

**GREATER BOCA RATON BEACH & PARK DISTRICT**  
**MINUTES OF A REGULAR MEETING OF**  
**THE BOARD OF COMMISSIONERS**  
July 7, 2025

The MEETING took place at the Swim & Racquet Center and was live-streamed for viewing & listening through Zoom. Vice-Chairman Rollins 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 *via Zoom*

**PUBLIC REQUESTS:**

*Mr. Cil Ciliberti* commended the early payoff of the North Park bond, which will expedite project completion.

*Ms. Linda Morgenstern* raised concerns about noise pollution from pickleball courts, suggesting sound studies be required when evaluating bids to prevent future noise issues.

**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 June 16, 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 Paddle and Racquet Change Orders:**

**A) Sound System-**

Executive Director Harms recommended approval of the CSR Construction Change Order Request 10-R2 for the installation of a comprehensive sound system at the new pickleball complex at Patch Reef Park. The proposal includes two components. Bid Item #1 entails a basic audio system with three speakers on the north side of the courts, limited to announcements only, for \$96,099. Bid Item #2 adds three more speakers on the south side, enabling music playback and improved audio coverage, for an additional \$42,518. The total combined cost for both items is \$138,617. Staff evaluation favored the full system upgrade due to its ability to provide balanced sound across all eighteen courts and support both announcements and music, thereby enhancing flexibility for events, programming, and day-to-day use. Mr. Paul Arcella from CSR was available to answer questions from the Board.

**MOTION** was made by Commissioner Engel and seconded by Commissioner Vogelgesang to approve the CSR Construction Change Order Request 10-R2 (bid #1 & bid #2) in the amount of \$138,617 for the installation of a comprehensive sound system at Patch Reef Park Paddle and Racquet Center.

**Roll Call Vote:**

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

**MOTION UNANIMOUSLY APPROVED**

**B) Tennis Courts**

Staff recommended approval of CSR's Change Order RCO-12 for the full reconstruction of the Patch Reef Park tennis, pickleball, and practice courts. The courts, originally installed in 1987, have significantly deteriorated, prompting the proposed investment of \$2,685,914.52. Staff noted that the final cost might be reduced if the existing sub-surface layers could be preserved. The renovation will be phased to avoid full-court shutdowns during construction following the completion of the adjacent pickleball complex. Mr. Paul Arcella from CSR was available to answer questions from the Board.

**MOTION** was made by Commissioner Wright and seconded by Commissioner Vogelgesang to approve the CSR Construction Change Order RCO-12 in the amount of \$2,685,914.52, as presented, for the renovation of the tennis, pickleball, and practice courts at Patch Reef Park Paddle and Racquet Center.

**Roll Call Vote:**

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

**MOTION UNANIMOUSLY APPROVED**

**2. Miller Legg Additional Services Agreement- North Park West Tunnel Repairs**

The Miller Legg Additional Services Agreement No. 06 was presented to the Board for consideration. This agreement proposes professional design services focused on addressing the deterioration observed on the walls located at the west side of the tunnel entrance and exit on the North Park property. The scope of the agreement encompasses not only the design work required to remediate the structural issues with the tunnel walls but also a comprehensive evaluation of the tunnel's existing electrical and lighting systems, as well as its current drainage infrastructure. The intent is to ensure that all necessary repairs and upgrades are identified and incorporated into the broader construction plans for the east side of North Park. The total fee for these services is \$72,250 under the existing professional services agreement with Miller Legg. Staff recommended approval of the Miller Legg Additional Services No. 06 Agreement (AS6). Lumi Fuentes and Mike Kroll from Miller Legg were present to provide technical insights and respond to any questions regarding the scope and implementation of the proposed services.

**MOTION** was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve the Miller Legg Additional Services No.06 Agreement for North Park West Tunnel Repairs in the amount of \$72,250, as presented.

**Roll Call Vote:**

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

**MOTION UNANIMOUSLY APPROVED**

**3. Budget Amendment-North Park Bond Payoff**

Executive Director Harms recommended a budget amendment to enable the early payoff of a \$10,227,451 bond related to the Ocean Breeze property acquisition, now known as North Park West. Originally issued by the City of Boca Raton in 2018, the bond's early repayment is now permissible without penalty. This move would allow the Beach & Park District to gain full ownership of the property and save \$1,083,600 in interest. The District has sufficient funds accumulated through current and prior year savings, additional revenues, and unspent capital project funds. The early payoff will not impact any other ongoing or planned projects.

Mr. Horowitz, District General Counsel, read Resolution 2025-03 into the record.

**MOTION** was made by Commissioner Vogelgesang and seconded by Commissioner Engel to adopt Resolution 2025-03, a budget amendment to the District Budget for Fiscal Year 2024/2025 authorizing the early payoff of the North Park West bond.

*Discussion ensued.*

**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 Vogelgesang to give authorization to District staff to make a wire transfer payment to the City and give direction to general counsel to work with the City's legal counsel to facilitate the closing.

**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 \$430,016.56.

**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:**

**Sugar Sand Park Roofing Projects**

Weather permitting, the roofing project at Sugar Sand Park is scheduled to begin on July 14, 2025.

**Traffic Garden Progress**

The Traffic Garden is expected to be painted on July 15, followed by the installation of signs, fencing, and a seating area with shade covering.

**North Park East RFQ Advertisement**

An RFQ (Request for Qualifications) will be advertised starting tomorrow to pre-qualify potential bidders for the North Park East project. The RFQ will be open for 30 days, after which qualified firms will receive bid specifications to submit proposals.

**Multi-Sport Rink Cover at Sugar Sand Park**

On July 3, the District received 100% construction drawings for the multi-sport rink cover at Sugar Sand Park. The technical review is complete, and the legal review of front-end bid documents is underway.

**Upcoming District CIP Discussion**

At the next Board meeting, a discussion will take place on the District's Capital Improvement Projects (CIP), outlining future priorities and planning.

**Phase II of DeHoernle Park**

The Executive Director reported a recent meeting with the City Manager and Deputy City Manager, during which they discussed prioritizing the construction of athletic fields at DeHoernle Park by 2030. As a result, the City has granted permission to begin drafting an amended and restated Interlocal Agreement (ILA) for Phase II of the park.

**District Counsel:**

Mr. Jacob Horowitz provided a brief update in response to Commissioner Engel's question about artificial turf regulations. He noted that during the last legislative session, Chapter 2025-140, Laws of Florida, was passed, amending Section 125.572 of the Florida Statutes. It directs the Department of Environmental Protection to set rules for synthetic turf on single-family residential properties of one acre or less. While the District does not regulate these properties, the law limits what local governments can do and may impact municipalities, such as the City.

**Commissioners**

Commissioner Engel called the bond payoff a major milestone, noting it frees the District to pursue long-term goals on the west side, such as a golf course, aquatic facility, or field house, without city

constraints. He emphasized the importance of having flexibility and saving on debt service, even if projects take several years to complete.

*Commissioner Ehrnst* supported the bond payoff and urged responsible development in East Boca, including the use of public-private partnerships. He questioned the judgment of the rebranding of Gumbo Limbo to the "Coastal Stewards" and the loss of its volunteer base, calling for renewed community involvement. He requested that the relevant parties be invited to the next meeting to explain their plans and accountability going forward.

*Commissioner Vogelgesang* questioned whether it would be possible to submit a public records request to determine how the \$4 million allocated to the Coastal Stewards was spent. She also highlighted that paying off the North Park West bond would save on interest and reduce long-term maintenance costs.

*Commissioner Rollins* thanked the public for attending and emphasized that the meeting showcased the Board at its best, making responsible decisions that reflect the community's needs and values. He highlighted the role of public input in shaping key projects, such as the Patch Reef Park pickleball facility and the indoor facility at North Park, noting these initiatives originated through community engagement.

**ADJOURNMENT:**

**MOTION** was made by Commissioner Engel and seconded by Commissioner Vogelgesang to adjourn the meeting at 6:05 p.m.

**Roll Call Vote:**

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

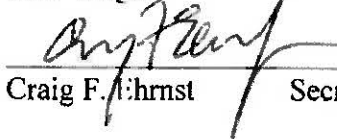
**MOTION UNANIMOUSLY APPROVED**

Signed by



Erin Wright

Chair



Craig F. Ehrnst

Secretary-Treasurer