

**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  
**December 5, 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:** None

**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 November 14, 2016.

**MOTION UNANIMOUSLY APPROVED**

**MOTION** was made by Commissioner Engel and seconded by Commissioner Frisch to approve the minutes of the regular meeting of November 28, 2016.

**MOTION UNANIMOUSLY APPROVED**

**REGULAR BUSINESS:**

**1. Amendment to Zimmer Swim & Racquet Center Agreement**

At the November 28<sup>th</sup> Board meeting, Mr. Koski presented Amendment No. 1 to the Zimmer Consultants Agreement for Services dated August 18, 2014. The document contained a numerical error in the fee schedule for the Clubhouse. He furnished a revised document indicating that the fee for the Clubhouse is \$132,963. Compensation for total design development services is \$339,149. He recommends approval.

**MOTION** was made by Commissioner Starkoff and seconded by Commissioner Engel to approve Amendment No. 1 to Zimmer Consultants Agreement for Services dated August 18, 2014.

**MOTION UNANIMOUSLY APPROVED**

**2. Staff Salary Increases Pursuant to City Resolution**

On September 25, 2016, the City adopted a resolution which includes a base wage increase of 4% and a one-time bonus of 2.5% of a full time employees' salary. As the District routinely follows

employment benefits consistent with those of the City of Boca Raton, Mr. Koski recommends approval.

**MOTION** was made by Commissioner Starkoff and seconded by Commissioner Vogelgesang to authorize District employee wage increases as outlined in the City's Resolution adopted on September 25, 2016

**MOTION UNANIMOUSLY APPROVED**

**3. Approval of Proposed Schedule of District Board Meetings & Office Closings for 2017**

A list of the proposed Board meetings and office closings for 2017 was provided. Mr. Koski recommends approval.

**MOTION** was made by Commissioner Starkoff and seconded by Commissioner Engel to approve the Schedule of District Board Meetings & Office Closings for 2017 as presented.

**MOTION UNANIMOUSLY APPROVED**

**APPROVAL OF INVOICES:**

Commissioner Frisch presented an invoice disbursement list totaling \$2,658,877.33. He recommends approval.

**MOTION** was made by Commissioner Frisch and seconded by Commissioner Vogelgesang to approve the invoices as presented totaling \$2,658,877.33.

**MOTION UNANIMOUSLY APPROVED**

**REPORTS AND DISCUSSION ITEMS:**

**Executive Director**

*Sugar Sand Park Science Playground Update*

The subject project should be completed by the end of December, with an opening date in January 2017.

*Swim & Racquet Center*

The final meeting with Mr. Zimmer and Mr. Mumshaw will be held on December 21. Construction drawings will be 100% complete; bid documents will be prepared; and the process of getting the project out to bid will commence.

*Ocean Breeze Property*

Mr. Koski advised that the City short-listed three proposals [GL Homes; Compson Associates; and Lennar Corporation] for acquisition of the Boca Raton Municipal Golf Course. The highest proposal received was in excess of \$70 million. At its November meeting, the Boca Raton City Council committed to keep golf in Boca Raton. On December 1, 2016, Mr. Koski received correspondence from Boca Raton Deputy City Manager George Brown requesting a response to several questions regarding the willingness of the District to facilitate the re-opening of the Ocean

Breeze Golf Course at Boca Teeca as a golf amenity available to the public at large. Discussion ensued.

1. The Board has the authority under its Enabling Legislation to exercise the power of eminent domain to acquire property; however, a decision to undertake a legal proceeding would require further analysis. It was the consensus of the Board to “consider” eminent domain.
2. The Board would acquire all of the Ocean Breeze property and associated parcels.
3. Mr. Koski will meet with Mr. Merv Timberlake, District Financial Advisor on December 12<sup>th</sup> to discuss the District’s ability to acquire the property.
4. The District has allocated \$7 million in its 2016/2017 budget for DeHoernle Park Phase II, and would request a commitment from the City regarding Phase II to determine its effect on the Ocean Breeze acquisition.
5. The District will obtain financial projections for the potential Greg Norman Golf Academy operation.

It was the consensus of the Board to have Mr. Koski proceed with a complete summary and report on the eminent domain option and a financial analysis of the District’s ability to acquire the Ocean Breeze property.

**District Counsel - None**

**Commissioners**

*Sun-Screen Dispensers*

Commissioner Frisch inquired about the status of the donation of sun-screen dispensers by the Melanoma Foundation. Mr. J.D. Varney, Recreation Superintendent responded that the City passed on the donation. Installing the dispensers at District facilities will be explored.

*District Executive Director*

Commissioner Vogelgesang endorsed Mr. Koski to continue in the position of Executive Director until such time as Assistant Director Briann Harms is prepared to take over that position.

**MOTION** was made by Commissioner Vogelgesang and seconded by Commissioner Starkoff to retain Mr. Arthur C. Koski as District Executive Director.

**MOTION** to table was made by Commissioner Frisch and seconded by Commissioner Engel.

*Discussion on Motion to Table:*

Commissioner Frisch would like commentary from Briann Harms prior to approving the main **MOTION**. It was the consensus of the Board to receive commentary from Ms. Harms prior to or at the December 19<sup>th</sup> meeting.

**MOTION TO TABLE UNANIMOUSLY APPROVED**

**MOTION** was made by Commissioner Rollins and seconded by Commissioner Vogelgesang to increase the legal fee of Mr. Koski to the amount of \$1,500 per month.

*Discussion:*

Commissioner Starkoff stated that Mr. Koski's compensation for legal fees of \$121,000 per year deserves to be amended due to the additional workload created by the potential acquisition of the Ocean Breeze property.

**MOTION UNANIMOUSLY APPROVED**

**FUTURE AGENDA ITEM**

December 19                      Discuss Ocean Breeze Property  
    Discussion of Executive Director Position


**ADJOURNMENT:**

**MOTION** was made by Commissioner Frisch and seconded by Commissioner Engel to adjourn the meeting at 6:25 p.m.

**MOTION UNANIMOUSLY APPROVED**

  
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Robert K. Rollins, Jr.

Chairman

  
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Dennis R. Frisch

Secretary-Treasurer