

GREATER BOCA RATON BEACH & PARK DISTRICT
MINUTES OF A REGULAR MEETING OF
THE BOARD OF COMMISSIONERS
December 1, 2025

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

PUBLIC REQUESTS:

Mr. Robert DuKate addressed the Board regarding the District's master plan priorities, noting that the consultant's findings did not identify a skate park as a priority and expressing concern about low resident usage based on City data. He also raised compatibility concerns from nearby condominium residents and requested clarification on updated plans, costs, or wish-list items for the District's East Side properties.

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 November 17, 2025, at 5:15 p.m.

MOTION UNANIMOUSLY APPROVED

REGULAR BUSINESS:

1. RFP for Cell Tower Discussion

The Board reviewed the draft Scope of Work for a Request for Proposals related to a telecommunications tower easement at Sugar Sand Park. Executive Director Harms summarized the discussion's history and outlined the purpose of the RFP, noting that industry averages suggest a minimum annual revenue of approximately \$20,000. The Board discussed whether minimum financial expectations should be included and whether operational issues, such as 24/7 access requirements and aesthetic design standards, should be considered. Commissioners expressed significant concerns about connectivity inconsistencies at Sugar Sand Park—particularly inside the Field House—as well as the need for reliable service for emergencies. Discussion also included exploring broader park technology needs, such as expanding public Wi-Fi and installing charging stations across all parks.

The Board agreed that the timing was not appropriate given the impending construction of the Sugar Sand softball complex and other high-priority initiatives. Commissioners emphasized their desire to avoid issuing a premature RFP until they understand the infrastructure impacts and site layout. It was also noted that more public input might be received if the topic were scheduled outside the holiday period.

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Engel to defer the Cell Tower RFP discussion until later in FY 2026.

MOTION UNANIMOUSLY APPROVED

Commissioner Rollins asked staff to explore access considerations and potential locations during the interim period.

2. District Annual Report

Executive Director Harms presented the District's FY 2024–2025 Annual Report, noting that this is the first year the document was prepared in accordance with Section 189.0694, Florida Statutes, which requires the establishment of measurable goals and annual performance reporting. She emphasized that this reporting process will now be an ongoing statutory obligation. Mr. Goren, District General Counsel, then read Resolution 2026-01 for the Board's consideration, formally adopting the Annual Report and authorizing the Executive Director to take all necessary actions to ensure full compliance.

MOTION was made by Commissioner Engel and seconded by Commissioner Vogelgesang to adopt Resolution 2026-01, regarding the FY2024-2025 District Annual Report.

MOTION UNANIMOUSLY APPROVED

3. Executive Director Salary Discussion

The Board conducted the Executive Director's annual performance review and considered salary adjustments. The Executive Director provided background on her contractual salary structure and previous salary increases. The Board also reviewed the 2022 statewide compensation study provided by legal counsel.

Commissioners unanimously praised the Executive Director's leadership, responsiveness, and successful management of numerous capital projects. They noted her effectiveness in leveraging staff efficiencies, adopting innovative tools, including AI systems, and maintaining strong intergovernmental relationships. Commissioners emphasized the importance of retaining skilled leadership, particularly as the District manages major infrastructure investments and long-term planning efforts.

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Vogelgesang to approve a 10% salary increase for the Executive Director, with the 3% annual COLA remaining in effect per contract.

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 \$ 3,249,542.15

MOTION UNANIMOUSLY APPROVED

REPORTS AND DISCUSSION ITEMS

Executive Director:

Executive Director Harms began by expressing appreciation for the Board's confidence and support.

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Ocean Strand Bench Installation

The benches donated by Viktor Kahn for Ocean Strand have been installed along the waterfront. The donor's family has been notified of the installation. The two benches previously located at the site were relocated to the traffic garden to provide additional seating.

Rescheduled Public Workshop – Plant-A-Park and American Ramp Company

The public workshop hosted by Plant-A-Park and American Ramp Company, initially scheduled for December 3, has been rescheduled to December 17 due to the City's holiday street parade taking place on December 3.

Roller Rink Cover RFP Update

The Request for Proposals (RFP) for the design-build cover of the roller rink has been issued. Bids are due on January 16 at 10:00 a.m.

Patch Reef Pickleball Complex – Electric Vehicle Charger Options

Electric vehicle chargers were installed during the construction of the Patch Reef pickleball complex, and they can be enabled to bill users if desired. Given high parking demand, a nominal fee could help ensure turnover of these spaces. Director Harms will present usage data and pricing options at the next meeting, should the Board wish to consider them.

St. Andrew Annexation

The City of Boca Raton is considering annexing the St. Andrews neighborhood—an area of approximately seven hundred homes with an estimated assessed value exceeding \$1.3 billion. She noted that the District was not included in the City's preliminary discussions and expressed concern regarding potential impacts on the District's tax base and resident eligibility for District facilities. She has requested the City's feasibility study and will provide updates as information becomes available.

Commissioners:

Commissioner Vogelgesang reported receiving inquiries from residents regarding coyote activity and requested guidance on City or State policies. The Executive Director responded that Florida Fish and Wildlife advises against relocating coyotes, noting that relocation can worsen population behavior, and that she will provide educational materials to the Board.


Commissioner Engel reiterated his appreciation for the Executive Director's outstanding performance and asked that the Board remain attentive to developments in Tallahassee regarding potential changes to residential property taxation, noting that approximately 40% of the District's revenue comes from residential properties. He suggested inviting legislative representatives to a future meeting.

Commissioner Rollins briefly reflected on the Thanksgiving holiday and community engagement, noting ongoing public interest in District initiatives.


ADJOURNMENT:

<p><u>MOTION</u> was made by Commissioner Engel and seconded by Commissioner Vogelgesang to adjourn the meeting at 6:00 p.m.</p>

MOTION UNANIMOUSLY APPROVED



Erin Wright Chair



Craig F. Ehrnst Secretary-Treasurer