GREATER BOCA RATON BEACH & PARK DISTRICT
MINUTES OF A REGULAR MEETING OF
THE BOARD OF COMMISSIONERS
August 17, 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 *via Zoom*
Erin Wright

CHANGES TO THE AGENDA: None.

PUBLIC REQUESTS:

Robert DuKate raised concerns regarding the public process and location of the proposed North Park skateboard park, noting opposition from nearby Boca Teeca condominium associations. He also questioned whether an exterior extension at the Boca Paddle facility had received District and City approval and expressed concern regarding potential noise impacts on adjacent residents.

Cil Ciliberti urged the Board to avoid overdevelopment at North Park, particularly near the central crossroads area. He encouraged preserving the area with permanent trees and landscaping and expressed concern regarding traffic, additional buildings, and the proposed Boys & Girls Club facility.

Michael J. Schneider expressed concern regarding the proposed relocation of the skateboard park to North Park and suggested Spanish River Park as an alternative location for both the skateboard park and the Boys & Girls Club. He stated that he would prefer a community-oriented facility at the North Park crossroads area.

Maria Mitchell expressed concern about removing vegetation along the railroad tracks at North Park and the resulting visibility and noise. Executive Director Harms explained that invasive vegetation is required to be removed and that the project includes planting approximately 1,033 native trees and additional vegetation to restore screening over time.

Briana Hagquist reminded the Board of the importance of protecting turtles and tortoises during nesting and hatching season. She expressed support for the skateboard park at North Park but said she did not believe North Park was the appropriate location for the Boys & Girls Club and suggested the organization consider improvements at its existing Sand Pine Park location.

Art Turpel expressed support for moving forward with improvements at Spanish River Athletic Park, citing the demand for multi-use athletic fields for soccer, lacrosse, flag football, tackle football, and other sports. He emphasized the need for additional field capacity, particularly in light of the potential future loss of field access at Florida Atlantic University.

APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS:

MOTION was made by Commissioner Engel and seconded by Commissioner Ehrnst to approve the minutes of the Regular Meeting held on August 3, 2026, at 5:15 p.m.

MOTION UNANIMOUSLY APPROVED

REGULAR BUSINESS:

1. Sugar Sand Park Trails Presentation by Nick Schwartz

The Board received a presentation from Nick Schwartz regarding the Sugar Sand Park Trail Wayfinding Project. Mr. Schwartz, a mechanical engineering student at Virginia Tech, volunteered his time to map the park trails, verify distances and GPS coordinates, and develop a standardized wayfinding system. The proposed system includes trailhead panels, junction signs, directional markers, a color-coded route system, and a 1.13-mile measured fitness loop. Mr. Schwartz explained that the design files and sign schedule are intended to be fabrication-ready and adaptable for future use at other District parks. He presented a phased implementation concept and planning-level cost ranges.

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Engel to authorize an amount not to exceed $50,000 for the fabrication and installation of trail signage at Sugar Sand Park, consistent with the trail mapping, wayfinding system, and signage design developed by Nick Schwartz.

MOTION UNANIMOUSLY APPROVED

2. Boys and Girls Club Negotiation Discussion

Executive Director Harms provided an update regarding negotiations with the Boys & Girls Clubs of Palm Beach County (BGC) for a proposed facility at North Park. Jaene Miranda, President and CEO of BGC, explained that the organization was concerned with being characterized as a "concessionaire" and requested consideration of alternative terminology while maintaining a structure that complied with the District's charter. She also discussed BGC's concern about exclusive use during operating hours for children's safety.

District Counsel advised that a concession agreement, facility use or management agreement, or license agreement could potentially be structured within the District's legal limitations, but cautioned that any agreement must not constitute a lease or conveyance of District property by another name. Counsel stated that the District's existing concession framework provides precedent and safeguards and that the District's preference is to maintain a uniform concession model.

Commissioners discussed the proposed facility's location, size and scope, project timeline, community impact, the terminology of the agreement, and the need to protect the District's legal interests. Several Commissioners expressed support for the mission of the Boys & Girls Club while also expressing reservations regarding the proposed North Park location and the length of the development process.

An Amended MOTION was made by Commissioner Rollins and seconded by Commissioner Engel to stop negotiations with the Boys & Girls Club.

Roll Call Vote:

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

Commissioner Wright No

MOTION PASSED 3-2

3. Two Budget Amendments

The Board considered two budget amendment resolutions as part of the District's year-end financial and capital planning. Resolution 2026-02 commits $10,000,000 of the District's General Fund ending fund balance to Spanish River Park Phase II. Executive Director Harms explained that the resolution formally designates funds previously set aside for the project.

Resolution 2026-03 amends the FY 2025-26 budget to appropriate $3,200,000 from reserves for the North Park Skateboard Park. Executive Director Harms stated that, following the project's appearance before Planning and Zoning, staff intends to proceed with permitting and that the amendment assigns the necessary funds to the project.

MOTION was made by Commissioner Wright and seconded by Commissioner Engel to adopt Resolution 2026-02, designating $10,000,000 of the District's General Fund ending fund balance as committed fund balance for Spanish River Park Phase II, as provided in the resolution.

MOTION UNANIMOUSLY APPROVED

MOTION was made by Commissioner Wright and seconded by Commissioner Vogelgesang to adopt Resolution 2026-03, amending the District's FY 2025-26 budget to appropriate $3,200,000 from reserves for the North Park Skateboard Park, as provided in the resolution.

MOTION UNANIMOUSLY APPROVED

4. Patch Reef Park Pro-Shop Renovation:

The Board considered the next phase of the Patch Reef Park Paddle & Racquet Club Pro Shop Renovation. The approved schematic design includes a centrally located reception area, expanded restrooms, two new multipurpose rooms, improved circulation, and other operational improvements. Staff reported that design modifications reduced the preliminary construction estimate from $2.5 million to approximately $2.18 million.

Executive Director Harms explained that the Board could proceed through a traditional competitive bid process or utilize the District's existing Sourcewell Job Order Contract with Shiff Construction. Under the Sourcewell approach, WZA's professional services fee is $169,200, compared with $184,080 if WZA is required to provide traditional bidding services. Shiff would participate during design to provide constructability review, cost estimating, scheduling input, and value engineering. Shiff Construction submitted a preliminary Construction Price Not-to-Exceed of $2,178,315.63.

MOTION was made by Commissioner Engel and seconded by Commissioner Vogelgesang to approve WZA Amendment No. 1 for $169,200, authorize use of the Sourcewell Job Order Contract, and accept Shiff Construction's preliminary not-to-exceed price of $2,178,315.63.

MOTION UNANIMOUSLY APPROVED

5. September District Meeting Schedule
Executive Director Harms reviewed the September 2026 meeting schedule and the Truth in Millage (TRIM) advertising requirements. The first public hearing remains scheduled for September 8, 2026. She explained that retaining September 28 for the second regular meeting and final public hearing would leave only one day to publish the required advertisement and would create scheduling difficulties if republication became necessary.

Staff recommended returning the Regular Meeting to Tuesday, September 22, 2026, at 5:15 p.m. The Board could then schedule the final public hearing in compliance with the applicable TRIM requirements without adding a third meeting during the month.

MOTION was made by Commissioner Wright and seconded by Commissioner Ehrnst to amend the September 2026 meeting calendar by returning the Regular Meeting to Tuesday, September 22, 2026, at 5:15 p.m.

MOTION UNANIMOUSLY APPROVED

6. North Park Contingency Funds
Executive Director Harms requested an owner-controlled construction contingency for North Park Phase I. She explained that the project was bid without a contingency at the Board's direction, but that construction contingencies are commonly used to address unforeseen field conditions without delaying work while awaiting additional Board authorization.

Staff requested a contingency of approximately 1.25% of the construction contract. Executive Director Harms emphasized that contingency funds would remain under District control and would be used only for necessary construction changes approved by her, allowing the project to continue without unnecessary delays.

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Engel to authorize an owner-controlled construction contingency for the North Park Phase I project in an amount not to exceed $250,000.

MOTION UNANIMOUSLY APPROVED

7. DeHoernle Park Phase II Interlocal Agreement
Executive Director Harms reported that the revised DeHoernle Park Phase II Interlocal Agreement had been received from the City approximately two hours before the meeting and included additional comments from the City Attorney's Office. She stated that she would review the revisions with District legal counsel and anticipated returning the agreement to the Board at a future 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 $453,739.95.

MOTION UNANIMOUSLY APPROVED

REPORTS AND DISCUSSION ITEMS

Executive Director:

CAP Center at Patch Reef

Executive Director Harms reported that the CAP Center is nearing completion, with only a few punch list items remaining for Shiff Construction. Staff has begun moving exhibits and furnishings into the facility. Commissioners were asked to bring their calendars to the next meeting so a ribbon-cutting date can be scheduled.

Butters Construction – Pre-Construction Update

Executive Director Harms reported that a pre-construction meeting was held with Butters Construction and its subcontractors for North Park. Crews have mobilized and begun installing tree protection and survey markers. Construction will progress as permits are issued, with larger crews planned to expedite the work and reduce the duration of impacts on the surrounding community. She also reiterated that invasive vegetation is being removed and will be replaced with native landscaping.

District Counsel:

Mr. Horowitz provided an update regarding litigation challenging the ballot language for Amendment 3 concerning homestead and property tax reform. He reported that the plaintiffs prevailed in circuit court and that the Attorney General was given ten days to rewrite the ballot language or appeal. The State did not appeal, and revised language was submitted to the court. Mr. Horowitz stated that the substance of the proposed amendment remained unchanged, while more politically charged language had been removed from the ballot title and question.

Commissioners:

Commissioner Vogelgesang encouraged residents to vote in the upcoming primary election.

Commissioner Wright discussed an injury that occurred during soccer games at Spanish River Park and the difficulty locating a park ranger. She suggested exploring whether Fire Rescue or other trained medical personnel could be available during large tournaments or periods of heavy athletic activity, particularly during excessive heat. Chair Rollins indicated that the concern would be shared with the appropriate City and soccer representatives.

Commissioner Ehrnst encouraged investment in improvements to the Willow Theatre at Sugar Sand Park, including carpeting, seating, sound equipment, and shade for the outdoor programming area. Executive Director Harms indicated that the improvements could be considered in the upcoming budget, and the Board expressed general support.

Commissioner Engel encouraged residents to vote and stated that, following the Board's decision regarding the Boys & Girls Club, the District should begin considering an appropriate location for an additional field house to serve community recreation needs.

Commissioner Rollins commented on his visit to North Park and the ongoing tree-protection and vegetation-removal work. He emphasized the importance of replacing invasive vegetation with native landscaping that will provide visual and sound buffering along the canal and railroad corridor.

ADJOURNMENT:

MOTION was made by Commissioner Engel and seconded by Commissioner Wright to adjourn the meeting at 7:08 p.m.

MOTION UNANIMOUSLY APPROVED

Robert K. Rollins, Jr. Chair

Craig F. Ehrnst Secretary-Treasurer