

**MINUTES
BAY OAKS RECREATIONAL CAMPUS
ADVISORY BOARD (BORCAB)**

Town Hall
2525 Estero Blvd.
Fort Myers Beach, FL 33931

Tuesday, January 7, 2020

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: Becky Bodnar, Barbara Hill, Janna Holmes, Lee Melsek, Betty Simpson, Ray Sprole and Karen Woodson.

Staff: Director of Cultural Parks & Recreation Alison Giesen and Recreation Campus Manager Sarah Mayher

Council Liaison: Joanne Shamp

Town Manager: Roger Hernstadt

Karen Woodson introduced herself.

IV. APPROVAL OF MINUTES – December 3, 2019

MOTION: BORCAB Member Hill moved to approve the minutes; second by BORCAB Member Holmes.

VOTE: Motion passed unanimously.

V. PUBLIC COMMENT – no public comment

VI. ITEMS FOR DISCUSSION

A. Director Report

Director Giesen reported that the Friends of Bay Oaks could use volunteers for the fundraiser on January 18, 2020.

B. Campus Improvements (Board Action)

Director Giesen described the aerial handouts of Bay Oaks. She stated that they had to start with a vision before moving forward. BORCAB Member Sprole questioned whether the property behind the school was available because that would change their vision.

Director Giesen replied that they just needed to move forward with what they had and go to Plan B if that land became available.

Town Manager Hernstadt noted that they should keep proximity in mind when deciding where to place different elements. He reported that the School Board agreed to meet regarding their property. He suggested that they may offer to lease the property. BORCAB Member Melsek questioned whether the school could sell the land since they were on the National Historic Register. Town Manager Hernstadt commented that they could deal with the land issue later.

BORCAB Member Bodnar kept the gym as is and reconfigured the front offices. She would put a community center on the school's property. The bandshell would be seasonal and located on the small ball field. She wondered whether Gulf Beach Road could provide access to the space next to the gym on the left. She supported creating an entrance on Estero Blvd. She indicated that they had to decide whether to keep the gym or tear it down and build a new gym/community center or build a separate community center.

BORCAB Member Sprole questioned whether they could build a second story on the existing building. Town Manager Hernstadt questioned whether it was in the right spot. BORCAB Member Sprole replied that a new community center would take care of other needs. She discussed moving the small ballfield.

The majority of members agreed to separate the gym and community center. BORCAB Member Holmes mentioned that the community center could be rented out. Liaison Shamp noted that Council was told that the gym only had about 10 years left. Director Giesen commented that she did not think remodeling the building was financially feasible. BORCAB Member Melsek reminded members that they agreed to demolish the building. He questioned whether they wanted a community center plus a senior center. Members agreed that the senior center should be in the community center.

BORCAB Member Hill described building a three-story gym and community center similar to the NCH Wellness Center Building in Naples on the pool parking lot.

BORCAB Member Woodson supported two separate buildings to avoid noise conflicts. BORCAB Member Hill brought up soundproofing the gym and noted that it could be placed at the opposite end of the building away from the meeting rooms.

BORCAB Member Bodnar questioned keeping the overgrown kayak launch and relocating one of the tennis courts. She stated that she did not agree with tearing down the gym completely.

BORCAB Member Sprole explained where she would locate elements. She stated she was fine with the Gulf Road entrance and she envisioned a two-story gym. BORCAB Member Hill brought up FEMA rules and questioned constructing a three-story building. Discussion was held regarding parking options. BORCAB Member Melsek felt that they were putting the cart before the horse concerning the surrounding school land. He supported a three-story building with a pathway to the bay and kayak launch. He suggested that the Town purchase the block from Gulf Drive to School Street. BORCAB Member Sprole noted that the land was not available. Discussion was held concerning the school benefitting from the community center.

BORCAB Member Melsek discussed creating a historic village on the land behind the school. He stated his vision was to use the property for their purposes plus a historic village.

Director Giesen requested consensus on items. Discussion was held regarding a road on the new parcel. BORCAB Members Melsek and Sprole did not support an entrance on Estero Blvd. BORCAB Member Hill supported a building with or without a road. BORCAB Member Bodnar supported an entrance with a road and no building. Chair Simpson supported a building. BORCAB Member Woodson preferred green space. BORCAB Member Holmes questioned constructing a building on the narrow parcel. Discussions ensued. BORCAB Member Melsek stated that he wanted to hear from professionals. Director Giesen responded that DRMP would provide options by their next meeting.

VII. PUBLIC COMMENT – no public comment

VIII. MEMBER ITEMS – no items

IX. FUTURE MEETING DATE – January 15, 2020, at noon

X. ADJOURNMENT

MOTION: BORCAB Member Bodnar moved to adjourn the meeting; second by BORCAB Member Hill.

VOTE: Motion passed unanimously.

The meeting was adjourned at 11:03 p.m.

Adopted 01.2.20 with/without changes. Motion by HILL
(DATE)

Vote: _____ Signature: 

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