



## **Bay Oaks Recreational Campus Advisory Board (BORCAB)**

**Town Hall Council Chambers  
6231 Estero Boulevard  
Fort Myers Beach, FL 33931**

**Agenda**

**Wednesday, September 16, 2026**

**12:00 PM**

### **ORDER OF BUSINESS**

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. PUBLIC COMMENT**
- V. APPROVAL OF FINAL AGENDA**
- VI. APPROVAL OF MINUTES**
  - A. BORCAB - August 19, 2026
- VII. STAFF LIAISON REPORT**
  - A. Bay Oaks Parks and Recreation Report for August 2026
- VIII. OLD BUSINESS**
  - A. Presentation - Opulent Outlines Design Firm
  - B. Discussion: Four New Pickleball Courts at Bay Oaks
- IX. NEW BUSINESS**
  - A. Discussion: Parking in Bay Oaks Park Multi-Use Field
  - B. Discussion: Hurricane Re-Entry and Sales of Parking Passes from Bay Oaks
  - C. Annual Training for Advisory Committee Members — October 6, 2026
- X. COMMITTEE MEMBERS ITEMS**
- XI. ITEMS FOR NEXT MONTH'S AGENDA**
- XII. NEXT MEETING DATE - OCTOBER 21, 2026**
- XIII. ADJOURNMENT**

**NOTE: THIS MEETING IS STREAMED LIVE ON [YOUTUBE](#).**



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## **Fort Myers Beach Bay Oaks Recreational Campus Advisory Board (BORCAB)**

**Town Hall Council Chambers  
6231 Estero Boulevard  
Fort Myers Beach, FL 33931**

**Minutes**

**Wednesday, August 19,  
2026**

**12:00 PM**

### **ORDER OF BUSINESS**

#### **I. CALL TO ORDER**

The meeting was called to order by Chair Cherney.

#### **II. PLEDGE OF ALLEGIANCE**

#### **III. ROLL CALL**

Members Present: Michele Cherney, Rick Loughrey, Beverly Milligan (virtually), Tina Yelle, Anne Neaf, and Joy Sullivan.

Town Staff Liaison(s): Recreation Manager, Neill Mathes.

Town Clerk Coordinator: Lizzette Roman

Town Council Liaison: Rebecca Link.

BORCAB Member Loughrey moved to accept BORCAB Member Milligan's request for virtual participation, seconded by BORCAB Member Neaf.

The motion carried unanimously.

#### **IV. PUBLIC COMMENT**

Dawn Fleming, speaking on behalf of the Friends of Bay Oaks, highlighted the issue of the four donated pickleball courts. She commented that the town is aware and has approved to move this project forward. She expressed understanding of the pending status for the final location and the potential need for drainage testing. She requested that BORCAB take action to move this process forward. She voiced her organization's and the donor's readiness. She asked the town to establish the next steps and timeline. She cautioned against losing momentum.

Howie Hoffman voiced his concern about the pickleball nets. He hoped that BORCAB would facilitate this project.

#### **V. APPROVAL OF FINAL AGENDA**

Chair Cherney asked for a motion to adjust the agenda to the following: 1) Under Old Business, substitute Item A with "30% Improvement Plan and Items to Be Brought Forth to the Town Council on Monday"; 2) Under Old Business, remove Item C; and 3) Under New Business, remove Items B and C. She noted that the feedback related to the fees had already been received by the Town Council and

would be under their consideration for the budget process.

BORCAB Member Sullivan requested additional information on the 30% improvement plan. Chair Cherney responded that the group that has been working on the pool would be coming before the Town Council with a report for 30% completion of the design. This did not initially come before BORCAB. She emphasized the need for the advisory board to provide input on changes and proposals. There was a follow-up question on the rationale for including the budget in the agenda packet. Manager Mathes replied that he had included this document, which Community Services Director Jeff Hauge had previously e-mailed. Chair Cherney added that this was related to the previous discussions on group and corporate memberships.

BORCAB Member Neaf moved to approve the final agenda, with the outlined changes, seconded by BORCAB Member Sullivan.

The motion carried unanimously.

## **VI. APPROVAL OF MINUTES**

### **A. BORCAB - Draft Minutes - June 17, 2026**

BORCAB Member Milligan identified a typo in her last name, which should state, "Milligan." BORCAB Member Sullivan requested that the minutes reflect summaries of the actions taken place in the meeting, with less verbatim language. BORCAB Member Milligan concurred. Town Clerk Administrative Coordinator Lizzette Roman responded that the Office of the Town Clerk would discuss the feedback with the minutes transcriptionist. She further explained that certain statutory requirements govern the content of the official meeting record.

BORCAB Member Loughrey moved to approve the minutes of June 17, 2026, as corrected, seconded by BORCAB Member Neaf.

The motion carried unanimously.

## **VII. STAFF LIAISON REPORT**

### **A. Bay Oaks Parks & Recreation Report for July 2026**

Manager Mathes announced the change in the hours of operations from 8:00 a.m. to 7:00 p.m. to 7:00 a.m. to 6:00 p.m., Monday through Friday. He also highlighted the following upcoming events: the annual Fright Night on October 23, from 6:00 p.m. to 9:00 p.m.; Sands and Suds on October 10, from 1:00 to 5:00 p.m.; and the start of the fall season with i9 Sports, also on October 10. For this last event, activities would be held indoors on Saturday and, following the first day until November 21, 2026, sports would be split between inside and outside the facility. He reported success with the summer camp programming this year, noting a 10% increase and an average of 32 kids for the 9-week program. There was approximately \$23,000 in revenue and about \$29,000 with the scholarships provided. He announced that there is a planned trip for teens to Busch Gardens. Manager Mathes updated

BORCAB on the new partnership with personal trainer Tony Seager, who would be offering injury prevention services for the pickleball clinic sessions.

## VIII. OLD BUSINESS

### A. Bay Oaks Park/Community Pool Strategic Planning

This item was previously removed from the agenda and replaced with "30% Improvement Plan and Items to Be Brought Forth to the Town Council meeting on Monday."

Chair Cherney introduced the staff recommendation on reducing the pool depth from 5 feet 3 inches to 5 feet. She reported her observations of Sanibel and their pool. She stated that the grant and budget restrictions created a cap of 5 feet 3 inches for the pool depth. She emphasized the need to keep the facility operational. Manager Mathes presented that the main goal is to keep training onsite and to aim to certify some full-time staff members as lifeguard instructors in the long term. The American Red Cross provides core and sub-certifications for lifeguards. A pool depth above 5 feet would require deep-water training, which must be conducted off-site at a location that is around 7 feet deep. In response to a question on associated expenses, Manager Mathes said that the pool rental would cost a couple of hundred dollars and that the cost per lifeguard would average to around \$250.00. BORCAB Member Loughrey inquired about BORCAB Member Dussliere's thoughts. Manager Mathes provided that BORCAB Member Dussliere would like to see a pool depth of 6 feet, which would meet swimming guidelines. He asserted, however; that teams would still be able to use the facility. Upon the request of BORCAB Member Loughrey, he estimated that there would need to be around six lifeguards staffed at any certain point. Manager Mathes confirmed that the contractor is aware of the budget and that changes can still be made at this stage of the project.

BORCAB Member Sullivan moved to recommend to the Town Council a change of depth from 5 feet 3 inches to 5 feet.

The motion carried 5 to 1, with BORCAB Member Loughrey dissenting.

Chair Cherney and Manager Mathes described the current pool layout. The existing waterfalls cause blind spots, which create the necessity for additional lifeguards. Manager Mathes was not in favor of the waterfalls and would, at the very least, like to see a way to turn them off. BORCAB Member Neaf voiced her support for a safety review, especially given the need for additional staff. BORCAB Member Milligan commented that turning off the waterfalls may not be feasible.

BORCAB Member Sullivan moved to approve a recommendation to the Town Council to evaluate the waterfalls from a safety and lifeguard standpoint, seconded by BORCAB Member Neaf.

The motion carried unanimously by roll call vote.

BORCAB Member Sullivan suggested that they explore options for BORCAB to be asked to provide input earlier in the process. Chair Cherney expressed her agreement.

BORCAB Member Neaf inquired about locker rooms and pointed to concerns about lifeguard chairs and ADA access. Chair Cherney responded that she had not received updates on both topics and invited the members to attend the Town Council meeting, as additional information would be provided then.

BORCAB Member Sullivan moved to request that the Town Council ask the engineering firm to have at least one community event for input, seconded by BORCAB Member Milligan.

The motion carried unanimously.

B. Ideas for New Events/Programming

Chair Cherney proposed that the Board explore the definition of resident and reported her observation on Sanibel's recreation centers. BORCAB Member Neaf suggested that the board look at temporary residents and employees who work in the town but live elsewhere. BORCAB Member Loughrey asked if Sanibel received funding from Lee County for their recreation centers. Chair Cherney responded that they were self-funded. She reported that the town had raised around \$675,000 in revenue and that around half came from membership fees. She requested BORCAB members obtain input, reminding them that the goal is to increase revenue and membership. BORCAB Member Milligan expressed her agreement and noted that there was a good opportunity in the review of the definition of a resident.

Chair Cherney also described the structure that Sanibel uses for parking passes and hurricane passes and raise awareness of their recreation centers. BORCAB Member Milligan voiced her support for this idea.

BORCAB Member Neaf noted that this may not be administratively feasible. She proposed that the turtle lights be sold at Bay Oaks. Chair Cherney cited potential staffing concerns. BORCAB Member Loughrey commented that any activity that could be brought to the center would raise awareness. He suggested that a staff member be assigned to specific events to provide information. BORCAB Member Milligan cautioned against environmental-related programs at Bay Oaks.

BORCAB Member Milligan moved to recommend to the Town Council that Bay Oaks introduce the opportunity to have Bay Oaks issue parking and hurricane passes, seconded by BORCAB Member Yelle.

The motion failed on a 3-3 vote, with BORCAB Members Neaf, Loughrey, and Sullivan voting in opposition.

C. Current Bay Oaks Park Fee Schedule

This item was previously removed from the agenda.

**IX. NEW BUSINESS****A. Bay Oaks Recreation Center FOB System**

Chair Cherney reported that the fob system is currently on hold and that the hours have been extended to accommodate users who work during the standard hours of 9:00 a.m. to 5:00 p.m. Manager Mathes voiced his opinion for the earlier opening time, noting that activity is lower between 5:00 p.m. and 6:00 p.m. BORCAB Member Loughrey requested information on the number of individuals using the facility during the middle of the day, versus the morning and afternoon. Manager Mathes responded that he would be able to extract that information from their software company. He stated that they were currently in the slow season and that activity would begin to pick up around November to December. He reported that approximately 2% of total memberships are purchased by nonresidents, with rates of \$150 per individual and \$275 per family.

**B. Bay Oaks Park Budget Discussion**

This item was previously removed from the agenda.

**C. Tangible Benefits of Bay Oaks Recreation Center Membership**

This item was previously removed from the agenda.

**D. 2026 Meeting Calendar**

Town Clerk Administrative Coordinator Lizzette Roman clarified that BORCAB generally meets on the third Wednesday of the month at 12:00 noon. She additionally reported that there were no anticipated scheduling conflicts with holidays or other events and reminded the Board that the new meeting year begins in October. She further noted that, once Town Council approves its 2027 calendar, the Advisory Board will receive its meeting schedule for the upcoming year.

**X. COMMITTEE MEMBERS ITEMS**

BORCAB Member Milligan proposed that the body explore opportunities related to tangible benefits. She provided youth corporate benefits as an example. She encouraged BORCAB members to find new ideas that can be considered and recommended to the Town Council.

BORCAB Member Neaf would like the body to move forward with the additional pickleball courts. She commented that this was the best opportunity for generating revenue. She announced that she will be resuming her role as yoga instructor in October. She recommended that additional shade structures and picnic shelters be added, when allowed by timing and funding. Chair Cherney also voiced her opinion that action be taken on the four new pickleball courts and requested a motion from the body. BORCAB Member Loughrey inquired about the location.

Manager Mathes provided that the original plan was not feasible. He reported that there were conversations to create an L-shaped layout but emphasized that there has not been an official decision or recommendation.

BORCAB Member Neaf moved to approach the Town Council to ask them to begin the process of drainage work, bids, decision of location, and the acceptance of donations from the Friends of Bay Oaks, to install the four brand-new pickleball courts, seconded by BORCAB Member Milligan.

The motion carried 5 to 1, with BORCAB Member Loughrey dissenting.

BORCAB Member Loughrey requested that Manager Mathes provide a log of hours and the number of facilities users throughout the day.

BORCAB Member Sullivan suggested the Advisory Board consider asking the Town Council to verify the location of the nets and take any additional actions necessary, such as filing an insurance claim. She had heard reports that the nets had been lost. She recommended that the body explore leveraging the dusty/weedy field for parking space.

#### **XI. ITEMS FOR NEXT MONTH'S AGENDA**

BORCAB Member Sullivan requested that utilizing the dusty/weedy field for parking space be included on the agenda.

Upon Chair Cherney's request, Manager Mathes provided a brief update on the Silver Sneakers program, stating that Bay Oaks had been accepted. He detailed his opinion against participating in the program and noted that the facility would only receive \$3 per person per visit. Bay Oaks would not receive any additional income after 8 visits. He raised concerns about membership loss and noted that most local partners with Silver Sneakers are private businesses, not municipalities. He will continue exploring additional opportunities. There were no requests to add this item to the agenda.

Chair Cherney announced that the Board would continue consideration of the pool and the four pickleball courts. She also asked that the Town Staff Liaison provide an ongoing report containing membership totals and accumulations, the number of residents, a break-down of current revenue, and an hourly log of users. Council Liaison Link recommended that data on hourly, daily, and monthly facility use be included. BORCAB Member Milligan requested that parking and hurricane passes be added. Manager Mathes confirmed that, for the next meeting, the body would consider ideas for new events and programming under Old Business and wait for additional updates before reviewing the current fee schedule.

Chair Cherney confirmed that the following agenda items would be included for the next meeting: 1) parking in the multi-use field, 2) the pool, 3) the four new pickleball courts, 4) hurricane and parking passes.

#### **XII. NEXT MEETING DATE - SEPTEMBER 16, 2026**

Chair Cherney announced that the next meeting is scheduled for September 16, 2026.

#### **XIII. ADJOURNMENT**

BORCAB Member Sullivan moved to adjourn, seconded by Chair Cherney.

The meeting was adjourned at 1:17 p.m.



## MEMORANDUM

**Date:** September 1st, 2026

**To:** Town Council

**Through:** William McKannay, Town Manager

**From:** Jeff Hauge, Director, Culture, Parks & Recreation

**Re:** Parks & Recreation Report August 2026 Activities

### ITEMS FOR COUNCIL DIRECTION: NONE

**NOTE:** Pool is still closed due to damage from Hurricane Ian.

### RECREATION CENTER PROGRAMMING

#### Hours of operation:

- **Regular Hours of Operation** : Monday – Friday 7:00am - 6:00pm Saturday/Sunday CLOSED
- **Weight Room:** The weight room and cardio room hours are as follows: Monday – Friday 7:00am - 6:00pm Saturday/Sunday CLOSED
- **Pickleball:**  
Outdoors: Daily dawn to dusk  
Indoors: Monday-Friday 8:30am-12:00pm

#### Fitness classes:

**The current schedule of fitness classes is listed below.**

- Spin Class with Sue Anderson: Mondays & Thursdays at 8:00 am
- Senior Spin with Sue Anderson: Mondays & Thursdays at 9:15 am
- Gentle Resistance Yoga with Annie Neaf: Wednesdays at 9:00 am (On hold until fall)
- Iyengar Yoga with Susan Carter: Fridays at 9:00 am
- Zumba with Jian Tang Heinel: Tuesdays & Fridays at 10:15 am

#### RECREATION

## Athletics

- On average there were 5-10 tennis players utilizing the outdoor courts. (weekly)
- On average there were 35-50 pickleball players utilizing the outdoor courts. (daily)
- On average we had 25-35 players utilizing the indoor pickleball drop-in sessions. (weekly). The Special Olympics Pickleball group for Lee County resumed practices at Bay Oaks Rec Center on Monday's from 9:30am – 12:00pm.
- Pickleball lessons and round robins with Pam Berzin will return in September of 2026.
- Dr. Tony Seeger will start pickleball injury prevention clinics and personal training sessions at the Bay Oaks Recreation Center in October of 2026.

## Youth

- The Club Rec afterschool program has 10 participants registered for the 2026-27 school.
- The i9 Sports Organization Fall Session of Youth Sports starts on Saturday, October 17<sup>th</sup> and concludes on Saturday, December 5<sup>th</sup> with no games/practices the week of Thanksgiving.

## Teens

- Bay Oaks is scheduling a teen night at the Bay Oaks Recreation Center on Friday, September 18<sup>th</sup> from 6-9pm with registration opening this week.
- Bay Oaks is scheduling a teen Busch Gardens trip on Monday October 19<sup>th</sup>. Registration will open this week.
- Bay Oaks is scheduling a teen night on Friday, October 9<sup>th</sup> with a trip to the Lee County Civic Center Legends of Oblivion Haunted Attraction.

## Bay Oaks Social Seniors (BOSS)

- Our 2026-27 BOSS will resume in the fall with new trips and events planned by our Senior Program Coordinator, Barbara MacDonald.

## AQUATICS

NOTE: The Community Pool is still closed due to damage from Hurricane Ian.

## COMMUNITY OUTREACH & SPECIAL EVENTS

- We had 30 parade entries participate in the Town's annual 4<sup>th</sup> of July Parade that started at Bay Oaks and ended at the Times Square area from 10:00am-11:00am on Saturday, July 4<sup>th</sup>, 2026.

- The Sands and Suds Beerfest Event sponsored by the FMB Woman's Club is happening on Saturday, October 10<sup>th</sup> from 1:00pm - 5:00pm on the Bay Oaks Park Little League Field
- Bay Oaks is planning our Annual Fright Night Family Halloween Event that is scheduled for Friday, October 23<sup>rd</sup>, 2026 from 6:00-9:00pm.

## MARKETING/SOCIAL OUTREACH

- Monthly Newsletter for members is sent out on a regular basis highlighting programs and events. Has been enhanced to include all Programs/Activities held on Campus.
- Continuing to add recipients to the contact list.
- Continuing to update Parks and Recreation pages on the Town's Website and Facebook.
- Flyers created for all programs, posted in Front Lobby and Shared on all Social Media platforms.

## FACILITY UPDATES AND IMPROVEMENTS

- None to report for July of 2026.

## PERSONNEL/ PROFESSIONAL DEVELOPMENT/ OTHER

- Continuing to research trainings for full and part-time staff to assist with accreditation and enhancement of customer service and all program offerings. All full-time staff completed a Summer Camp Counselor Course by the American Camp Association in April of 2026.
- Recertifications for FEMA courses for existing employees as needed.

## BAY OAKS RECREATION CENTER ADVISORY BOARD (BORCAB)

- Next BORCAB meeting is to be held on Wednesday, August 19<sup>th</sup> in the Council Chambers at Town Hall.

• Town of Fort Myers Beach •

## Annual Advisory Committee Training



# The Ins and Outs of Sunshine Law and Public Records

PRESENTED BY

Office of the Town Clerk  
&  
Town of Fort Myers Beach Legal Counsel



**DATE:**  
Tuesday,  
October 6, 2026



**TIME:**  
2:00 p.m. – 3:30 p.m.



**LOCATION:**  
**Town Hall - Council Chambers**  
6231 Estero Boulevard, Fort Myers Beach, FL 33931

