

**MINUTES**  
**FORT MYERS BEACH**  
**BAY OAKS RECREATIONAL CAMPUS ADVISORY BOARD (BORCAB)**  
Council Chambers  
2525 Estero Blvd  
Fort Myers Beach, FL 33931

**Thursday, May 5, 2016**

**I. CALL TO ORDER**

Meeting was called to order at 9:00 a.m. by Chair Simpson.

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

Members present: Dave Anderson, Becky Bodnar, Janna Holmes, Denise Monahan, Betty Simpson and Rae Spole.

Absent: Tom Myers

Staff present: Sarah Mayher, Adam Leicht and Maureen Rischitelli, Director of Administrative Services

Council Liaison: Tracey Gore

**IV. APPROVAL OF MINUTES - April 7, 2016**

**MOTION:** Ms. Spole moved to approve the minutes; second by Ms. Holmes.

**VOTE:** Motion passed unanimously.

**V. PUBLIC COMMENT**

- Joe Stockton, resident, stated that Ms. Gore was subject to the Sunshine Law and not permitted to speak independently to advisory council meetings. He distributed copies of the law. Ms. Spole clarified that Ms. Gore could offer her opinion at meetings. Mr. Anderson indicated that they could have conversations with any public official as long as voting was not involved.
- Charlie Whitehead, President of the Beach Area Civic Association, stated that the snap shot was filled with good information. He referred to a 2009 letter from Ms. Gore to the Lee County Board of County Commissioners supporting Bay Oaks. He read quotes from a 2009 report by Scott Janke, which he provided to BORCAB.
- Keri Hendry Weeg, Vice Chair of the Community Resource Advisory Board (CRAB), questioned the possibility of building a community garden at Bay Oaks. Ms. Bodnar noted that raccoons ate the plants. Ms. Gore indicated that Town Council approved CRAB to look into zoning issues.

**VI. ITEMS FOR DISCUSSION - Bay Oaks Snap Shot**

Ms. Rischitelli noted that she posted information to the website. She stated that there was an informal agreement that the Town maintain property for the school. Her goal was to make the expectations clear and have a discussion with the school board. She indicated that she needed direction on where to go with the ball fields and tennis courts. Ms. Rischitelli discussed capital improvements, acquisition year and value, useful life and replacement costs. The capital plan would identify priorities such as the pool floor, umbrellas, pumps, recreation center air conditioning and flooring, resurfacing the west tennis court and the bridge entrance to the recreation center.

Ms. Rischitelli discussed opening on Sundays from noon to 6:00 p.m., feasibility of pool hours, and levels of staffing based on programming and safety. She suggested hosting four quarterly special events and proposed holding activities off season specifically to bring the community to the facility. She requested feedback on corporate sponsorships, advertising and fund raising. Ms. Rischitelli offered to assist Ms. Monahan with filing paperwork for a 501(c) corporation.

Chair Simpson stated that BORCAB was aware that the school owned a lot of the property. Mr. Anderson reminded members that they were all on the same team and he thanked Ms. Rischitelli and staff for putting the packet of information together. He stated they should meet with the school board and determine whether the school was interested in leasing or selling the property to the Town. The school owns a portion of the parking lot, the playground area, the east tennis court, a portion of the east ball field and east field batting cage.

Mr. Whitehead recalled talk concerning an Interlocal agreement with the school board. Ms. Sprole volunteered to research the issue. Ms. Monahan questioned whether maintenance costs had been determined for the school-owned portions. Ms. Rischitelli remarked that costs were being separated out. Ms. Monahan suggested holding off on making a decision until more information becomes available.

Discussion was held regarding the capital improvement plan. Mr. Anderson brought up pool facilities and the lack of maintenance reserves. He asked Ms. Gore to address Council concerning allocating reserve funds for the pool. Ms. Rischitelli stated that \$400,000.00 was allocated for infrastructure and operations. Mr. Anderson expressed concern about the safety of the gym floor. Mr. Leicht indicated that the pool was closed because the handrails on the slide were replaced and it would reopen by summer. Ms. Rischitelli noted that resurfacing the pool deck would be approximately \$100,000.00. Mr. Anderson discussed his experience with corporate sponsorships.

Mr. Whitehead stated that Pepsi and Coke backed off sponsoring scoreboards after hurricane Charley. He reminded everyone that the ball fields were named after people who were involved with Beach Little League.

Chair Simpson discussed opening on Sundays with a minimum of three staff. Ms. Sprole suggested a trial period and Ms. Rischitelli stated that a trial was not in the current budget. Ms. Bodnar questioned hiring a Director. Ms. Rischitelli replied that it was the Town Manager's decision. Ms. Sprole expressed concern regarding safety issues without someone in charge. Ms. Gore will raise the issue at the next Council meeting.

Mr. Anderson discussed the popularity of off-site programs. Ms. Rischitelli addressed staffing and cost factors affiliated with them. She stated that she would provide the full cost of the programs and a 50% and 75% recovery. Ms. Sprole questioned subsidizing programs. Ms. Monahan stated that there was not a consistent system in place for collecting money.

Mr. Anderson felt it boiled down to how much of a loss the Town was willing to subsidize. Discussion ensued. Ms. Mayher discussed scholarships, donations and how she collected

money. She revealed that they recently received a \$5,000.00 donation for summer camp and they received a CBG grant. Ms. Sprole commented that off-campus programs were a necessity. Chair Simpson opened a discussion regarding special events and cupcakes. Ms. Rischitelli remarked that the focus would be bringing the events to Bay Oaks. Ms. Sprole suggested holding a carnival or a fair. Ms. Monahan reported that she had a great response to Friends of Bay Oaks and she agreed with hosting quarterly events. Ms. Gore informed BORCAB that the Tourist Development Council (TDC) may be able to help with funding. Chair Simpson questioned whether they wanted corporate sponsorships. Ms. Monahan noted that she had a list of sponsors from Sanibel and Wa-Ke Hatchee recreation centers and she would send it to Ms. Mayher for distribution. Discussion was held concerning fund raising and grants. Ms. Monahan explained the process for creating a 501(c) called Friends of Bay Oaks. She stated that her goal was to find people who were friends of Bay Oaks. She was not interested in creating a fund-raising arm of BORCAB. Ms. Gore offered to share information regarding the creation of a 501(c).

**MOTION:** Ms. Monahan moved to recommend to Town Council the formation of the Friends of Bay Oaks Rec Center which would be a 501(c) organization; second by Mr. Anderson.

**VOTE:** Motion passed unanimously.

## VII. MEMBER ITEMS

Mr. Anderson questioned whether the Beach had the tax base to support Bay Oaks. Ms. Rischitelli discussed return on investment and operations. Mr. Anderson discussed creating a special taxing district to fund Bay Oaks. Ms. Rischitelli will research the issue.

Ms. Gore commented that Bay Oaks increased property values.

Ms. Holmes thanked the team for putting all the information together and she appreciated the staff at Bay Oaks. She thanked Mr. Whitehead for being a big part of Bay Oaks.

Ms. Sprole commented that everyone did a great job of keeping Bay Oaks together.

Ms. Monahan agreed with previous comments and she thanked everyone involved with Bay Oaks.

Chair Simpson thanked Ms. Rischitelli and Bay Oaks staff for their hard work.

## VIII. ADJOURNMENT

**MOTION:** Ms. Monahan moved to adjourn; second by Ms. Sprole.

**VOTE:** Motion approved unanimously.

Meeting adjourned at 11:25 a.m.

Adopted \_\_\_\_\_ with/without changes. Motion by \_\_\_\_\_  
(DATE)

Vote: \_\_\_\_\_ Signature: \_\_\_\_\_

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