

TOWN OF PALM BEACH

Recreation Advisory Commission

MINUTES OF THE RECREATION ADVISORY COMMISSION MEETING HELD ON

THURSDAY, JANUARY 26, 2023, AT 9:00 AM

1 I. CALL TO ORDER & ROLL CALL

2
3 The Recreation Advisory Commission (RAC) meeting was called to order on
4 Thursday, January 26 at 8:59 a.m. Upon roll call, all Commissioners were present for
5 the meeting.
6

7 II. PLEDGE OF ALLEGIANCE

8
9 Chair Coniglio led the pledge of allegiance.
10

11 III. APPROVAL OF AGENDA

12
13 **Commissioner Harris made the motion and it was seconded by Commissioner**
14 **Pressly to approve the agenda as presented. The motion passed unanimously.**
15

16 IV. APPROVAL OF OCTOBER 6, 2022

17
18 **Motion was made by Commissioner Watts seconded by Commissioner Pressly to**
19 **approve the Minutes of the October 6, 2022, meeting. The motion passed**
20 **unanimously.**
21

22 V. DIRECTOR'S UPDATE & STAFF REPORT

23
24 The revenue review was led by Mr. Bresnahan; the Mandel Recreation revenues are up
25 55% in Q1 compared to Q1 of FY 22. Group Fitness classes are up by 113%, Youth
26 enrichment revenue is up 72 %. Newer Youth Sports teams are being added with
27 accompanying mini-sessions. Currently have over two thousand followers on
28 Instagram, thank you to Lauren Bayard for leading the social media efforts for
29 Recreation.
30

31 Par 3 revenues are up by 20% from the Q1 of the previous financial year. Conversations
32 around Par 3 are to see how we can maintain quality of the course. 54,000 rounds is
33 close to maxing out number of rounds we want played on the course to keep the quality
34 of play for all visitors. We did hire a fourth full-time maintenance person, which is the
35 spray tech position.
36

1 Events within recreation are a mixture of revenue based as well as complementary. A
2 candidates forum campaign by the Civic Association was held in November. Our
3 Halloween Happenings Event was a success on October 28, with over 200 attendees
4 and was a complimentary event. Mandel's 3rd Birthday Bash was a success with over
5 250 attendees. Dawn Helton and Lauren Bayard were both thanked for their hard work
6 and dedication in planning and facilitating both events held.

7
8 The Café permit is issued – on February 15 our current vendor will leave the area and
9 construction will begin shortly after.

10
11 Work was finished on Hole 14 at the Par 3 - sod has been placed and the old cart path
12 is complete and provides a greater ocean view for golfers. It also helps with not losing
13 as many balls. The new changes have been well received so far.

14 Par 3 bathrooms have been updated, new appearance with vanity, sink, tiles, and more
15 were updated. The sink design is similar to the one at the Mandel Recreation Center.

16 A starters clock was installed at Tee 1, nice addition for the best Par 3.

17 Mr. Bresnahan motioned to Mr. Reckley for a review of tennis revenues and updates.

18
19 Mr. Reckley said there are issues with the maintenance of courts – not satisfied with
20 the conditions; working on a short and long term plan for improvement. Since Friday
21 the courts have been in better condition. Seaview tennis renovation planning already
22 started, working on lightning first. The rest of the renovation work will take place after
23 the season is over. Looking forward to stronger and more durable court surfaces.

24
25 Seaview Park overseeding took place, everything is green and lush. Many programs
26 are held on the fields, this work should help the field be more durable. Trimming of
27 branches, pressure cleaning, and other maintenance are done consistently to make sure
28 the facility is up to par.

29 Club Automation plans are coming along well – customer-friendly service and hoping
30 to have a launch in March 2023 so residents can have accessible booking through tennis
31 as well as other recreation and fitness-based activities.

32
33 Commissioner Missner asked about the lighting cost and wanted to know if it was
34 approved by the Town. Reckley responded that purchasing is in the works of approving
35 the process and working on cost. The project start time is hopefully April/May, court
36 resurfacing will follow.

37
38 Mr. Reckley announced that the Palm Beach Doubles Tennis Championship was hosted
39 and winners on the women's teams included Commissioner Millie Dayton alongside
40 Kista Speno, runner ups were ML Kiernan and Ginny Tobeason. For the men's team
41 winners were Tim Keegan and Max Kaye with runner-ups being Patrick Dillon and
42 Sam Herschaft. Reckley and all present specially congratulated Commissioner Dayton
43 on the win. New merchandise with the logo is selling well with the help of Angela
44 Young who joined tennis from the Par 3 team with great ideas and communication.
45 Looking forward to expanding upon the merchandise offerings. Mr. Bresnahan thanked
46 Mr. Reckley for the presentation.

1
2 VI. COMMENTS OF RECREATION ADVISORY COMMISSIONERS
3

4 Commissioner Jamison sees increases in revenue in both golf and tennis and wants to see
5 an increase in support staff. He likes having Tony Chateauvert provide his reports for golf
6 but wants to see if we could bring Dejan Mimic, Head Tennis Pro to also provide a firsthand
7 report as well. Also wants to do feasibility for in-house vs contract maintenance, Reckley
8 stated that feasibility is being looked at.
9

10 Chair Coniglio wants to have all speak from an alphabetical order standpoint. Thanks,
11 Reckley and Bresnahan for the continuous improvement all around in all areas. Also
12 congratulated Dayton on her Championship win. Coniglio was present during Halloween
13 Bash and wants to see more public news pieces on events to draw more to visit the
14 recreation center. He also thanked the staff for doing an outstanding job on the Birthday
15 Bash and how family members who attended the event shared that execution was done
16 well. Coniglio sees the Rush Soccer impact on the Palm Beach community and wants to
17 see a greater program for Lacrosse and has spoken to Bresnahan in that regard.
18

19 Commissioner Dayton has been approached by many regarding when courts will be done
20 and what will be available for usage during the time of renovations. A request has also been
21 made for an ice maker around the courts was also another request by many.
22

23 Mr. Bresnahan stated tennis renovations will start with lighting, which will be done one
24 one court at a time to minimize downtime. With a limited budget, a lot of requests may not
25 be feasible, but will squeeze as much in as possible. Wishlist items not done could be
26 looked at later, possibly through donations.
27

28 Commissioner Harris wants to commend Bresnahan and Reckley – programs are full and
29 believes there has been great progress. Harris is also proud to see that previously mentioned
30 adjustments from other meetings have been implemented within the different recreational
31 facilities. Admires the progress done on Par 3 with the pathway. Wants to see improvement
32 in range and putting green. Commissioner Harris believes that we are “victims of our own
33 success”. From personal experience, all the tee times are booked far out and playtime is
34 hard to reserve. He wants to see less congestion and believes Par 3 should favor residents
35 for reservations. Commissioner Harris commented that the Pickleball conversation has
36 been taking place in town. He mentioned a company called Acoustifence which would help
37 with lowering decibels by 15% by adding fencing and would love to see something similar
38 for the Town. Chair Coniglio wants to table any pickleball comments until the old business
39 is brought up.
40

41 Mr. Bresnahan stated that tee times for golf can be booked 30 days in advance by residents
42 while non-residents do not have as long of a window. Putting green budget project is
43 moving forward, hoping for this summer. With expansion of the putting green, we would
44 look to add a 6-to-8-foot fence that will be hidden within the bush line to help with errant
45 balls.
46

1 Chair Coniglio asked if there's a scope to beautify the storage area in the back area of Par
2 3. Mr. Bresnahan wants to see the renovation of the old clubhouse, so that the bathrooms
3 could be open to the public to use as they are making the turn from hole 9 to 10. Having a
4 restroom available there will hopefully be convenient and will speed up play.

5
6 Commissioner Jamison continued on being a victim of our own success, hears a lot of
7 comments regarding that Seaview (tennis) is a steal for nonresidents, they just join Seaview
8 rather than joining a club. Wants to look at cost differential for non-residents vs residents,
9 it could be much greater.

10
11 Mr. Reckley stated that the resident percentage is 73%; we are coming up with ways to
12 increase the resident percentage. Tennis pro rates are always evaluated and will take rates
13 into consideration to draw in more residents. In adults, 87% for residents. Bresnahan
14 mentioned that there is a 25% cost difference between residents and non-residents,
15 answering the previous inquiry by Commissioner Jamison. He also stated the main issue
16 with concerns on booking is the 9:30am time slot, everyone wants that slot, outside of
17 that court times are more available. Club Automation will bring ease into bookings,
18 residents will still have priority with court and lesson reservations.

19
20 Commissioner Harris wants to ensure residents have preference and as well as making
21 sure the benefits of being a resident are well known. Chairman Coniglio asked
22 Bresnahan about providing information on the overall benefits of being a resident, laying
23 out what benefits there are to residents with booking in advance and programs.

24
25 Commissioner Missner had no additional comments.

26
27 Commissioner Pressley commended Reckley and Bresnahan. He wants to see serious
28 consideration with prioritizing residents with what's happening across the bridge.
29 Believes the newer improvements made in golf were well done, bathrooms and the starter
30 clock. He would like to see the sand trap removed. The sand trap is not necessary and
31 has caused issues with golfers having difficulties moving in or around that area, wants to
32 see a bigger putting green surface instead. Mr. Bresnahan stated that the sand trap issue
33 was just brought to his attention, he could see a relocation being done if possible or
34 setting certain rules regarding only hitting sand shots towards the range as an option.
35 Commissioner Watts was introduced; she welcomed Missner and stated that the Birthday
36 Bash was lovely. With development, parking, and other aspects – residents must be seen
37 as a priority. Pricing could be bolder, and the difference could be wider.

38
39 Commissioner Watts would also like to see a tennis court maintenance contract for in-
40 house staff to see if it is feasible. Mr. Reckley stated that the long-term goal is to see how
41 feasible it is to have in-house personnel for court maintenance. An analysis is being made
42 to see the benefits and disadvantages that may come with having in-house help with court
43 maintenance. Commissioner Watts states that calling the pro shop is sometimes
44 discouraging as she mostly receives no answer or callbacks. Watts thinks Phipps courts are
45 better maintained than Seaview and wants to see a similar impact present in the Seaview
46 facility. Commissioner Watts also wondered if court drainage will be improved when

1 looking at improvements. Mr. Reckley states that short-term improvement is being worked
2 on. Seaview's overuse and popularity is the main cause of stagnant improvement, but he
3 wants to see improvement. To maintain the quality of facility maintenance must be on par
4 and above standards, so drainage won't be a lasting issue. Commissioner Watts wants to
5 bring up that a pipe from the neighboring parking lot was spraying water onto Court 6 and
6 wants to know if the control has been done to fix the issue. Mr. Reckley stated that the
7 issue has been fixed. Commissioner Watts wants to know what the vision of the café will
8 be with operations, presentations, and how the café will work. Mr. Bresnahan says the
9 build-out to be minimal; all resources (water/electric) are present, it may take a month to
10 build. Fresh coffee, smoothies, sandwiches, and other delicacies will be served. No oven
11 is present –and all items will be prepared off-site due to the current building design.
12

13 VII. COMMUNICATION FROM CITIZENS

14
15 No public comment.
16

17 VIII. OLD BUSINESS

18 19 A. Pickleball In Phipps Ocean Park Master Plan 20

21 Chair Coniglio stated that the master plan initially was for four pickleball courts – the
22 latest discussed plans are for two courts to be built at Phipps Ocean Park. The growth of
23 West Palm Beach will impact us and may affect facility use. From a pickleball perspective,
24 the sport is growing and is a great community driver socially and for health. Having four
25 courts will be beneficial for the community since it's a great builder for a racquet sports
26 player, it also is great for overall health of the community. An opportunity like this one
27 may not come along in the future, if the four courts are not built now, it's highly unlikely
28 there will be another opportunity like this. Chair Coniglio is thankful to the Preservation
29 Foundation for the opportunity to add pickleball at Phipps, and asks for further input from
30 commissioners regarding the four-court option for the Town.
31

32 Commissioner Harris states that pickleball is extremely popular and wants to see the
33 growth prosper by having the originally proposed 4 courts. Older groups enjoy the racquet
34 sports and with the aging tennis players, the numbers will keep on growing.
35

36 Commissioner Pressley agrees 100% with the plan for putting in four pickleball courts and
37 hopes the commission will take a renewed vote in their support of the four court plan.
38

39 Commissioner Watts wants to know why the verdict was changed from 4 courts to 2.
40 Mr. Bresnahan stated that the placement of the four courts initially was south of the existing
41 tennis courts. The latest rendition will have two courts to the west of the tennis courts. The
42 two-court decision was based on conversations that took place with residents that live in
43 the area and feedback they provided to the Preservation Foundation. Most concerns were
44 regarding noise and how close the courts would be to their building. The initial design was
45 to feature a 30-foot landscape buffer between the condo and parking lot; if courts were to
46 the South side, the buffer would be cut to 15 feet if courts were placed on that side.

1 Mr. Bresnahan has heard mixed reviews from residents, most of those that are against it
2 are the residents that live in the adjacent buildings.
3

4 Commissioner Pressley is less concerned about the location and wants to know if court
5 space is available on the West side to have four pickleball courts. Mr. Bresnahan states
6 that the lack of space in that area for four courts is due to the buffer of the sidewalk and the
7 road. Commissioner Harris states that the sport is extremely social and has seen the growth
8 of paddle tennis up North and shares that it will be even more prevalent down here.
9

10 Commissioner Dayton wants to know if studies have been done related to noise. She stated
11 that an aggressive resident of the neighboring condo tried to get her support for opposition
12 of pickleball. Commissioner Dayton wants to know how much noise transfer there would
13 be for the four-court and two-court setup. Mr. Bresnahan stated that a decibel test was
14 done to test the noise that pickleball creates in the area and he was personally involved in
15 the test. The decibel test was done on court 1; the court closest to A1A by playing
16 pickleball. Code Enforcement and contractors were present with decibel readers. The
17 pickleball play did not even register on the meter. Ambient noise was present, and
18 Bresnahan wants to note that a slight difference could be present if it was on a hard court.
19 The loudest noise comes from hitting the ball with the paddle.
20

21 Commissioner Harris added that certain fencing could be put up and different types of
22 paddles could be used to mitigate the noise. Commissioner Watts addressing the noise
23 issue, I've now become a believer we need it to have a full-service recreation department.
24 Pickleball is a more relaxed party atmosphere compared to tennis, I'm not sure how much
25 noise carries from people yelling or shouting. She also shared thanks to the Preservation
26 Foundation for being generous in support of this initiative, she is surprised that the building
27 on the South side has voiced such concerns, she thought the majority of players were from
28 the south side of the island.
29

30 Chair Coniglio stated he believes a robust program is better. As for the next course of
31 action, maybe additional meetings with the Preservation Foundation would help in talking
32 about the need for the 4 courts. He believes that many generous players would be interested
33 in the development of pickleball courts and knows leverage is available there.
34

35 Commissioner Jamison wants to highlight that with the aging tennis players, more players
36 will switch to pickleball. Wants to move forward with the 4 courts as in the future this will
37 be something that we may regret if not done. Mr. Bresnahan wants to be neutral as far as
38 pickleball debate but wants to support the decisions made by the commission.
39

40 Commissioner Missner wants to have the board make a strong case that two courts are
41 detrimental rather than suggesting the need for 4 courts at Phipps Ocean Park.
42 Chair Coniglio appreciates the suggestion, and a modification could be made in the motion
43 that two courts are insufficient and that the four courts is adequate. Chair Coniglio wants
44 to know if it would help if each member of the committee sent their individual letter
45 regarding the pickleball dilemma. Chair Coniglio wants someone to make a motion for the
46 two courts being insufficient.

1
2 **Commissioner Harris made a motion to reaffirm our support for the Phipps (Ocean**
3 **Park) expansion including for four pickleball courts; two courts are insufficient for**
4 **the potential demand of the sport. Commissioner Missner seconded. On roll call, the**
5 **motion passed unanimously.**
6

7 Chair Coniglio stated personal action can be taken to email Town Council and a clear
8 outline will be made regarding what was brought up to send out as a commission.

9 Commissioner Pressley wants to know the talking points of pickleball data nationally.

10 Mr. Bresnahan is willing to share pro-pickleball emails regarding the sport if wanted.

11 Commissioner Harris wants to know the best way to address the town council – Mr.
12 Bresnahan shares that an email could be sent directly to Town Council.
13

14 IX. NEW BUSINESS

15 A. Mandel Recreation Center – Shade Structure

16
17
18 Commissioner Coniglio brought up the importance of the need for additional shading
19 and how important it is for the facility, the flexibility of the space, and for children and
20 parents. Mr. Bresnahan identified the patio on the south side of the building outside of
21 the fitness center adjacent to Field House to be perfect spot for a shade structure. The
22 project is small, but the addition of the shade structure could lead to further
23 opportunities for program expansion with usage for fitness, camps, and events. The
24 structure would be a louvered system, have fans, and lights. Renderings were shown,
25 but it is in the very early stages. Hoping to get the commission's support for this project,
26 which we anticipate will cost less than \$150k. Commissioner Coniglio is fully in
27 agreement regarding the project and wants the project to be approved for usage. Wants
28 to make a motion to support the shade structure.
29

30 **Commissioner Pressley made a motion to support moving forward with the shade**
31 **structure, Harris seconded. On roll call, the motion passed unanimously.**
32

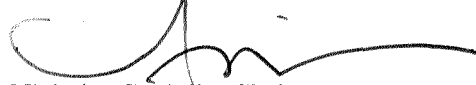
33 X. ANY OTHER MATTERS

34
35 Commissioner Watts inquires if Court 6 & 7 shades could be implemented at Seaview
36 and wants to know how awnings could be used to cover areas. Watts wants to see
37 coverage in the alleyway as well and seating areas improved too. Mr. Reckley agrees
38 and wants to see improvement as well. With what the budget allows certain changes
39 can be implemented. Commissioner Jamison wants to state that no water is available at
40 Seaview. Chair Coniglio wants to see the water cooler again by Courts 6 & 7 and in
41 long run establish a water fountain for long-term plans with drainage. Mr. Bresnahan
42 wants all commissioners to text him regarding these items that come up that could be
43 addressed immediately rather than waiting until the commission meeting to discuss it.
44 With a \$450,000 budget for Seaview renovations, items on wishlist may not all be
45 obtainable. Chair Coniglio wants to focus on those discussions early and thinks the
46 meeting was executed well.

1
2 XI. ADJOURNMENT

3
4 **The Move to adjourn was made by Pressley and was seconded by Commissioner**
5 **Dayton. On roll call, the motion passed unanimously Meeting ended at 10:23**
6 **a.m.**
7

8
9 Respectfully submitted,

10 
11

12 Nicholas Coniglio, Chair
13 Recreation Advisory Commission