

GREATER BOCA RATON BEACH & PARK DISTRICT
MINUTES OF A REGULAR MEETING OF
THE BOARD OF COMMISSIONERS
March 23, 2026

The MEETING took place at the Swim & Racquet Center and was live-streamed via Zoom for viewing & listening. Chair 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

CHANGES TO THE AGENDA:

PUBLIC REQUESTS:

Cil Ciliberti expressed support for the Boys and Girls Club but raised concerns about traffic congestion and safety on Northwest Second Avenue, urging consideration of an alternative location within North Park.

Mary O'Connor, representing the Boys & Girls Club of Palm Beach County, explained the need for a larger facility to serve more youth, emphasizing transportation by bus, expanded programming, and the importance of affordable after-school care for local families.

Pablo Tejada, representing the Boys & Girls Club of Palm Beach County, highlighted the Club's academic, STEM, and community programs, noting that transportation is managed primarily by buses and that similar facilities have not experienced traffic issues.

Art Turpel supported the hockey rink project but urged the Board not to reduce the building size or eliminate galvanized steel, emphasizing long-term value over short-term cost savings.

Tex Guignard advocated for the Boys and Girls Club, emphasizing its importance as a safe, supportive environment for children and urging approval of the proposed location.

Robert DuKate encouraged the development of a golf course at North Park to generate revenue, opposed public-private partnerships, and stressed preserving green space.

Brendan Isaac, a high school student, shared how the Boys and Girls Club positively impacted his life and supported efforts to expand the facility to serve more youth.

Nicole Cohen spoke as a former Club member, describing its lasting impact on her life and advocating for a new facility to benefit future generations.

Michael Keeper supported building a larger Club facility, citing current overcrowding and the need to invest in community resources for youth.

Elyse Filon emphasized the Club's role in education and community partnerships, supporting expansion to better serve children and families.

Ally Hannah described the Club's social-emotional and enrichment programs and urged support for a new facility to expand services.

Jaclyn Anslow raised concerns about long-term land use, transparency, and potential impacts on green space and neighborhood character, urging careful consideration of alternatives.

Michael Schneider supported the Boys and Girls Club but suggested relocating it to Spanish River Park due to traffic concerns and expressed a preference for a golf course at North Park.

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 March 2, 2026, at 5:15 p.m.

MOTION UNANIMOUSLY APPROVED

REGULAR BUSINESS:

1. Boys & Girls Club – Financial Report Discussion

Chairman Rollins introduced the agenda item regarding the proposed Boys & Girls Club facility at North Park. He reminded the Board that a presentation was previously provided in August, followed by a formal proposal in October 2025. At that time, the Board directed staff to engage Ford & Associates to review the financials and evaluate the project's feasibility. The review found the organization to be financially stable, with a strong track record in fundraising and operational performance, and experience in developing and managing similar facilities.

Executive Director Harms presented an overview of the Boys & Girls Club, including its mission, history, and current operations at Sand Pine Park. She described the existing 4,000-square-foot facility as outdated and constrained, with limited space for programming. She reviewed the Club's year-round operations, range of services, and low-cost membership, as well as conceptual plans for a proposed 25,000-square-foot facility at the former hotel site at North Park. The proposed project is estimated at approximately \$16 million, with annual operating costs between \$1.5 and \$2 million. She noted the potential for shared community use of certain amenities, including a gymnasium, and that no terms of the agreement have been negotiated. Ms. Harms concluded by requesting Board direction on how to proceed.

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Wright to authorize the Executive Director, in coordination with District Counsel, to begin negotiations with the Boys and Girls Club of Palm Beach County regarding the potential development operation of a Boys and Girls Club facility in North Park, with any negotiated agreement to be presented to the Board for final approval.

Discussion:

Commissioners expressed general support for exploring the proposal, citing the community need for youth programming, the benefits of a gymnasium facility, and the opportunity to leverage private investment without direct taxpayer funding. Chairman Rollins requested that staff incorporate the findings and recommendations from the Ford & Associates report into the negotiation process. Commissioners were invited to submit additional questions regarding the financial analysis.

MOTION UNANIMOUSLY APPROVED

2. Update on Multi-Sport Rink- MBR Proposal

GBRB&PD Minutes: March 23, 2026

Executive Director Harms provided an update on the Multi-Sport Rink Cover project at Sugar Sand Park, noting that staff met with MBR Construction and its design team to discuss the proposal and potential cost-saving options. The project, estimated at \$4.3 million, includes potential value-engineering reductions of up to \$400,000, with additional savings if galvanized steel is replaced with painted steel. She noted the project remains in the design-build phase and requested Board direction on whether to proceed as proposed or incorporate reductions.

MOTION was made by Commissioner Wright and seconded by Commissioner Vogelgesang to proceed with the original bid amount from MBR Construction, without reductions, including the galvanized steel.

Discussion

Commissioner Ehrnst expressed concerns about project costs and contingencies. District Counsel clarified limitations under the design-build process.

Roll Call Vote:

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

MOTION PASSES 4-1

3. Patch Reef Park Nailer Board Bid Award

Executive Director Harms presented bids for repairs to the artificial turf fields at Patch Reef Park, noting the project was included in the approved budget. Two bids were received following a pre-construction meeting. CSR Heavy Construction submitted a base bid of \$18,750 with unit pricing, while Total Turf Works submitted a higher bid but failed to include the required documentation and did not use the prescribed bid form. Staff recommended rejecting the Total Turf Works bid as non-responsive due to multiple deficiencies, including missing required forms and incomplete pricing.

MOTION was made by Commissioner Engel and seconded by Commissioner Ehrnst to reject the bid submitted by Total Turf Works as non-responsive.

MOTION UNANIMOUSLY APPROVED

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Engel to award the Patch Reef Park Turf Repair Project to CSR Heavy Construction in the amount of \$18,750, and for the Executive Director to approve a total project amount not to exceed \$25,000 if needed.

MOTION UNANIMOUSLY APPROVED

APPROVAL OF PAYROLL AND INVOICES:

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Vogelgesang to approve the payroll and invoices as presented, totaling \$ 2,896,968.44.

MOTION UNANIMOUSLY APPROVED

REPORTS AND DISCUSSION ITEMS

Executive Director:

Patch Reef Community Center Construction Progress

Work is currently underway to prepare the facility for the Community Accessibility Program. Photos documenting progress will be shared with the Board later this week.

Gumbo Limbo Programming Update

Staff from Gumbo Limbo will attend the next Board meeting to present new and upcoming programming initiatives.

Sugar Sand Park National Recognition:

Sugar Sand Park has been nominated by *USA Today* as one of the top twenty public playgrounds in the United States. Ms. Harms encouraged participation in online voting, with a link to be provided on the District's website.

District Counsel:

Mr. Goren provided an update on the Florida Legislature, reporting that the regular legislative session has ended without adopting a state budget. He noted that no ad valorem tax relief legislation was passed, but it could still be considered in a special session. He added that no current bills are expected to impact the District and that his office will continue to monitor and update the Board.

Commissioners:

Commissioner Wright suggested scheduling a meeting with the new City Council once they are settled in to help build relationships. She also emphasized that communication with City staff should be coordinated through the Chair to maintain consistency and transparency among the Board.

Commissioner Vogelgesang welcomed the Chair back and expressed appreciation to staff for the success of the Traffic Garden, noting strong positive feedback from the community. She also suggested inviting the new City Manager to attend a future Board meeting.

Commissioner Ehrnst discussed budget considerations for the Patch Reef Park tennis and pickleball center improvements, suggesting a more defined and limited project scope to better control costs. He also raised concerns regarding the North Park project, recommending consideration of separating project components or coordinating with existing contractors to improve efficiency and accountability.

Commissioner Engel welcomed the Chair back and noted the completion of his required ethics training. He emphasized the importance of long-term financial planning in anticipation of potential changes to property tax revenues. He also supported coordination with the new City Council and

suggested considering a “cone of silence” approach for sensitive or potentially contentious projects.

Commissioner Rollins shared an update on his recent medical recovery and expressed appreciation for the Board’s support during his absence. Reaffirmed his support for open discussion among Commissioners and encouraged continued collaboration and thoughtful decision-making.

ADJOURNMENT:

MOTION was made by Commissioner Engel and seconded by Commissioner Vogelgesang to adjourn the meeting at 6:50 p.m.

MOTION UNANIMOUSLY APPROVED



Robert K. Rollins, Jr. _____ Chair



Craig F. Ernst _____ Secretary-Treasurer