

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 17, 2016

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

COMMISSIONERS PRESENT: Steven M. Engel
Dennis R. Frisch
Robert K. Rollins, Jr.
Earl L. Starkoff
Susan Vogelgesang

CHANGES TO AGENDA: None

PUBLIC REQUESTS:

Robert DuKate
5351 NW 3rd Terrace, Boca Raton

Mr. DuKate pointed out that it has been over 40+ years since the type of property like the Ocean Breeze Golf Course (approximately 200 acres) has been available in Boca Raton. He hopes that the District can work with the City to keep this recreational facility within the City limits. He noted that the City has engaged a consultant to review its master plan for a City Governmental Complex. He expressed concern that before the City sells the western golf course property for \$40 or \$50 million, the funds might have already been expended.

Debbie Leising
6111 NW 4th Avenue, Boca Raton

Ms. Leising, a resident residing on the north course of the Ocean Breeze Golf Course, stated that she believes it is the fiduciary responsibility of the District to look out for the best interests of City of Boca Raton residents which is to help keep the 200 acres of green space as part of the Beach & Park District. If the property is sold to a developer to build 400+ homes, that would have a tremendous impact on the City's fire service, utilities, water, trash, and roads. She stated that her husband is involved in the golf course business and he estimates the total cost to redo the north course and south course similar to the Osprey Golf Course would be approximately \$12 million. She implored the District to seek a deal with the City, whether it be a swap with Lennar purchasing it, or just an outright purchase with Wells Fargo.

Chairman Rollins advised Ms. Leising that the District has expressed those same concerns to the City in writing and in conversations and will follow the matter to its conclusion.

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 October 5, 2016.

MOTION UNANIMOUSLY APPROVED

REGULAR BUSINESS:

1. Approval of Proposal for ADA Trailer at Swim & Racquet Center

Mr. Koski presented a proposal from United Site Services in the amount of \$8,628.67 for the initial installation and rental of an ADA compliant trailer for use at the Swim & Racquet Center. Thereafter, the monthly rental fee is \$7,745.10. This trailer will be used to accommodate patrons during the renovation process.

MOTION was made by Commissioner Starkoff and seconded by Commissioner Engel to approve the proposal from United Site Services in the amount of \$8,628.67 for an ADA compliant trailer at the Swim & Racquet Center.

MOTION UNANIMOUSLY APPROVED

2. Approval of Close Construction Pay Applications Nos. 3 & 4

Mr. Koski presented the following pay applications for Close Construction for work completed on the Gumbo Limbo Boardwalk Project.

Pay Application No. 3 in the amount of \$126,373.75

Pay Application No. 4 in the amount of \$103,144.68

Mr. Koski recommends approval of the total sum of \$229,518.43.

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve Close Construction Pay Applications Nos. 3 & 4 in the total amount of \$229,518.43.

MOTION UNANIMOUSLY APPROVED

3. Approval of NuJak Construction Pay Application No. 7

Mr. Koski submitted NuJak Pay Application No. 7 for work completed at the Sugar Sand Park Science Playground in the amount of \$442,195.83. He recommends approval.

MOTION was made by Commissioner Starkoff and seconded by Commissioner Engel to approve NuJak Pay Application No. 7 in the amount of \$442,195.83.

MOTION UNANIMOUSLY APPROVED

ADDITIONAL ITEMS:

Florida Atlantic University

Mr. Koski furnished a Facilities Use Agreement with FAU which extends the shared usage of the Varsity Soccer field on the FAU Campus until 2036. The agreement also encompasses the participation of the District with FAU in providing certain elements of improvement to the rectangular field [construction of a rest room and bleachers] funded by the District at a cost of

\$650,000. He noted that the District has allocated \$650,000 in the 2016/2017 Budget for the upgrades. He recommends approval.

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve the Florida Atlantic University Facilities Use Agreement as presented.

MOTION UNANIMOUSLY APPROVED

APPROVAL OF INVOICES:

MOTION was made by Commissioner Frisch and seconded by Commissioner Engel to approve the invoices as presented totaling \$775,948.95.

MOTION UNANIMOUSLY APPROVED

REPORTS AND DISCUSSION ITEMS:

Executive Director

Sugar Sand Park Lighting

The Phase I lighting project [parking lot] at Sugar Sand Park will be completed this week. The second phase [street lighting] will be advertised within the next two weeks.

Swim & Racquet Center

Mr. Koski will meet with Mr. Zimmer and Mr. Mummaw this week and will provide the Board with an updated cost estimate.

Meeting with Assistant City Manager

Mr. Koski will meet with Assistant City Manager Mike Woika on October 19th to commence discussions on the Master Interlocal Agreement.

Ocean Breeze Golf Course Preliminary Cost Estimate

Mr. Koski has contacted the Golf Course Builders Association of America and they provided a very comprehensive scope of work for renovation and construction of full 18-hole golf courses. He stated that he has not done a thorough walk-thru of the Ocean Breeze Golf Course facility, but presumes that there does not need to be any movement of earth or reshaping of the golf course itself, but rather needing the replacement or rehabilitation of the T-boxes, the fairways, the greens, the bunkers, installation of a new irrigation system and new cart paths. All of those items are preliminary estimated at a cost of \$6-\$7 million. The estimate does not include any buildings [there probably will be a need for a new Pro Shop] and whatever structure the community would like to put in where the existing hotel is located. He estimates the cost of acquisition as between \$7 to \$12 million. It appears the District, with the assistance of the City of Boca Raton would be in a position to be an active participant in the acquisition, and potentially the ownership and operation of the Ocean Breeze Golf Course. In his opinion, the most logical way to acquire the subject property would be an exchange. The District and the City could then enter into an agreement whereby the District could purchase the property from the City.

Change in Board Meeting Date

The next meeting of the Greater Boca Raton Beach & Park District is scheduled for November 14, 2016.

Additional Public Commentary

Mr. Harold Chaffee a resident of Boca Teeca stated that Mr. Ralph Brooks, a land use attorney, has been hired by his organization and has reviewed the deed restriction and advised that the covenants are valid.

Ms. Debbie Leising, who spoke under Public Requests, advised the Board that the minutes of October 5, 2016 indicate on page 2 that Lennar is not the owner of the Ocean Breeze property. She stated that the owner is Wells Fargo.

MOTION was made by Commissioner Frisch and seconded by Commissioner Engel to amend the October 5, 2017 Minutes to reflect on page 2, that Wells Fargo is the owner of the Ocean Breeze property.

MOTION UNANIMOUSLY APPROVED

Commissioners

Joint City/District Meeting

Commissioner Vogelgesang asked if a consensus has been reached with the Boca Raton City Council for a meeting date in November or December. Commissioner Rollins advised that although efforts have been made to obtain a joint meeting date in 2016, it appears the Board should consider the January 30 joint meeting date.

Commissioner Starkoff suggested that Mr. Koski discuss with Mr. Woika agenda topics for consideration for the 2017 joint meetings.

Red Reef Park

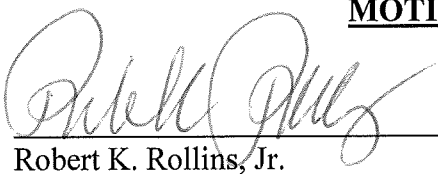
Commissioner Frisch remarked that a constituent has informed him that the Red Reef Park boardwalk area used by the summer Surf Camp patrons needs to be pressure cleaned to eliminate the plethora of gum. Ms. Harms will address the issue.

FUTURE AGENDA ITEM

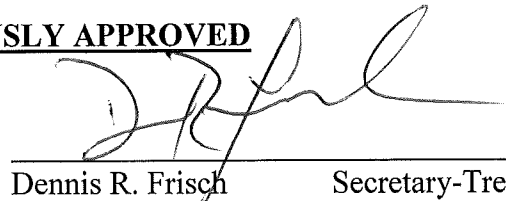
ADJOURNMENT:

MOTION was made by Commissioner Frisch and seconded by Commissioner Engel to adjourn the meeting at 6:03 p.m.

MOTION UNANIMOUSLY APPROVED



Robert K. Rollins, Jr. Chairman



Dennis R. Frisch Secretary-Treasurer