

GREATER BOCA RATON BEACH & PARK DISTRICT
MINUTES OF A REGULAR MEETING OF
THE BOARD OF COMMISSIONERS
December 15, 2025

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

PUBLIC REQUESTS:

Brianna Hagquist strongly opposed adding new ball fields at Sugar Sand Park, emphasizing the community's preference for preserving and improving the urban forest, picnic areas, and passive recreation. She also stated that East Boca residents want recreational facilities and renovations to remain downtown and in East Boca, oppose new green space projects west of Second Street, and want Memorial Park preserved and renovated without major changes.

Harold Chaffee stated that the agenda packet lacked sufficient financial detail, making it difficult for taxpayers to understand and evaluate the costs associated with proposed items for the development of the east side of North Park. He also requested clarification on what "sustainability" means in practical terms and how its costs compare with those of alternative approaches.

Art Turpel thanked the District for the success of the Patch Reef pickleball courts, noting their extremely high usage as evidence of strong community demand. He also urged the District to continue moving forward with the interlocal agreement for additional soccer fields at Spanish River Park due to ongoing and future field shortages.

Maria Mitchell expressed opposition to the proposed skate park, questioning its necessity and asking whether it is still moving forward given that other projects are being placed on hold.

Robert DuKate emphasized the community's desire to preserve green space. He raised strong concerns about locating a skate park near residential areas. He questioned the escalating costs of proposed trail projects, urging compatibility, affordability, and careful consideration of alternatives such as golf.

Michael Schneider stated that residents of his condominium strongly oppose a skate park near their development and are preparing a formal resolution against it. He argued that the cost and limited participation do not justify the project and advocated instead for restoring a golf course, which he believes is more compatible with the residential area.

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 December 1, 2025, at 5:15 p.m.

MOTION UNANIMOUSLY APPROVED

REGULAR BUSINESS:

1. Boca Paddle Update by Malcom Butters

Mr. Malcolm Butters of Boca Paddle provided an update on construction progress, noting that tilt-wall construction is scheduled to begin in January and that the facility remains on track for a summer opening, with strong early demand reflected by several hundred prospective members on a waiting list. He presented a proposed modification to the previously approved site plan that would maintain the originally approved number of courts but add partial coverage over a portion of the outdoor courts. The revised plan proposes covering four outdoor padel courts and the center court with a fabric canopy system supported by steel framing, while leaving four outdoor pickleball courts uncovered to preserve a mix of indoor, covered, and open-air play. Mr. Butters explained that the covered courts would improve usability during sun and rain, align with international padel standards, enhance player comfort, and support tournament play, including hosting the Palm Beach Royals Major League Pickleball team. He emphasized that the proposed changes would be fully funded by Boca Paddle, would not alter membership fees, would not delay construction, and would have minimal visual impact on adjacent properties, given their orientation toward the railroad corridor and planned landscaping. The updated site plan and elevations were presented to illustrate the proposed covered courts and architectural treatment.

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Rollins to approve the proposed site plan modification for partial outdoor covered courts at Boca Paddle, as presented.

MOTION UNANIMOUSLY APPROVED

2. North Park East Development Bid Award

The competitive bids were received for the North Park East Side Construction Project. Four bids were submitted, ranging from approximately \$29.4 million to \$49.1 million, all of which significantly exceed the District's \$22.5 million allocated construction budget.

During the City site plan and public works review, several City-required, non-program-related improvements were added to the project, including pedestrian infrastructure, a tunnel under Jeffery Street, roadway improvements, utility extensions, canal restoration, and landscaping enhancements. These additions increased the project cost by approximately \$4.56 million, representing nearly 20% of the total construction budget, and extended the project schedule.

After evaluating the bids and project impacts, the Executive Director recommended that the Board reject all bids due to the significant budget overages and pursue a scope reduction and rebid rather than awarding a contract that exceeds available funding.

District Counsel Jacob Horowitz reminded the Board that the bid specifications reserve the District's right to reject any and all bids.

MOTION was made by Commissioner Engel and seconded by Commissioner Vogelgesang to reject all bids received for the North Park East Development project

MOTION UNANIMOUSLY APPROVED

The Board reached consensus to direct staff to work with Miller Legg to revise the project scope and bid documents and to continue discussions with the City regarding added requirements and potential alternatives, with the intent to rebid the project in early January.

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 \$4,621,241.21.

MOTION UNANIMOUSLY APPROVED

REPORTS AND DISCUSSION ITEMS

Executive Director:

Electric Car Chargers Update

The Executive Director advised that additional information on the electric car chargers will be presented to the Board in January.

Patch Reef Park Community Center Renovations

Construction cost estimates for the Patch Reef Park Community Center renovations will be presented in January, with expectations that the project will come in under the Board-approved budget.

City Centennial Recognition Event

The Executive Director reported attending the City's Centennial recognition event at Wildflower Park, where new mosaic artwork and a bridge walkway mural were unveiled. The District was formally recognized for its partnership with the City in support of the Centennial.

Customer Service Surveys in District Parks

As part of the District's goals and objectives, customer service surveys using QR codes have been implemented at Patch Reef Park and the Paddle & Racquet Club, with surveys at Sugar Sand Park now being deployed. Initial responses have been positive, including helpful public feedback.

Patch Reef Paddle & Racquet Club Programming Survey

Staff at the Patch Reef Paddle & Racquet Club are also conducting a separate survey to evaluate new programming and facility operations, better understand the user experience, and identify areas for improvement.

Ms. Harms wished everyone happy holidays and a healthy new year.

District Counsel:

District Counsel extended well-wishes to the Board, staff, and attendees, wishing everyone a happy holiday season and a healthy new year.

Commissioners:

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Commissioner Engel asked about the status of the statistically valid recreation needs survey and commented on the Board's productive and collaborative efforts. He also acknowledged the dedication of District staff and extended warm holiday greetings and best wishes for the coming year.

Commissioner Ehrnst said it has been a phenomenal year and thanked staff for their accomplishments. He noted that while the Board may not always agree, it works collaboratively and reaches the right conclusions.

Commissioner Rollins expressed appreciation for the collaborative efforts of the Board and staff throughout the year and extended holiday well-wishes to everyone.

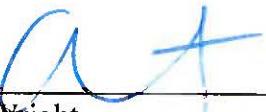
Commissioner Vogelgesang thanked staff, counsel, and fellow commissioners for their hard work and accomplishments over the past year, praised the Executive Director's leadership, and wished everyone a happy and healthy holiday season.

Commissioner Wright echoed her fellow commissioners' sentiments.

ADJOURNMENT:

MOTION was made by Commissioner Engel and seconded by Commissioner Vogelgesang to adjourn the meeting at 6:08 p.m.

MOTION UNANIMOUSLY APPROVED


Erin Wright Chair


Craig F. Ehrnst Secretary-Treasurer