GREATER BOCA RATON BEACH & PARK DISTRICT
MINUTES OF A REGULAR MEETING OF
THE BOARD OF COMMISSIONERS
September 8, 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: There were no changes to the agenda.

PUBLIC REQUESTS:

Michael Keifer, a member of the advisory board of the Boys & Girls Club of Boca Raton, expressed disappointment regarding the Board's prior decision concerning the Club's proposal for the former Boca Teeca property. He emphasized the importance of providing opportunities for children and working families throughout the community and commended Commissioner Ehrnst for his support of the proposal.

Albert Cacace congratulated Chair Rollins on his re-election and thanked the Board. He also expressed appreciation for the friendships he developed during the recent campaign and stated that he planned to continue attending District meetings.

Cil Ciliberti commended the Board for its continued financial commitment to North Park, noting that the project represents a significant investment in the community and thanking the Commissioners for their continued efforts to move the park forward.

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 August 17, 2026, at 5:15 p.m.

MOTION UNANIMOUSLY APPROVED

REGULAR BUSINESS:

1. DeHoernle Park Agreement

The Board reviewed the proposed Amended and Restated Interlocal Agreement between the District and the City of Boca Raton for Countess de Hoernle Park and the proposed Phase II improvements. The agreement updates the existing partnership between the City and District and establishes responsibilities for Phase II and the continued operation of the park. Phase II is anticipated to include additional rectangular athletic fields, restrooms, sidewalks, parking, site connectivity, and supporting infrastructure.

Discussion focused on the District's financial responsibilities under the agreement. Staff advised that the District currently funds approximately $1.95 million annually for operation and maintenance of the park and that costs could increase as the additional fields and amenities are completed. Under the amended agreement, revenues generated at the park would be credited to the

District against its operation and maintenance costs. The District would also retain final approval over the construction budget and would review the City's annual operating budget for the park.

The agreement remains subject to consideration by the Boca Raton City Council and final legal and insurance review. Any material changes affecting the District's financial obligations, project scope, decision-making authority, risk allocation, or operation and maintenance responsibilities would be returned to the Board for further consideration.

MOTION was made by Commissioner Engel and seconded by Commissioner Vogelgesang to approve the Amended and Restated Interlocal Agreement between the Greater Boca Raton Beach and Park District and the City of Boca Raton for Countess de Hoernle Park substantially in the form presented, subject to final approval by District Counsel and acceptance of the insurance requirements by the District and its insurance/risk representatives; to authorize the Executive Director to execute the final agreement following approval by the City of Boca Raton; and to require that any material changes to the agreement be brought back to the Board of Commissioners for further consideration prior to execution.

MOTION UNANIMOUSLY APPROVED

2. North Park Construction and Environmental Management

Miller Legg Additional Services Agreement No. 8A

The Board considered Miller Legg Additional Services Agreement No. 8A for construction administration services for Phase 1 of North Park. The services provide continued involvement by the project design team during construction, including review of contractor submittals, RFIs, payment applications, and change requests; site observations; coordination with regulatory agencies; inspections; final certifications; and project closeout.

The agreement includes $258,500 for construction administration services and $1,500 in reimbursable expenses, for a base authorization of $260,000. Staff noted that Miller Legg had already been responsive during the early stages of construction and that continued involvement would help maintain coordination and continuity throughout the project.

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve Miller Legg Additional Services Agreement No. 8A for North Park Phase 1 Construction Administration Services in the amount of $260,000.

MOTION UNANIMOUSLY APPROVED

Miller Legg Additional Services Agreement No. 8B

The Board considered Miller Legg Additional Services Agreement No. 8B for environmental construction administration services associated with Phase 1 of North Park. The work is required to implement the approved Soil Management Plan and comply with Florida Department of Environmental Protection requirements during construction. Services include field oversight, soil sampling, and laboratory testing, monitoring of soil disturbance and relocation activities, regulatory reporting, and coordination with the District, contractor, consultants, and regulatory agencies.

Staff explained that environmental compliance is a significant component of the project and that testing and monitoring must proceed quickly to maintain the construction schedule. The base environmental construction administration fee is $296,000, plus $1,000 in reimbursable expenses, for a total base authorization of $297,000.

MOTION was made by Commissioner Engel and seconded by Commissioner Vogelgesang to approve the Miller Legg Additional Services Agreement No. 8B for North Park Phase 1 Environmental Construction Administration Services in the amount of $297,000.

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 $ 2,470,714.80.

MOTION UNANIMOUSLY APPROVED

REPORTS AND DISCUSSION ITEMS

Executive Director:

CAP Center at Patch Reef Park - Ribbon Cutting & Grand Opening
Staff is coordinating with the City on the grand opening and ribbon cutting for the CAP Center at Patch Reef Park. Commissioners were asked to provide their October availability so a date could be selected.

North Park Skatepark & Pump Track
The proposed skatepark and pump track at North Park were presented to the Community Appearance Board and the Planning and Zoning Board the previous week. Both boards unanimously approved the project, and staff has moved forward with permitting.

District Counsel:

North Park Skatepark & Pump Track Appeal
Mr. Goren advised that the District received a letter from Susan Gladstone seeking to appeal the Planning and Zoning Board's approval of the North Park skatepark and pump track. The City Attorney's Office responded on September 4 and advised that no stay had been entered as a result of the filing. Counsel stated that the Planning and Zoning Board approval remains in effect unless an appeal is properly perfected under the City Code and that the District would be advised promptly if any further participation or legal action becomes necessary.

Amendment 3
District Counsel also advised that Amendment 3 remains on the ballot using revised language agreed upon by the parties involved in litigation concerning the amendment. Counsel reminded the Board that State law restricts the use of public funds to advocate for or against a referendum and offered to provide additional guidance as needed.

Commissioners:

Commissioner Vogelgesang thanked Executive Director Harms for her preparation and presentations before the Planning and Zoning Board and Community Appearance Board.

Commissioner Wright reported that she threw out the first pitch at the opening of the softball season at Countess de Hoernle Park. She praised the new home fields, available space, and concession operations, and said participants were pleased with the facility.

Chair Rollins also commended Executive Director Harms for her preparation, knowledge of District projects, and ability to address questions during the recent Planning and Zoning Board and Community Appearance Board meetings.

ADJOURNMENT:

MOTION was made by Commissioner Engel and seconded by Commissioner Vogelgesang to adjourn the meeting at 5:59 p.m.

MOTION UNANIMOUSLY APPROVED

Robert K. Rollins, Jr. — Chair

Craig F. Ehrnst — Secretary-Treasurer