 and authorize a \$100,000 Owner's Contingency Allowance for a total project authorization of \$2,267,411. The award was made in accordance with applicable legal bases and procurement terms. PSI Roofing, located in Oakland Park, Florida, has worked successfully with WZA on multiple projects and is well-versed in local building codes. In contrast, Crawford Roofing is based in Oklahoma, lacks a local presence, and has limited experience in South Florida, which could impact code compliance and warranty response times. The contingency allowance is recommended based on prior experience with unforeseen roof conditions and is intended to prevent delays and ensure proper construction.

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 as presented, totaling \$169,312.16

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:

Patch Reef Park Community Center

Executive Director Harms met with City of Boca Raton staff to preview their programming concepts for the Patch Reef Park Community Center. The City will attend next month's meeting to present their proposal to the Board formally.

Spanish River Beach – Blue Flag Designation

Congratulations to the City of Boca Raton on Spanish River Beach, which received the prestigious Blue Flag Beach designation, an international certification awarded by the Foundation for Environmental Education. Chair Wright, Commissioner Ehrnst, and Commissioner Vogelgesang attended the Blue Flag seminar celebrating this recognition.

Passport Program Recognition

Congratulations to Commissioner Vogelgesang and Commissioner Ehrnst for successfully completing the Passport Program.

CRA Budget Input Request

Mr. George Brown sent a letter from the Community Redevelopment Agency (CRA) requesting the District's input for its upcoming fiscal year budget. This topic will be added to the agenda for discussion and direction at the next meeting.

District Counsel:

2025 Legislative Session Update

The Florida Legislature adjourned without adopting the state budget. Most bills affecting special districts did not advance. The 2025 Legislative Session was extended to 6/6/2025. The legislators will be called back to Tallahassee to perform their constitutional responsibilities prior to 6/6/2025 when the Session is reconvened. District Counsel will continue monitoring developments and report any impacts.

Ocean Strand Permanent Easement Update

The permanent easement agreement at Ocean Strand remains under review, with collaboration from the District, City, and developer. The draft reflects lessons from past legal issues and benefits from Executive Director Harms' practical input, ensuring long-term accountability beyond financial terms.

Commissioners

Commissioner Engel inquired whether the ribbon-cutting for Patch Reef Park Playground had been officially scheduled. He also asked legal counsel for an update on property tax legislation that may affect the District.

Commissioner Ehrnst congratulated the City on the Blue Flag event, calling it a unique experience. He thanked city staff for their efforts in creating a sustainable beach and expressed appreciation for being part of it.

Commissioner Rollins thanked George Brown for his downtown redevelopment letter and welcomed Jorge Camejo back. He acknowledged the City's support for the skate park but emphasized addressing resident concerns about noise, lighting, and safety. He also asked staff to explore alternative locations like the Spanish River Athletic Complex. He clarified that tennis was not planned for North Park due to lighting issues, with the Meadows area now under consideration. He also reaffirmed the District's safety concerns about the proposed road extension. And he confirmed his support for the current plans at North Park.

Commissioner Vogelgesang praised the City's Blue Flag event, thanking the City, staff, and council for their efforts and for making the District feel welcomed and included.

Commissioner Wright echoed the positive remarks about the Blue Flag event and noted that North Park's proximity to railroad tracks is not unique, referencing Spanish River Park and El Rio Park as similar cases. She emphasized the District's ongoing commitment to safety.

ADJOURNMENT:

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

Roll Call Vote:

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

MOTION UNANIMOUSLY APPROVED


Erin Wright

Chair


Craig F. Ehrnst

Secretary-Treasurer