

GREATER BOCA RATON BEACH & PARK DISTRICT
MINUTES OF A REGULAR MEETING OF
THE BOARD OF COMMISSIONERS
December 16, 2024

The MEETING took place at the Swim & Racquet Center and was live-streamed for viewing & listening through Zoom. The meeting was called to order by CHAIR WRIGHT at 5:15 p.m.

COMMISSIONERS PRESENT:

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

CHANGES TO THE AGENDA:

PUBLIC REQUESTS:

Mr. Zach Epstein presented his company's solution to enhance athletic facility utilization, which includes a discovery platform, booking engine, and venue operating system to help manage and grow local athletic spaces.

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 2, 2024, at 5:15 p.m.

Roll Call Vote:

Commissioner Ehrnst	Yes
Commissioner Engel	Yes
Commissioner Rollins	Yes
Commissioner Vogelgesang	Yes
Commissioner Wright	Yes

MOTION UNANIMOUSLY APPROVED

REGULAR BUSINESS:

1. SRC Pool Resurfacing

Two bids were received for the Swim & Racquet Center pool resurfacing project from ZTI, LLC and Sammet Pools, Inc. The project, originally budgeted at \$430,000 for 2024-2025, was evaluated by Walters Zackria Associates (WZA), the District's consulting architect. After a thorough review, ZTI, LLC was recommended based on its qualifications, references, and competitive pricing, with a total project cost of \$563,000—exceeding the budget by \$133,000. To proceed, the District will need to use reserve funds to cover the additional cost.

Commissioner Rollins raised concerns regarding ZTI's limited \$1 million liability insurance, highlighting potential risks such as post-construction liabilities. Following discussion, the Board agreed to increase insurance coverage to \$5 million for an additional \$15,000. This will ensure that ZTI is primary and non-contributory, bringing the total project cost to \$578,000.

MOTION was made by Commissioner Engel and seconded by Commissioner Vogelgesang to award the bid for the SRC Pool resurfacing project to ZTI, LLC for \$578,000, which includes \$15,000 for increased insurance coverage.

Roll Call Vote:

Commissioner Ehrnst Yes
Commissioner Engel Yes
Commissioner Rollins Yes
Commissioner Vogelgesang Yes
Commissioner Wright Yes

MOTION UNANIMOUSLY APPROVED

MOTION was made by Commissioner Engel and seconded by Commissioner Vogelgesang to authorize the use of \$148,000 from the reserve funds for the pool resurfacing project.

Roll Call Vote:

Commissioner Ehrnst Yes
Commissioner Engel Yes
Commissioner Rollins Yes
Commissioner Vogelgesang Yes
Commissioner Wright Yes

MOTION UNANIMOUSLY APPROVED

2. SSP Fieldhouse, Pavilions, Guard Booth & Ball Fields' Officials' Buildings Roof Replacement

Executive Director Harms presented a revised work order from Walters Zackria Associates (WZA) for roof replacements at Sugar Sand Park. The original work order included a provision that capped liability claims at \$25,000, which raised concerns about its adequacy. To address this, Executive Director Harms read the revised language into the record, confirming that it aligns the liability terms with those outlined in the Master Continuing Services contract rather than the lower \$25,000 limit. This revision ensures consistency with the agreed-upon contractual terms and provides a more precise allocation of risks and responsibilities between the client and the architect.

MOTION was made by Commissioner Engel and seconded by Commissioner Rollins to approve the revised work order from WZA for the roofing project, as presented.

Roll Call Vote:

Commissioner Ehrnst Yes
Commissioner Engel Yes
Commissioner Rollins Yes
Commissioner Vogelgesang Yes
Commissioner Wright Yes

MOTION UNANIMOUSLY APPROVED

3. City Centennial Partnership Discussion

Executive Director Harms presented sponsorship options in collaboration with the city for its Centennial celebrations. She sought the Board's direction and approval to proceed with discussions to formalize a \$50,000 sponsorship agreement. The Board expressed unanimous support for the partnership, emphasizing the strengthened relationship with the city in recent years and the increased visibility and community engagement this proposal would offer. The final agreement will be brought back to the Board for approval.

MOTION was made by Commissioner Engel and seconded by Commissioner Vogelgesang to direct Executive Director Harms to begin discussions with the City for a \$50,000 sponsorship agreement for the City Centennial Celebration.

Roll Call Vote:

Commissioner Ehrnst	Yes
Commissioner Engel	Yes
Commissioner Rollins	Yes
Commissioner Vogelgesang	Yes
Commissioner Wright	Yes

MOTION UNANIMOUSLY APPROVED

APPROVAL OF PAYROLL AND INVOICES:

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Engel to approve the revised payroll and invoices as presented, totaling \$3,699,483.02.

Roll Call Vote:

Commissioner Ehrnst	Yes
Commissioner Engel	Yes
Commissioner Rollins	Yes
Commissioner Vogelgesang	Yes
Commissioner Wright	Yes

MOTION UNANIMOUSLY APPROVED

REPORTS AND DISCUSSION ITEMS

Executive Director:

Ocean Strand

In coordination with a developer, the city is considering placing a lift station on the Ocean Strand property, prompting concerns about potential long-term impacts and limitations on future development. Executive Director Harms recommended obtaining an updated appraisal for the affected portion of the property to understand its current value better. Legal Counsel Jacob Horowitz supported this recommendation, emphasizing the need to evaluate potential setbacks and construction limitations related to the lift station. He also acknowledged receipt of a Conditional Agreement from the city attorney's office regarding the lift station, which is under counsel review. Although the District is not a party to the agreement at this time, obtaining an updated appraisal would provide critical insights into the property's value and help protect the District's rights for future development.

The Board expressed general consensus for District Counsel to collaborate with Executive Director Harms to move forward with the updated appraisal from the Urban Group. Counsel will address all relevant considerations, and the findings will be presented to the Board for further review and decision-making.

Patch Reef Park Pickleball:

The Patch Reef Pickleball project is progressing smoothly. Grading for the tennis drainage improvements is underway, utility work is ongoing, and the footers for the roof are being

poured. Additionally, the new parking sub-grading has passed inspection, keeping the project on track.

Sugar Sand Park Columns:

The column work at Sugar Sand Park is progressing well and remains on schedule.

Field House Generator

The new generator for the field house, initially scheduled for delivery in November, has been delayed and is now expected by the end of this month. City staff facilities personnel manage the project and will schedule its installation upon arrival.

Patch Reef Park Playground

The playground project at Patch Reef Park is progressing well. The footers for the restroom building are being poured, the retaining wall is under construction, and demolition has been completed.

Security Enhancements at Swim Center

Security enhancements at the Swim Center are underway. The infrastructure has been installed, and the next step will be the installation of the cameras, which is coming soon.

Ribbon Cutting Ceremony

A ribbon-cutting ceremony was held for the mural at Sugar Sand Park. The remarkable mosaic exhibit adds a vibrant and uplifting touch to the pathway connecting the family pavilion to the playground.

Happy Holidays!

Counsel:

Jacob Horowitz, District General Counsel, provided an update regarding the JJ Morley lawsuit. He noted that a final settlement amount of \$90,000 had been agreed upon, as authorized by the board. The District is now awaiting releases from the other party, after which payment is expected within 30 days.

Commissioners:

Commissioner Engel expressed gratitude for the Commission and staff's fantastic work accomplished over the past year. He wished everyone a happy, healthy, safe, and prosperous holiday season and New Year and shared his optimism for even greater achievements in the coming year.

Commissioner Ehrnst echoed the sentiments of appreciation, noting it has been a phenomenal year with many accomplishments finally coming to fruition after years of effort, including the significant achievement of installing the tower. He mentioned being approached about beach volleyball and asked Executive Director Harms to follow up with the City on the status of expanding the program at the beach. He concluded by thanking everyone for a successful year and expressing his pleasure in serving alongside the team.

Commissioner Rollins echoed earlier remarks about it being an outstanding year and highlighted the fully accessible playground as the standout achievement. He emphasized the project's significance and urged the team to prioritize its completion as quickly as possible.

Commissioner Vogelgesang wished everyone a wonderful, safe holiday and a prosperous New Year. She extended gratitude to the staff, adjunct staff, and counsel. She expressed optimism for the upcoming year, anticipating an even better relationship with the city, and shared her excitement for what lies ahead. She concluded by wishing everyone a happy holiday season.

Commissioner Wright thanked the staff and expressed gratitude for the opportunity to serve as Chair over the past year, acknowledging it as a great experience. She concluded with appreciation for everyone's efforts and support.


ADJOURNMENT:

MOTION was made by Commissioner Engel and seconded by Commissioner Rollins to adjourn the meeting at 5:55 p.m.

Roll Call Vote:

Commissioner Ehrnst	Yes
Commissioner Engel	Yes
Commissioner Rollins	Yes
Commissioner Vogelgesang	Yes
Commissioner Wright	Yes

MOTION UNANIMOUSLY APPROVED



Erin Wright Chair



Craig F. Ehrnst Secretary-Treasurer