



## Greater Boca Raton Beach & Park District

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### 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 February 20, 2018~ 5:15 P.M. AGENDA**

#### **ROLL CALL:**

#### **CHANGES TO AGENDA:**

#### **PUBLIC REQUESTS:**

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

- Special Board Meeting held on January 29, 2018 -5:00*
- Special Board Meeting held on January 29, 2018 -5:30 (BNGC Presentations)*
- Special Board Meeting held on February 1, 2018 -5:30 (BNGC Presentations)*
- Special Board Meeting held on February 12, 2018-5:30 (BNGC Presentations)*

#### **REGULAR BUSINESS:**

1. Patch Reef Park - Artificial Turf Discussion
2. Ocean Breeze - Discussion on Sustainability

#### **APPROVAL OF INVOICES:**

#### **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**  
**January 29, 2018**

The MEETING was called to order by CHAIRMAN Robert K. Rollins, Jr. at approximately 5:00 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:**

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

Mr. Dukate thanked the Board for their continued support of acquiring the Ocean Breeze Property; for allowing public comment during the selection and planning of the Boca National golf course and for deciding to keep the "hotel parcel" on the east course in the public domain.

As an avid golfer, Mr. Dukate spoke of the importance of a 27-hole golf course and how it would benefit the residents. A 27-hole course can accommodate 33% more players than an 18-hole course; they have better starting times and are better for the players GHIN scores. He mentioned that the maintenance (aeration) on a 27-hole course is more efficient, taking only 9 holes out and leaving 18 holes for the residents to play. Mr. Dukate does not favor having a golf school on the premises.

*Jason Reed, 6971 North Federal Highway, Suite 405,*

Mr. Reed, on behalf of the Boca Braves, and as a mentor to the children, inquired if there were going to be any football lines and goal posts at the new fields at Patch Reef Park. Chairman Rollins assured him that discussion of keeping football out of Patch Reef Park has never come before this Commission. Chairman Rollins appreciated Mr. Reed's efforts and stated "we are all about the kids and we will not reject them!"

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

**MOTION** was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve the amended minutes of the regular meeting of January 16, 2018.

**MOTION UNANIMOUSLY APPROVED**

**REGULAR BUSINESS:**

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

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Vogelgesang to approve the invoices as presented totaling \$522,833.16

**MOTION UNANIMOUSLY APPROVED**

**REPORTS AND DISCUSSION ITEMS:**

Executive Director-None

District Counsel-None

Commissioners-

Commissioner Ehrnst recently visited Gumbo Limbo and was very impressed with the dedication and the community spirit of the entire staff. "It is truly one of our jewels that we have to continue to protect."

**FUTURE AGENDA ITEM -**

**ADJOURNMENT:**

**MOTION** was made by Commissioner Engel and seconded by Commissioner Vogelgesang to adjourn the meeting at 5:17 p.m.

**MOTION UNANIMOUSLY APPROVED**

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Robert K. Rollins, Jr.

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Chairman

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Craig F. Ehrnst

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Secretary-Treasurer

**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**  
**January 29, 2018**

The MEETING was called to order by CHAIRMAN Robert K. Rollins, Jr. at approximately 5:30 p.m.

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

**CHANGES TO AGENDA:** None

**PURPOSE:**

The purpose of the meeting is to hear Golf Course Architect presentations for the new Boca National Golf Course.

**Note:** The meeting was open to the public; however, no public commentary was permitted. The meeting was videotaped and will be uploaded to the District's YouTube channel accessible through the District's website.

Presentations commenced at 5:30 p.m. Each of the six design firms listed below were allotted 30 minutes for its presentation. The following schedule was adhered to:

<b>Klpp Schultes Golf Design</b>	<b>5:30</b>
<b>Vincent Design</b>	<b>6:00</b>
<b>Rees Jones</b>	<b>6:30</b>
<b>Hills &amp; Forrest</b>	<b>7:00</b>
<b>Richard Mandell</b>	<b>7:30</b>
<b>Arnold Palmer Design</b>	<b>8:00</b>

The Board had the opportunity to ask and answer any questions at the end of each presentation.

**ADJOURNMENT:**

**MOTION** was made by Commissioner Vogelgesang and seconded by Commissioner Engel to temporarily adjourn the meeting until February 1, 2018 at 5:30 p.m.

**MOTION UNANIMOUSLY APPROVED**

Robert K. Rollins, Jr.

Chairman

Craig F. Ehrnst

Secretary-Treasurer

**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  
February 1, 2018**

The MEETING was called to order by CHAIRMAN Robert K. Rollins, Jr. at approximately 5:30 p.m.

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

**CHANGES TO AGENDA:** None

**PURPOSE:**

The purpose of the meeting is to hear Golf Course Architect presentations for the new Boca National Golf Course.

**Note:** The meeting was open to the public; however, no public commentary was permitted. The meeting was videotaped and will be uploaded to the District's YouTube channel accessible through the District's website.

Presentations commenced at 5:30 p.m. Each of the four design firms listed below were allotted 30 minutes for its presentation. The following schedule was adhered to:

Nicklaus Design	5:30
McCumber Wright Venture	6:00
Robert Trent Jones	7:00
Greg Norman Group	7:30

The Board had the opportunity to ask and answer any questions at the end of each presentation.

**ADJOURNMENT:**

**MOTION** was made by Commissioner Vogelgesang and seconded by Commissioner Engel to temporarily adjourn the meeting until February 12, 2018 at 5:30 p.m.

**MOTION UNANIMOUSLY APPROVED**

Robert K. Rollins, Jr.

Chairman

Craig F. Ehrnst

Secretary-Treasurer

**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  
February 12, 2018**

The MEETING was called to order by CHAIRMAN Robert K. Rollins, Jr. at approximately 5:30 p.m.

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

**CHANGES TO AGENDA:** Public commentary was opened for the Approval for Ocean Breeze Closing and the Approval of Invoices. No public commentary was received.

**PURPOSE:**  
The purpose of the meeting is to hear Golf Course Architect presentations for the new Boca National Golf Course.

**Note:** This portion of the meeting was open to the public; however, no public commentary was permitted. The meeting was videotaped and will be uploaded to the District's YouTube channel accessible through the District's website.

Presentations commenced at 5:30 p.m. Each of the five design firms listed below were allotted 30 minutes for its presentation. The following schedule was adhered to:

<b>Staples Golf</b>	<b>5:30</b>
<b>Price/Fazio Design</b>	<b>6:00</b>
<b>Jan Bel Jan</b>	<b>6:30</b>
<b>Dusenberry</b>	<b>7:00</b>
<b>Lehman Design</b>	<b>7:30</b>

The Board had the opportunity to ask and answer any questions at the end of each presentation.

**MOTION** was made by Commissioner Vogelgesang and seconded by Commissioner Engel to adjourn the presentation portion of the meeting and to proceed to discuss regular business items.

**MOTION UNANIMOUSLY APPROVED**

**APPROVAL FOR OCEAN BREEZE CLOSING**

Mr. Koski advised that as a result of the City being involved in the financing of the acquisition of the subject property, the City has requested an escrow closing be done in the month of February, with the actual closing taking place between March 1<sup>st</sup> and 15<sup>th</sup>. In addition, as contained in the Interlocal Agreement, the City is requesting that the title for the western portion of the subject property be conveyed directly from the seller to the City. The title will be conveyed to the District upon repayment of all of the outstanding financing. The change in the closing date and the method of title conveyance necessitates the execution of a second amendment to the agreement. Mr. Koski

provided the Second Amendment to the Agreement for the Purchase and Sale of Real Property (Ocean Breeze) and recommends execution by the Chairman.

**MOTION** was made by Commissioner Vogelgesang and seconded by Commissioner Engel to authorize the execution of the Second Amendment for the Purchase and Sale of Real Property (Ocean Breeze) by the Chairman.

**MOTION UNANIMOUSLY APPROVED**

**MOTION** was made by Commissioner Vogelgesang and seconded by Commissioner Engel to authorize the Chairman to execute the necessary closing documents, including the proceeds required from the buyer, to consummate the sale.

**MOTION UNANIMOUSLY APPROVED**

**APPROVAL OF INVOICES**

**MOTION** was made by Secretary-Treasurer Ehrnst and seconded by Commissioner Vogelgesang to approve the invoices as presented totaling **\$101,409.53**.

**MOTION UNANIMOUSLY APPROVED**

**ADDITIONAL RESPONSES TO BOCA NATIONAL**

After hearing presentations and interviews from 15 architectural design firms, Mr. Koski asked if the Board would like to talk to a select group of the presenters again. In his opinion, it might be helpful to allow all 15 presenters an opportunity to supplement their original responses to the RFP. In the interest of fairness, consideration should be given to reopen the RFP for a short period of time to get additional information or proposals from other entities who have expressed an interest in the project but have not submitted an RFP.

Commissioner Engel stated that 15 entities responded to the RFP which had a published due date. He does not believe it is fair to allow new entities to participate in the RFP process at this time.

In response, Mr. Koski advised that the District always has the right to waive any irregularities in its proposals.

Commissioner Ehrnst supports reopening the RFP to gain additional information.

Commissioner Rollins is opposed to reopening the RFP.

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Wright to allow all current presenters (total 15) to provide a supplement to their proposals. The additional information is to be submitted within 15 days of official notification.

**MOTION UNANIMOUSLY APPROVED**

**MOTION** was made by Commissioner Vogelgesang and seconded by Commissioner Ehrnst to allow entities that have not submitted proposals to submit proposals within the 15 day submittal time period.

**MOTION TO AMEND** was made by Commissioner Engel to change the submittal period from 15 days to 5 days.

**AMENDMENT FAILS FOR LACK OF SECOND**

**Vote on Main MOTION**

**MOTION PASSES 3-2**

*(Commissioners Rollins and Engel vote "no")*

Mr. Koski thoroughly explained the selection process in detail. He advised that the Board has the opportunity to engage someone they deem qualified to assist in the selection process. In his opinion, engaging a consultant with experience in the field of golf would be beneficial. An in-depth discussion ensued.

Commissioner Wright stated that she recently met with Mr. Shannon Easter at the Boca Championship Tournament who will present additional information for consideration at the February 20 Board meeting.

A tentative schedule of Board meetings for March was discussed:

- March 2 – Proposals are due
- March 5 – Regular Board meeting to include presentations
- March 12 – Public commentary
- March 19 – Ranking of Proposers

**MOTION** was made by Commissioner Vogelgesang and seconded by Commissioner Engel to adjourn the meeting at 9:20 p.m.

**MOTION UNANIMOUSLY APPROVED**