

GREATER BOCA RATON BEACH & PARK DISTRICT
MINUTES OF A REGULAR MEETING OF
THE BOARD OF COMMISSIONERS
August 3, 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: Item Number 3-Budget Discussion -District CIP was moved to the second agenda item.

PUBLIC REQUESTS:

Robert DuKate expressed continued opposition to the proposed skate park and Boys & Girls Club at North Park, citing concerns about transparency, security, and the proposed concession agreement. He stated that multiple condominium associations representing more than 1,500 residents oppose the project.

Maria Mitchell expressed concerns about the proposed chain-link fencing at North Park, requesting that the District consider a more attractive alternative for areas adjacent to nearby residences.

Mark Solomon requested that membership dues at the Patch Reef Racquet Center remain unchanged, noting that tennis court availability has been limited during ongoing renovations.

Briana Hagquist announced her appointment to the City of Boca Raton Parks and Recreation Advisory Board, expressed support for the proposed North Park skate park, opposed locating the Boys & Girls Club at North Park, and encouraged continued investment in recreational facilities throughout the community.

Linda Morgenstern provided an update on ongoing pickleball noise concerns affecting the Parkside community and submitted information regarding similar issues and litigation occurring in other communities.

Michael J. Schneider stated that an additional condominium association had adopted a resolution opposing the proposed skate park and Boys & Girls Club at North Park, bringing the total to approximately fifteen associations representing more than 1,600 residents. He expressed concerns about compatibility and traffic impacts.

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 July 20, 2026, at 5:15 p.m.

MOTION UNANIMOUSLY APPROVED

REGULAR BUSINESS:

1. Budget Presentation by Commissioner and Treasurer Craig Ehrnst

Commissioner Ehrnst discussed the District's revenue growth and encouraged the Board to consider reducing the millage rate below the rollback rate of 1.0331 mills. He suggested considering a rate of 1.00 mill or lower, noted that the District has experienced substantial increases in property tax revenue, and questioned whether the proposed rate would collect more revenue than necessary. He also raised concerns about the proposed park ranger costs, beach-related fees, and the need for more detail on certain City budget requests.

Discussion followed regarding the need to balance taxpayer relief with adequate funding for capital projects, emergencies, maintenance, and future operations at North Park. Commissioners also discussed the uncertainty surrounding proposed property-tax changes and agreed to continue reviewing the millage rate before final adoption.

2. Budget Discussion-District CIP

Executive Director Harms reviewed revisions to the proposed budget, including the addition of a North Park reserve to address future operating and maintenance costs, increased funding for DeHoernle Park Phase II based on preliminary construction estimates, and a proposed \$750,000 allocation for fencing along the west side of North Park. She explained that the fencing would help address illegal dumping, unauthorized parking, off-road vehicle use, security concerns, and repeated property-line surveys required for maintenance.

The Board discussed the anticipated cost of maintaining North Park, the projected cost of DeHoernle Park Phase II, and the need to have funds available before projects are bid. Following discussion, the Board directed staff to obtain firmer estimates for the North Park fencing and return with additional information for consideration before the first budget hearing.

3. Patch Reef Park Community Center Window Treatments

Executive Director Harms presented an update on the Patch Reef Park Community Center renovations. She reviewed the improvements to the lobby, program rooms, restrooms, sensory space, flooring, lighting, hearing-loop systems, and an ADA-compliant restroom with an adult changing table. She explained that window treatments were not included in the construction contract and presented a proposal from High Point Interiors for manual and motorized roll-down shades totaling \$11,554.

MOTION was made by Commissioner Wright and seconded by Commissioner Engel to approve the proposal from High Point Interiors in the amount of \$11,554 for window treatments for the Patch Reef Park Community Center.

MOTION UNANIMOUSLY APPROVED

4. User Fees Discussion

The Board reviewed the proposed user fees for District-owned facilities operated by the City. Ms. Harms noted that most increases were minor and generally reflected higher material and operating costs. The Board discussed athletic field fees, nonresident participation fees, City-sponsored youth sports programs, and pickleball court fees. The Board also discussed beach permit fees and

directed that user fees, including beach access fees and the District's share of related revenues, be included on the agenda for the upcoming joint meeting with the City.

5. District Updates:

a. Boys and Girls Club

Executive Director Harms reported that, after the District submitted a draft concession agreement, the Boys & Girls Club proposed using a two-step process consisting of a term sheet followed by a final agreement. She advised that the term sheet was received after the agenda packet was distributed and remained under legal review.

District Counsel stated that the proposed term sheet raised legal and operational concerns, including issues related to control, exclusivity, and compliance with the legal requirements governing concession agreements. He recommended that negotiations continue under the District's proposed concession agreement rather than through a separate term sheet process.

Following discussion, the Board reached consensus to direct staff to request the Boys & Girls Club's comments and proposed revisions to the District's concession agreement within two weeks. Staff was also directed to invite the organization to the next meeting so the Board could determine whether negotiations should continue.

b. DeHoernle Park ILA

The District has received comments from the City regarding the DeHoernle Park Interlocal Agreement. It anticipates receiving the revised agreement for consideration at the next Board meeting, after which City Council approval would also be required.

Ms. Harms presented a conceptual layout showing additional soccer fields, parking, supporting infrastructure, and a possible restroom. She explained that the remaining space at DeHoernle Park is limited and that the site is best suited for the additional athletic fields, particularly because the District's agreement for the FAU fields expires in 2030. Preliminary estimates indicate that the improvements could exceed \$20 million, subject to final design and further review.

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 \$ 1,440,015.82.

MOTION UNANIMOUSLY APPROVED

REPORTS AND DISCUSSION ITEMS

Executive Director:

Willow Theatre Ticket Sales

The Willow Theatre held its second annual open house, allowing patrons to purchase tickets before the season officially went on sale. Despite inclement weather, more than \$15,000 in tickets were sold, exceeding the previous year's total by approximately \$2,000. The public was encouraged to review the upcoming season and purchase tickets early.

Sugar Sand Park Trail Guide Project

GBRB&PD Minutes: August 3, 2026

A Virginia Tech student volunteered over the summer to develop a trail guide for Sugar Sand Park. The project includes GPS mapping, proposed trail markers, walking distances, dead-end identification, and directional information. The student is expected to present the completed mapping and signage package at the next Board meeting.

Parks and Recreation Advisory Board Appointment

Briana Hagquist was congratulated on her appointment to the City of Boca Raton Parks and Recreation Advisory Board.

Chair Rollins' Birthday

Chair Rollins was wished a happy upcoming birthday.

District Counsel:

Mr. Goren provided an update on the litigation challenging the proposed constitutional amendment concerning property taxes. He explained that three lawsuits filed in Leon County had been consolidated into one case and that a court ruling was expected following a July 29 hearing.

He advised that any decision could be appealed to the First District Court of Appeal and potentially to the Florida Supreme Court. Mr. Goren also discussed the limited time remaining before election deadlines and the uncertainty surrounding whether the ballot language could be revised if found legally defective.

Commissioners:

Commissioner Vogelgesang commented on the swearing-in ceremony for Police Chief Phelps and commended City staff and Mayor Thomson for organizing the event. She also asked when Commissioners should submit proposed topics for the upcoming joint meeting with the City.

Commissioner Engel wished Chair Rollins a happy birthday and requested an update regarding upcoming North Park events.

ADJOURNMENT:

<u>MOTION</u> was made by Commissioner Engel and seconded by Commissioner Vogelgesang to adjourn the meeting at 6:57 p.m.

MOTION UNANIMOUSLY APPROVED



Robert K. Rollins, Jr.

Chair



Craig F. Ehrnst

Secretary-Treasurer