



## Greater Boca Raton Beach & Park District

300 South Military Trail, Boca Raton, Florida 33486  
Telephone: (561) 417-4599 Telefax: (561) 347-3945  
www.mybocaparks.org

### Board of Commissioners

Craig F. Ehrnst  
Steven M. Engel  
Robert K. Rollins, Jr.  
Susan Vogelgesang  
Erin A. Wright

## REGULAR MEETING of the BOARD OF COMMISSIONERS

October 16, 2017 ~ 5:15 P.M.

### AGENDA

#### ROLL CALL:

#### CHANGES TO AGENDA:

#### PUBLIC REQUESTS:

#### APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS:

*Regular Board meeting held on September 25, 2017*

1

*Regular Board meeting held on October 2, 2017*

4

#### REGULAR BUSINESS:

1. Facility Manager Recommendation
2. Execute the Swim & Racquet Center Contract
3. Restroom Trailers at Mizner Bark (Dog Park)
4. Ocean Breeze Update
5. Patch Reef Park Tennis Center Update
6. Employee Health Coverage
7. Former Allianz Golf Tournament Discussion

#### APPROVAL OF INVOICES:

9

#### REPORTS AND DISCUSSION ITEMS:

#### FUTURE AGENDA ITEMS:

#### ADJOURNMENT:

**NOTICE:** Anyone wanting to appeal an official decision made on any subject at the meeting must have a verbatim record of the meeting, and the appeal must include the testimony and evidence on which the appeal is based.

**GREATER BOCA RATON BEACH & PARK DISTRICT**  
**MINUTES OF A SPECIAL MEETING OF THE BOARD OF COMMISSIONERS**  
**SUGAR SAND PARK - 300 SOUTH MILITARY TRAIL, BOCA RATON**  
**September 25, 2017**

The MEETING was called to order by CHAIRMAN Robert K. Rollins, Jr. at approximately 5:15 p.m.

**COMMISSIONERS PRESENT:** Craig F. Ehrnst  
Steven M. Engel  
Robert K. Rollins, Jr.  
Susan Vogelgesang  
Erin A. Wright

**CHANGES TO AGENDA:** Approval of Invoices

**PUBLIC REQUESTS:**

Robert Dukate, 5351 NW 3<sup>rd</sup> Terrace, Boca Raton

After he thanked the Commissioners for their support on acquiring the Ocean Breeze Golf Course, Mr. Dukate stated that historically only half the property on the corner southeast of NW 2<sup>nd</sup> Ave and Jefferey Street has been used as a hotel, and the other half was used as a Social Center. Mr. Dukate expressed his desire for a meeting room as there are 1300 units at Boca Teeca that currently do not have a meeting facility. Chairman Rollins assured Mr. Dukate that the District would consider various options that would best support the golf course and make it a fiscally responsible purchase for the District. The community will be welcomed to participate in an open dialogue and discussion.

Harold Chaffee- 6200 NW 2<sup>nd</sup> Ave, Boca Raton

After sending out a survey to 1000 people, Mr. Chaffee informed the Board that there were mixed views regarding the hotel at Ocean Breeze; however, everyone agreed that there is a need for a Social Center. He explained that there are currently no Social Centers at the north end of town and having one would be great for the citizens. He expressed his appreciation for all the work the Board has done.

Angelo Sands- 7348 East Country Club Boulevard, Boca Raton

Mr. Sands thanked the Board for all their hard work concerning Ocean Breeze. He explained the earning potential of the food and beverage end of the golf course industry and the positive impact it could have on Ocean Breeze. Chairman Rollins stated that the National Golf Foundation (NGF) report mentioned the importance of ancillary services and that they would be taken into consideration.

Bonnie Golden - 6300 NW 2<sup>nd</sup> Ave Apt 2020

Ms. Golden inquired what would happen if the City declined lending the District the funds to purchase Ocean Breeze. Mr. Koski expressed the City's desire to keep golf in Boca and offered that the booklet that the District presented to the City will help with their decision. Mr. Koski is optimistic that the City is on board with the purchase of Ocean Breeze.

**PURPOSE:**

The purpose of this meeting is to discuss Ocean Breeze.

Mr. Koski, Executive Director, stated that the District has been successful in providing information to the City of Boca Raton that answers all of the questions that the City had regarding the Ocean Breeze property. The National Golf Foundation (NGF) report was extremely helpful in evaluating all that can be done with the property once it is acquired. The District wants the property to be a first-class golf course with all the amenities and will leave it up to the professionals to design it.

A Request for Proposal (RFP) will be sent out after the acquisition is completed. Mr. Koski indicated that the District is not looking to rebuild the golf facility but to build something that will make everyone proud. It will be funded by the general constituency of the District and the tax dollars, and everybody will benefit in the community. He stated that “This Board will do what is right and you can count on that!”

**Board Discussion:**

Commissioner Vogelgesang inquired about the bottom line for the first year the Osprey Golf Course was in operation. Mr. Koski explained that the NGF used the most recent 5-year pro forma for Osprey, and if the District followed the data given by NGF, it can expect a positive net income of \$500,000 per year. This figure does not include any of the debt service; it is strictly an operational cost.

Mr. Koski advised Commissioner Engel that the debt service would be approximately \$2,000,000 to \$2,300,000 per year which includes the \$24,000,000 acquisition cost plus the \$14,000,000 for renovations. Commissioner Engel added that approximately \$500,000 in income from a ground lease for the hotel, or money from the sale of the hotel could also be used toward the reduction of the debt service. Commissioner Wright queried if the City would pay for any of the renovations of the project. Mr. Koski explained that the City is looking at Ocean Breeze as a District owned and operated facility.

Commissioner Wright was concerned if there would be enough land for parking if a golf school was built on the present parking lot location, and if it would be possible for NW 2<sup>nd</sup> Avenue to be widened if needed.

Mr. Koski explained that the school and the parking lot would be discussed in more detail after the acquisition takes place, and that the design would be left up to the professionals. Based on his initial discussions with the City, Mr. Koski said the widening of NW 2nd Avenue would not be necessary. There may be other issues that may cause that to be adjusted; such as a hotel with additional rooms.

When Commissioner Wright asked about the lighting for the driving range, Mr. Koski stated that ground lighting will be considered.

Commissioner Ehrnst felt that the NGF Report was comprehensive and the fees were very conservative. He encouraged the District to closely follow the roadmap that the NGF report has laid out recognizing that there will be adjustments that will have to be made. The #1 goal is to acquire the Golf Course with the financial aid of the City. He feels it will be a significant cost that is feasible over a long period of time and will be a benefit to the community.

Chairman Rollins stated that the Ocean Breeze acquisition is one of the largest projects the District has undertaken. It is not just building a recreational facility, but operating a major golf course. He believes that if the District can adhere to the concepts that are pointed out in the NGF study, it will be a premier golf club that will benefit the entire community. Chairman Rollins complimented Mr. Koski for all the hard work he has put into the project.

Mr. Koski announced that with the City's approval, the new name for Ocean Breeze will be the "Boca National Golf Club". The goal will be to have a public golf course with a private club atmosphere. The projected opening will be in 2020.

**APPROVAL OF INVOICES:** Secretary-Treasurer Susan Vogelgesang provided an invoice disbursement list and recommended approval.

**MOTION** was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve the invoices as presented totaling \$56,087.54

**MOTION UNANIMOUSLY APPROVED**

**ADJOURNMENT:**

**MOTION** was made by Commissioner Vogelgesang and seconded by Commissioner Wright to adjourn the meeting at 6:07 p.m.

**MOTION UNANIMOUSLY APPROVED**

\_\_\_\_\_  
Robert K. Rollins, Jr.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Susan Vogelgesang

\_\_\_\_\_  
Secretary-Treasurer

**GREATER BOCA RATON BEACH & PARK DISTRICT**  
MINUTES OF A REGULAR MEETING OF THE BOARD OF COMMISSIONERS  
SUGAR SAND PARK - 300 SOUTH MILITARY TRAIL, BOCA RATON  
**October 2, 2017**

The MEETING was called to order by CHAIRMAN Robert K. Rollins, Jr. at approximately 5:15 p.m.

**COMMISSIONERS PRESENT:** Craig F. Ehrnst  
Steven M. Engel  
Robert K. Rollins, Jr.  
Susan Vogelgesang  
Erin A. Wright

**CHANGES TO AGENDA:** None

**PUBLIC REQUESTS:**

*Tom Thayer, 4821 North Dixie Highway, Boca Raton*

Mr. Thayer extended an invitation to the Boca Raton Federation of Homeowners meeting on October 3, 2017, at 8:30 a.m. spotlighting the Boca Raton Innovation Campus. The City of Boca Raton's Development Director, Jessica Del Vecchio will address the prospective Amazon office complex.

*Harold Chaffee, 6200 NW 2<sup>nd</sup> Ave, Boca Raton*

Mr. Chaffe offered congratulations to the Beach and Park District for becoming a Golf Club owner. He feels Mr. Koski should get an award for the great job and presentation that he made to the City.

*Robert DuKate, 5351 NW 3rd Terrace, Boca Raton*

Mr. DuKate felt that the District did a great job at the Joint Meeting. He is looking forward to an increase in property values; the enhancement of the community; the Interlocal Agreement being approved and the timeline going forward.

**APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS:**

**MOTION** was made by Commissioner Engel and seconded by Commissioner Vogelgesang to approve the minutes of the regular meeting of September 5, 2017.

**MOTION UNANIMOUSLY APPROVED**

**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 of September 18, 2017.

**MOTION UNANIMOUSLY APPROVED**

**APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS:**

**MOTION** was made by Commissioner Engel and seconded by Commissioner Vogelgesang to approve the minutes of the First Public Hearing on Proposed 2017-2018 Budget & Taxes - September 19, 2017.

**MOTION UNANIMOUSLY APPROVED**

**APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS:**

**MOTION** was made by Commissioner Vogelgesang and seconded by Commissioner Wright to approve the minutes of the Final Public Hearing on 2017-2018 Budget & Taxes - September 26, 2017

**MOTION UNANIMOUSLY APPROVED**

**REGULAR BUSINESS:**

**Executive Director**

*Swim & Racquet Center Contract*

Mr. Koski informed the Board that the low bidder, Certified Contractors of America, Inc., was unable to furnish the District a Bid Bond or a Payment and Performance Bond for the Swim & Racquet contract in conformance with the requirements of paragraph 17 of the Judicial Instructions as contained on page 11 of the Project Manual. The second low bidder, Tron Construction, LLC was not responsive pursuant to paragraph 10 of the Instruction to Bidders, and was not in conformance with their responses to the Questionnaire in the Project Manual.

Mr. Koski recommended that the District reject the proposals of Certified Contractors of America and Tron Construction, LLC and award the contract to the next low bidder, MDS Builders, Inc., who have a sound bonding company and good work experience. MDS Builders Inc. submitted a bid of \$3,995,930.

**MOTION** was made by Commissioner Vogelgesang and seconded by Commissioner Engel to reject the bid of Certified Contractors of America, Inc.

**MOTION UNANIMOUSLY APPROVED**

**MOTION** was made by Commissioner Wright and seconded by Commissioner Ehrnst to reject the bid of Tron Construction, LLC.

**MOTION UNANIMOUSLY APPROVED**

**MOTION** was made by Commissioner Wright and seconded by Commissioner Ehrnst to award the contract for the Swim & Racquet Club Improvements to MDS Builders, Inc.

*Board Discussion*

Mr. Koski confirmed to Commissioner Vogelgesang that a thorough investigation was done on MDS Builders Inc.

Commissioner Ehrnst questioned the process of the low bidder to which Mr. Koski explained that the low bidder must prove themselves to be responsible and the bid must be responsive. When evaluating the bid, there are laws that must be followed, and the District has the ability to waive irregularities.

Commissioner Ehrnst showed concern if MDS Builders, Inc. could do the work correctly. Mr. Koski explained that their work experience indicates that they are capable of doing the work. The proposal they submitted indicates that they would do the work in the timeframe given; they would do it for the price for which they have provided in the bid; and they provided an adequate Surety Company that is listed on the Department of Treasury- Circular 570.

**MOTION UNANIMOUSLY APPROVED**

*Ocean Breeze*

The City of Boca Raton is requiring the District to obtain its own Bond Council and Financial Advisor due to an Ordinance passed by the City of Boca Raton on May 16, 2016 relating to the use of debt which is obtained through tax exempt bond financing.

Mr. Koski explained that it is a complex ordinance that states the City is not allowed to use its tax-exempt debt borrowings from its tax-exempt debt, nor allow a third party to use its borrowings from a tax-exempt debt, if there is going to be any use of the monies for private business enterprise.

Mr. Koski believes the District can either satisfy the City that it will not be in violation of those restrictions in its Bond Ordinance, or the District could eliminate proceeds from a tax-exempt bond from being involved in any private business activity. He sought the Board's permission to seek the services of Bond Counsel and a Financial Advisor for approval. Mr. Koski explained the District would need to get a 30-day extension on the closing.

Commissioner Engel queried as to what would happen if the District's and/or the City's Bond Counsel found the project to be unworkable or not able to be publicly funded. Mr. Koski advised that the District would buy the hotel site and the site where the learning center will be built at the

appraised value so debt financing would not be a factor. The District would entertain a sale of the hotel site and use those funds to offset the cost for the future construction of the Learning Center.

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Wright to select Bond Counsel and a Financial Advisor to represent the District for financing the Ocean Breeze acquisitions.

**Board Discussion**

Commissioner Engel asked what the hourly rate would be for the Bond Counsel. Mr. Koski advised that it would have to be determined and that money is set aside for both items in next year's budget.

**MOTION UNANIMOUSLY APPROVED**

**MOTION** was made by Commissioner Vogelgesang and seconded by Commissioner Engel to extend the closing date with Lennar Homes, LLC from October 25, 2017 to November 27, 2017.

**MOTION UNANIMOUSLY APPROVED**

**Parking at Ocean Strand for Sea Turtle Day**

Briann Harms, Assistant Director, presented a request from the Friends of Gumbo Limbo to consider using Ocean Strand for parking on Sea Turtle Day.

**MOTION** was made by Commissioner Vogelgesang and seconded by Commissioner Engel to allow parking at Ocean Strand for Sea Turtle Day.

**MOTION UNANIMOUSLY APPROVED**

**APPROVAL OF INVOICES:** Commissioner Vogelgesang furnished a revised invoice disbursement sheet in the amount of \$1,085,159.46

**MOTION** was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve the invoices as presented totaling \$1,085,159.46

**MOTION UNANIMOUSLY APPROVED**



**REPORTS AND DISCUSSION ITEMS:**

Executive Director- None

District Counsel-None

Commissioners-

Commissioner Ehrnst requested an updated Strategic Plan for Gumbo Limbo; he believes it is a valuable guide. Chairman Rollins agreed to move forward with this request.

The Board granted Mr. Koski permission to put a Request for Proposal (RFP) together for a golf course architect which would include architect, engineers, surveyors, concepts and ideas.

Commissioner Wright inquired if there was an update on the Addison Mizner School. Mr. Koski advised that at a workshop meeting he recently attended, Addison Mizner was discussed. The City Council requested staff to review the environmental impact.

Mr. Koski informed Commissioner Vogelgesang that there will be a meeting on Friday, October 13, 2017 at 10 a.m. with the representatives from the Nadal Group to discuss in general any plans for Patch Reef Park. Mr. Koski is optimistic about receiving some feedback before the next District meeting on November 6, 2017.

**FUTURE AGENDA ITEM -**

**ADJOURNMENT:**

**MOTION** was made by Commissioner Engel and seconded by Commissioner Vogelgesang to adjourn the meeting at 6:15 p.m.

**MOTION UNANIMOUSLY APPROVED**

\_\_\_\_\_  
Robert K. Rollins, Jr. Chairman

\_\_\_\_\_  
Susan Vogelgesang Secretary-Treasurer