

GOLDEN GATE COMMUNITY CENTER ADVISORY BOARD (GGCCAB)
MEETING MINUTES
08/04/2025

ADVISORY BOARD MEMBERS PRESENT:

KAYDEE TUFF, ADVISORY BOARD CHAIR

WILLIE BRICE, ADVISORY BOARD MEMBER

ANGELA RICHBERG, ADVISORY BOARD MEMBER

CONSTANCE BETTINGER, ADVISORY BOARD MEMBER

ADVISORY BOARD MEMBERS NOT PRESENT:

LIZETTE HOMAR-RAMOS, ADVISORY BOARD MEMBER

ALSO PRESENT:

JOHN DUNNUCK, EXECUTIVE DIRECTOR – FACILITIES & REDEVELOPMENT

BRIAN DELONY, DIVISION DIRECTOR – FACILITIES MANAGEMENT

KRISTI SONNTAG, DIVISION DIRECTOR – COMMUNITY & HUMAN SERVICES

JENNIFER BELPEDIO, PROPERTY ACQUISITION MANAGER – OPERATIONS & PERFORMANCE MGMT.

DON LUCIANO, ASSISTANT DIVISION DIRECTOR – COMMUNITY & HUMAN SERVICES

BROOKE ROXBERRY, MANAGEMENT ANALYST – OPERATIONS & REGULATORY MANAGEMENT

MICHAEL OSORIO, INTERIM REGIONAL MANAGER, REGION 1 – PARKS & RECREATION

RAY CORIANO, GGCC SUPERVISOR – PARKS & RECREATION

MARIAH BOSETTI, GGCC TRANSCRIPTIONIST – PARKS & RECREATION

I. Call to Order

Ms. Tuff called the Meeting to order at 6:05 PM.

II. Attendance/Establish a Quorum

Roll Call was taken by Ms. Tuff. Mr. Brice, Ms. Bettinger, and Ms. Richberg were present. Ms. Homar-Ramos was not present. A quorum was established.

III. Pledge of Allegiance

Mr. Coriano led the Pledge of Allegiance.

IV. Approval of Agenda

Mr. Coriano asked the board to make a motion to add another item to the Agenda under New Business; instead of starting with 'End of Collier County Summer Camp 2025', we would start with Parks & Recreation Regional Manager Re-alignments. Ms. Bettinger entered the motion; it was seconded by Ms. Richberg. All members present were in favor. Then Ms. Tuff called for a motion to approve the Meeting Agenda. Ms. Bettinger entered the motion, it was seconded by Ms. Richberg. All members present were in favor. The motion was carried.

V. Approval of Minutes – July 7th, 2025

Ms. Tuff called for a motion to approve the Meeting Minutes of July 7th, 2025. Ms. Bettinger entered the motion; it was seconded by Ms. Richberg. All members present were in favor. The motion was carried.

VI. Public Comments

Mr. Coriano invited the guests from the County to introduce themselves to the Advisory Board. Brian Delony (Division Director for Facilities Management), John Dunnuck (Executive Director for Facilities & Redevelopment), Christy Sonntag (Division Director for Community & Human Services), Jennifer Belpedio (Real Property Manager for Operations & Performance Management), and Don Luciano (Assistant Director for Community & Human Services) introduced themselves.

VII. Monthly Budget Report

Mr. Coriano gave the Budget overview for the month of July.

FY2025 Budget Amended: \$553,700.00

1. Revenues

- a. **FY2025 Amended: \$954,400.00**
- b. **Actual Monthly Revenues for GGCC: JULY 2025 - \$10,682.10**
- c. **FY2025 Total Actuals: \$920,496.16**
- d. **Available: \$33,903.84 (96.4% Revenues Gain for FY2025)**

2. Operating Expenses:

- a. **FY2025 Amended: \$749,000.00**
- b. **Actual Monthly Expenses for GGCC: JULY 2025 - \$27,152.23**
- c. **FY2025 Total Actuals: \$503,561.61**
- d. **Available: \$167,551.16 (77.6% Consumption of Expenses for FY2025)**

VIII. Community Center & Wheels Park Facilities Updates

Mr. Coriano requested a motion from the board to place all facility report items as "Open Item" if a continuously report is needed for that item. Mr. Brice entered the motion; it was seconded by Ms. Bettinger. All members present were in favor. The motion was carried.

A. Community Center:

1. A/C Units in Gymnasium (Open Item)

We had a situation with the A/C units in the gym where all four of the units went down. One unit, once shut down, was leaking water from the mezzanine and it made a huge mess. The Director and Assistant Director of Facilities came by to do a walk through and had their team respond to the situation. Mr. Coriano stated most of the issues were repaired during the week and only ceiling tiles repairs are left.

2. Floor's Cleaning & Waxing

Mr. Coriano spoke with the Cleaning Contractor Supervisor concerning waxing the floors schedule and the floors throughout both buildings will be cleaned and waxed starting August 14th, 2025. We estimate it to be a four-day project.

3. Restroom Floors (Open Item)

Mr. Coriano had Ms. Roxberry provide an update on this issue. Ms. Roxberry stated that she got all the quotes back, from their general contractors. However, they lost their project manager to the Transportation Department. So, until they fill that position, we will not be able to move forward on any of our projects due to currently not having an assigned Project Manager. Ms. Tuff stated that the renovations on the restroom floors are not an emergency situation, but these projects have been sitting in front of them for at least two years.

4. Gym Floor (Open Item)

Mr. Coriano had Ms. Roxberry provide an update on this issue. Ms. Roxberry stated that this item is in the same boat as the restroom renovation. We can't move forward without a project manager.

5. Marquee Sign (Open Item)

Mr. Coriano had Ms. Roxberry provide an update on this issue. Ms. Roxberry stated that they did have proof for the sign. She went to the County Communication Board to ask about the egret that the Advisory Board had asked to incorporate. She was told we have to use the County logo, and we must follow the same format that they are using for the other County parks. The best reference would be the North Collier Regional Park sign, which follows the blue and white background with the logo on the sign, so we'll not be able to incorporate the egret. Ms. Bettinger asked if the County would fast tracking painting our awnings and doors, etc. to match the blue then? If not, it will look bad. You have a blue sign and a beautiful building with all green. Ms. Roxberry stated that because the logo is blue, the wording will be blue. Now the blue that you see on the bottom of the sign; that's just the way the proof is. The bottom of the sign will remain the metal that it is typically black in color. Mr. Brice asked how quickly we could turn the project and Ms. Roxberry stated that there was already a Purchase Order; the Advisory Board just needed to approve the proof, and she could call them tomorrow to see when they could get started. Ms. Tuff stated that, though she is disappointed that the egret couldn't be included, she understands that we would be held to the same standards for the County parks. Ms. Tuff called for a motion to approve the proof for the new marquee sign. Mr. Brice entered the motion; it was seconded by Ms. Bettinger. All members present were in favor. The motion was carried.

6. Other Improvement Requests:

Facility Interior Lighting and Floors

Mr. Coriano stated that we would be looking at the next fiscal year for the introduction of replacing the interior lighting and floors for the facility.

B. Wheels Skate & BMX Park

1. **Roof** - The new roof has been installed and that project is completed.

2. **Skate Park Maintenance & Skate Lite**

We got confirmation that Ramp Doctors is officially dissolved. So, we no longer have a contractor for the maintenance of the skate park. We will have to find another vendor to maintain the wood pieces in the Skate Park. Ms. Roxberry confirmed that Mr. Johnson did send his formal dissolution letter to the County Procurement Department and ask to be removed from the County vendor list.

3. **Announcing Tower Tarp Replacement**

Ms. Roxberry stated that Facilities might have a vendor for the tarp replacement under FEMA funding.

IX. Old Business

Mr. Coriano gave updates on the following Old Business Items.

A. Consideration of Senior Center moving into Community Center

Where concluded with this item in the last meeting, with Mr. Hanrahan wanting to invite some people to attend this meeting to answer any questions/concerns from the Advisory Board.

Mr. Dunnuck stated that no decision has been made yet, but from a larger perspective he wanted to tell them what the projects entail and what they are trying to achieve. The County has received three different grant buckets to renovate the Senior Center and bring it up a much nicer facility. Part of it is a hardening project, which will make it hurricane proof. The grants have timelines with them, and there are some federal ties that Ms. Sonntag can tell them more about. As part of those federal ties, we must relocate the program. They must keep the program as a whole during construction. Construction timeline is about 18 months. Ms. Bettinger stated that the project was not going to take 18 months. Being we are in Collier County; it will be much longer in reality. Mr. Dunnuck stated that with his and Mr. Delony's leadership they should be able to manage the project within those constraints. He explained the Auditorium is the better location to run their programs and the food services can utilize the kitchen as a drop-off area. One of the things that the grant program does allow for is lease payment. He wasn't sure if that had been brought up at the last meeting or not. Ms. Tuff stated that it was brought up, but they weren't given any numbers. Mr. Dunnuck stated that it would be a rental on an hourly basis with square footage, which is what Ms. Belpedio had looked at. Ms. Bettinger asked if that would be retail or not for profit rates. Mr. Dunnuck stated that they were looking at in terms of they had to go to churches and other places. It's not a set fee. Ms. Belpedio with Real Property stated that they have an in-house real property appraiser. What he will do is value the space, and they must give fair market value. They will work with the grant people and make sure that the Center is made whole.

Ms. Bettinger stated that 2026 is an election year. Where are you going to put the primary and election day voting? Voting takes up the whole Auditorium because they can lock the room to secure the machines. There isn't anywhere else in the facility that you can move voting, because of all the programs. Mr. Dunnuck stated that they would have to work that out with the Supervisor of Elections. He stated that these are things that they want brought forward now, so that they have time to work it out. He stated that they have looked at alternative locations, but they haven't found anything that is suitable. They think this is the most logical location, and it would be their staff recommendation. Ms. Tuff stated that last month they were told there would also be a need for offices. Mr. Dunnuck stated that they could work that out. Office space can all be compromised and it will work out.

*Collier County Commissioner Burt Saunders joined the meeting via a phone call. He stated that it would be nice to be able to work this matter out. He has been working on this project for about five or six years, and he would really like to see it get finished. He is hoping that they can find a way to make a resolution so that the Community Center can continue with their operations and the Senior Center is able to use the facilities until we get that project finished. (Call ended)

Ms. Bettinger stated that in the last meeting we noted all the projects that we have or want to complete. Now we don't have a project manager to push them through. So, do we have to sacrifice our renovations for theirs? These renovations, especially for the bathrooms, are way overdue. Ms. Tuff stated she hopes that we will not have to put all our projects on hold so they can complete theirs.

Ms. Sonntag stated due to the location of this facility and the number of seniors that walk to that facility and take the bus, they wanted to keep it within the neighborhood of the participants that go to the Senior Center. Ms. Belpedio stated that, while they do feel that the Center is truly the best fit. They understand that it would affect the programs that go on in this building. So, it was not their intention to come in and displace anybody, but we are where we are. They have spent the past six months looking at 32 places, which included 14 churches. Larger retail places want to have longer leases. The scope of work was approximately 5,000 – 7,000sqft. The places that they can get into have restrictions on the uses that they would seek to be used for the Senior Center programs. They don't want the seniors to be in an area without transit and they are still actively looking at other places.

Ms. Sonntag stated that she would be heading up the group that will be writing the contract. The contract will be brought here for consideration. The Advisory Board can just come up with a list of things that need to be incorporated/accommodated. Ms. Tuff stated that as she understood it, the Senior Center has four basic needs. They need office space for three people. All our offices are already doubled up. Mr. Dunnuck stated that they would figure it out. Ms. Tuff asked if he what he was saying then that they wouldn't need to be in offices? Mr. Dunnuck stated that if they are going to be able to lease the Auditorium and the Kitchen area; he thinks the Senior Center can work around the office issue. Ms. Tuff stated that we don't want to incur the costs of converting our Kitchen that we did before, when we had to take on the lunch program for the Senior Center. Ms. Sonntag stated that GA Foods caters for the lunch program. Their staff will bring in the prepackaged lunches, they will serve, and they will clean up the lunch service. Ms. Belpedio stated that a good number of the seniors just pick up the lunch, and don't eat it there. Mr. Brice asked what's the time frame of the project would be. Mr. Dunnuck stated that they would like to target the beginning of February 2026; with the project looking like an 18-month construction. He would want to have it finished before the Center got into it's second cycle of summer camp. Mr. Coriano stated that his main concern would be summer camp. The program would have to be completely modified; we would definitely have fewer groups coming in; which would be a loss of revenue. This year we had 135 children, and we used all of our rooms. Mr. Coriano stated for Room B we also have AARP come in with their free tax program from January to April. They use the East Lobby for waiting room space. The other big issue would be the voting that is done in the Auditorium. Ms. Tuff stated that the last item that she really wanted to address was the food banks. The Senior Center used to have a pantry inside. Mr. Dunnuck stated no need for pantry and that they will make sure that they enforce that.

Mr. Dunnuck asked if the County was able to get our restrooms renovated in advance, would that work? Ms. Tuff asked if that was a legitimate thing that would happen, though. Mr. Dunnuck stated that he thought there would be a way to get the bathrooms done ASAP. He thinks there is viability in all of that. He believes that 18-months is a doable timeframe for the project, and he thinks they could possibly get the restrooms done before February.

Ms. Richberg stated that she keeps on hearing “we’ll make it work.” What can we make work? She is not hearing HOW it will work. Ms. Tuff stated that she was trying to get there with them. She wants to figure out what they mean by to do and hold them to it. She doesn’t want them to try to move into offices because ‘it didn’t work out’ in the Auditorium. Mr. Dunnuck stated that is a compromise that the Senior Center would need to make on their side. Ms. Tuff stated that she didn’t want the program to impact the Studio Players. Mr. Coriano stated that the Studio Players rehearsals are late in the day, but they do have set changes, their ‘Line Up’ for the Naples Daily News, and Thursday night shows. That will be a consideration that we will have to make. We already mentioned AARP & voting. Ms. Tuff suggested that rather than make a decision tonight. The Advisory Board will give the County a list of questions to be answered, and they can come back for the September meeting with answers. We anticipate being able to make a decision then. Mr. Coriano brought up the fact that the Advisory Board would have to reschedule the September meeting because it would fall on Labor Day. Ms. Tuff suggested Wednesday, September 3rd. All members present agreed.

Ms. Tuff stated that at the September Advisory Board meeting, in regard to the Golden Gate Community Center temporarily housing the Senior Center, the Senior Center will only have access to use the Auditorium and the Kitchen from 9am – 3pm, Monday - Friday. They will not have the use of a separate room to run the Senior Fit program. We would like to know the cost of what the Community Center would be paid. The Senior Center will not have office space available to them. The County/Senior Center needs to provide who will be responsible for set up & tear down of their programs each day. The County needs to provide the amount of rent that they would pay the Center for the use of the Auditorium and the Kitchen. Most importantly, all six of the Golden Gate Community Center’s restrooms will be redone before the proposed move-in date in February 2026.

Ms. Richberg asked if there was going to be a “cancellation clause” for the contract. Mr. Dunnuck stated that if there were concerns, then they would try to sit down and mitigate those concerns.

B. New FY Budget Preparations

Ms. Roxberry stated that there is a Budget it was presented to the County Commissioners and Krystal Kinsel back in April at their first Budget workshop. Their second Budget workshop is scheduled for September 5.

X. New Business

Mr. Coriano gave updates on the following New Business items:

A. Parks & Recreation Regional Manager Re-Alignment:

There has been another change in regional leadership. We are back to four regions. The Golden Gate Community Center is now in Region 1, along with Golden Gate Community Park, North Collier Regional Park, and Beaches & Water.

Mr. Mike Osorio is our new Regional Manager for the new Region 1.

B. End of Camp Collier Summer Camp 2025

Mr. Coriano showed the Advisory Board the video recap of Summer Camp 2025, compiled by Ms. Carly Del Pozo, GGCC Program Leader.

C. Special Event Planning (Halloween & Winterfest)

Mr. Coriano stated that we hadn’t made a final decision on what we were going to be doing for our Halloween event this year.

Ms. Tuff suggested that we could reach out to the area businesses and do a trunk or treat thing in the parking lot.

Halloween: Friday, October 24th

Winterfest: Friday, December 19th

XI. Member Comments:

+Ms. Tuff stated that she knows that we didn't get what we wanted (regarding the Senior Center), but she thought that they all had a good conversation.

+Mr. Brice asked to add to the Agenda about charging the church for storage of their equipment.

+Ms. Bettinger stated that she would PASS.

+Ms. Richberg stated that she would PASS.

XII. Adjournment

With no further topics for discussion, Ms. Tuff called for a motion to adjourn the Meeting. Ms. Bettinger entered the motion, Mr. Brice seconded the motion, and all agreed. The Meeting was adjourned at 8:19PM.

Golden Gate Community Center Advisory Board



Kaydee Tuff, Chairman

These minutes approved by the Board on 9/4/2025 as presented,
or as amended _____.

Next Meeting, Wednesday, September 3rd, 2025, at 6:00PM
Golden Gate Community Center • 4701 Golden Gate Parkway, Rm. C, Naples, FL 34116