

GOLDEN GATE COMMUNITY CENTER ADVISORY BOARD (GGCCAB)
MEETING MINUTES
09/03/2025

ADVISORY BOARD MEMBERS PRESENT:

KAYDEE TUFF, ADVISORY BOARD CHAIR

WILLIE BRICE, ADVISORY BOARD MEMBER

ANGELA RICHBERG, ADVISORY BOARD MEMBER

CONSTANCE BETTINGER, ADVISORY BOARD MEMBER

LIZETTE HOMAR-RAMOS, ADVISORY BOARD MEMBER

ALSO PRESENT:

COLLIER COUNTY COMMISSIONER BURT SAUNDERS

BRIAN DELONY, DIVISION DIRECTOR – FACILITIES MANAGEMENT

JOHN DUNNUCK, EXECUTIVE DIRECTOR – FACILITIES & REDEVELOPMENT

KRISTI SONNTAG, DIVISION DIRECTOR – COMMUNITY & HUMAN SERVICES

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

JAMES HANRAHAN, INTERIM DIRECTOR – PARKS & RECREATION & INTERIM SUPERINTENDENT OF MAINTENANCE

EVELYN TRIMINO, MANAGER, FINANCIAL OPERATIONS – GROWTH MANAGEMENT'S DEPARTMENT OPERATIONS & REGULATORY MANAGEMENT

BROOKE ROXBERRY, MANAGEMENT ANALYST – GROWTH MANAGEMENT'S DEPARTMENT OPERATIONS & REGULATORY MANAGEMENT

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

RAY CORIANO, GGCC SUPERVISOR – PARKS & RECREATION

MARIAH BOSETTI, GGCC TRANSCRIPTIONIST – PARKS & RECREATION

BETH WANIEWSKI, MEMBER OF THE PUBLIC

I. Call to Order

Ms. Tuff called the Meeting to order at 6:02 PM.

II. Attendance/Establish a Quorum

Roll Call was taken by Ms. Tuff. All the members were present. A quorum was established.

III. Pledge of Allegiance

Mr. Brice led the Pledge of Allegiance.

IV. Approval of Agenda

Ms. Tuff called for a motion to move up the 'Old Business' Agenda Item 'A' to immediately follow Public Comment, prior to the Monthly Budget Report, so that the discussion for the opportunity for Senior Center to utilize the Center can be discuss without holding public attendance through the entire agenda. The motion was seconded by Ms. Bettinger. All members were in favor. The motion was carried.

Ms. Tuff called for a motion to approve the Meeting Agenda. Ms. Bettinger entered the motion to accept the agenda as amended; it was seconded by Mr. Brice. All members were in favor. The motion was carried.

V. Approval of Minutes – August 4th, 2025

Ms. Tuff called for a motion to approve the Meeting Minutes from August 4th, 2025. Mr. Brice entered the motion; it was seconded by Ms. Bettinger. All members were in favor. The motion was carried.

VI. Public Comments

No members of the Public had comments for the Advisory Borad.

VII. Old Business

Mr. Coriano reviewed the past notes & comments from the previous meeting and proceeded to have the Board Members to complete the discussion on what we have left for the possible agreement.

A. Consideration of Senior Center moving into Community Center

Ms. Tuff stated that the Golden Gate Community Center Advisory Board is open to the Collier County Senior Center using the Auditorium and Kitchen, only. The Kitchen will be used for staging/serving food, no cooking or storage. We don't feel that we have room for office spaces for them. All of our offices already have two staff members in them. They can use space within the Auditorium for office(s), if they can figure out a way to keep them secure. The Auditorium will need to remain clean so that The Studio Players, and other rentals can be held in the Auditorium outside of the Senior Center's business hours.

Ms. Bettinger asked what was going to be done for voting. Mr. Dunnuck stated that based on the survey that the Supervisor of Elections did last week, they think that the Primary Election may be able to be held in Room B, but for the General Election they would need the Auditorium. The Senior Center will determine what to do for those 10 days, and for office space, they are going to have office space over at the Library. Ms. Bettinger also stated that, at the federal level, they are talking about possibly getting rid of mail-in balloting. If that becomes a reality, there will be a lot of people voting, and they will need the Auditorium for both elections. Mr. Coriano stated that they would have to get the Supervisor of Election's perspective on that issue.

Ms. Tuff asked just how much they Community Center would be reimbursed for the use of the rooms. She also emphasized that the rooms should remain clean. They should be responsible for the set up and tear down each day; GGCC staff will not be responsible for cleaning. Finally, all six of our bathrooms need to be renovated before the start of February 2025. Mr. Dunnuck stated that the bathroom renovations would be done in-house (through Facilities Management). The first set

of bathrooms on the east side of the building would be done by the beginning of February. Maybe also the second set on the west side of the building, but definitely the first set. They are planning on starting construction on the bathrooms in late fall.

Mr. Dunnuck also stated, as far as the market rental rate goes; based on the research done by Ms. Belpedio, in Real Property, what they propose to offer is a rate of \$24/sq ft for the rental. The Senior Center intends to pay GGCC with funds from one of their grants. He stated that the Senior Center's hours of operation, currently are from 9am – 5pm, Monday through Friday, but that time could be adjusted. The Senior Center has agreed to that. He stated that Ms. Ester Tully, Director of the Collier County Senior Center had indicated that they were typically done by 3:30pm each day, and they were possibly reducing their number of programs.

Ms. Tuff mentioned that she has driven past the Senior Center in the morning, before they open, and there are a lot of people there already. Mr. Dunnuck stated that they wouldn't start before 9am. Ms. Tuff stated that that is when they open. We may need to think about seating/benches for them to wait before 9am. Mr. Dunnuck stated they would address that with the Senior Center.

Ms. Tuff stated that; having addressed all the issues that the Advisory Board presented to the County. She suggested the Advisory Board make a motion to approve an agreement to allow an 18-month agreement with the Collier Senior Center at Golden Gate to utilize the Joan Jenks Auditorium and the Kitchen, as a staging area for serving food. We will not be able to accommodate any indoor food pantry. The GGCC staff and other County employee will also maintain use of the Kitchen.

Ms. Bettinger asked that if, when the 18 months is up and the project isn't finished, then what? Mr. Dunnuck stated that, if that was the case, they would come to the Advisory Board well before the 18th month to extend the contract. Mr. Hanrahan stated that he and Mr. Delony speak frequently, so they could report back to the Advisory Board on a quarterly basis with the status/milestones of the project. Ms. Tuff asked if the Advisory Board would be able to review the lease agreement before it is finalized and Mr. Dunnuck and Mr. Hanrahan stated that the Advisory Board would "absolutely" be able to review the lease agreement.

Ms. Tuff stated that given all the considerations and the comments and the agreements that have been expressed this evening, Ms. Tuff called for a motion for support of an agreement between Collier County and the Collier Senior Center for the Senior Center to utilize the Golden Gate Community Center's Joan Jenks Auditorium for use of the Collier Senior Center activities during the proposed 18-months during the renovation of their facility. Mr. Brice entered the motion; it was seconded by Ms. Homar-Ramos. All members were in favor. The motion was carried.

Commissioner Saunders stated that he wanted to thank the Advisory Board for their vote of approval. He stated that 40% of the seniors that go to the Senior Center live in Golden Gate City. As well as about the same percentage of people that volunteer at the Senior Center live in Golden Gate City. Ms. Tuff stated that she wanted to extend her appreciation to those County officials in attendance, for coming and hearing the Advisory Board's questions and concerns.

B. Parks & Recreation Regions Re-Alignments

Mr. Coriano stated that he didn't have anything to add for this item from the last reporting.

C. End of Summer Camp 2025

Mr. Coriano stated that he didn't have anything to add for this item from the last reporting.

D. Special Events Planning (Halloween & Winterfest)

Halloween Family Monster Bash – Friday, October 24th

This year we will have a glow party, a (family friendly) costume contest with prizes, vendors with treat tables, etc.

Winterfest – Friday, December 19th (We changed the date to give us a little more time between events for planning & purchasing.)

VIII. Monthly Budget Report

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

FY2025 Budget Amended: \$553,700.00

A. Revenues

- 1. FY2025 Amended: \$954,400.00**
- 2. Actual Monthly Revenues for GGCC: AUGUST: \$15,491.71**
- 3. FY2025 Total Actuals: \$937,561.63**
- 4. Available: \$16,838.37**

At 98.2% Consumption on Revenue for FY2025.

Fall athletic programs kicked off with great registration numbers. Last month we generated \$3,600 for our athletic programs, and \$7,000 in room rentals.

Ms. Tuff asked if they could get a side-by-side comparison with the numbers from last year and the upcoming year, Mr. Coriano stated that he could have that available for the next meeting.

B. Operating Expenses:

- 1. FY2025 Amended: \$749,000.00**
- 2. Actual Monthly Expenses for GGCC: AUGUST: \$15,673.16**
- 3. FY2025 Total Actuals: \$530,117.38**
- 4. Available: \$164,386.44**

At 78.1% Consumption on Expenses for FY2025.

With the help of Ms. Roxberry, we were able to purchase some playground equipment (new swing seats & dividers) and the re-mulching of the playground.

IX. Community Center & Wheels Park Facilities Updates

Mr. Coriano gave updates on the following Community Center & Wheels Park Facilities projects with updates from Ms. Brook Roxberry.

A. Community Center:

1. Restroom Floors (Open Item)

Ms. Roxberry stated that the tile for the floor will remain the same as the Advisory Board previously selected. Ms. Bettinger asked if these selections would be easy to clean. Mr. Delony responded that Facilities Management is doing the installation. All the selections have been selected to be the easiest to clean, because they (Facilities Management) are responsible for getting it clean.

Ms. Bettinger asked if we would get automatic toilets installed, Mr. Coriano stated they would remain manual.

Ms. Tuff called for a motion to approve the Advisory Board's selections for the wet walls (marble design selection) and stall partitions (grey faux wood grain with the 2 week lead time). Mr. Brice entered the motion; it was seconded by Ms. Homar-Ramos. All members were in favor. The motion was carried.

2. Gym Floor (Open Item)

Ms. Roxberry stated that they submitted for the full gym renovation two-weeks ago to the Procurement Department. Mr. Dayne Atkinson, Procurement Strategist, will run this project for us. We are still looking at an 8 – 12-month solicitation process.

3. Marquee Sign (Open Item)

The Purchase Order is approved. Lykins Signtek is working with GMD on the permitting process. They are waiting for the finalized design to go to the Permitting Department, and then Facilities will need to sign off to allow them to begin work. They are looking at the approximate start date of the week of October 20th.

B. Wheels Skate & BMX Park

1. Wheels Room 1 & 2

Mr. Coriano had mentioned that there was mold found in the Judo room (Room1) from when there was a bad leak in the roof. It was treated, along with Room 2 by Fire Services. During a roof inspection they saw on the top side of the roof from the acoustic area; on the concrete slab there is a large crack in the corner. There is still the possibility that when it rains and there is wind, water could get inside this area. They are going to do a leak test to make sure there aren't any leaks coming from the new roof and top area of Amphitheater.

Mr. Coriano did speak with both Ms. Betty with the Zumba class, and Mr. Ruperto with Judo, to ensure rear doors will remain closed during classes. He made it a point, if he finds out they are having class with those doors open; they will be held responsible for any issues in the room.

2. Announcing Tower Tarp Replacement (Open Item)

Ms. Roxberry stated that she didn't have any updates right now. Mr. Michael Levy, Project Manager, Facilities Management, is running that project. It's a FEMA-funded project; they are trying to run multiple parks under that P.O. with a company named Big Sky, and she will be notified once there is an update.

X. New Business:

A. Storage Charge for Room Rentals

Mr. Coriano stated that Ms. Roxberry had brought up the issue of liability for the County previously. He brought it up to Ms. Jeanine McPherson, Management Analyst II, Parks & Recreation, and they had discussed a possible fee structure. That was where it was left off; trying to see what we would charge. Ms. Trimino stated that it is a liability for the County to have on County property equipment or assets for any vendor/organization. If it is stolen, damaged, etc., the County is liable for that. This is being done throughout the County. Mr. Coriano stated that if that was the case, we would have to give New Life Church and The Studio Players notice, and they would have a set amount of time to move it all out. Mr. Hanrahan stated there is a difference between a rental and a lease agreement, where storage might be allowed. At Parks & Recreation storage is the premium that we need. We understand agreements were in place historically, but this is how we are moving forward with this.

Ms. Bettinger asked what was being done to get access to the locked cabinets in Room B, and Mr. Coriano stated that he spoke with one of our locksmiths. They said they could drill out the locks for those who we couldn't find keys for.

B. Winter/Spring 2026 Programs

We are already entering in our programs for Winter/Spring Sessions. Our main Winter/Spring programs will be the Basketball Spring League and our Volleyball Skills Clinics.

XI. Member Comments

+Ms. Tuff stated that she had been talking with Commissioner Saunders earlier. Has there been any movement on raising the threshold amounts for bidding? Ms. Roxberry stated that the changes became official yesterday.

They include:

1. Small Purchases: Increased from \$3,000 to \$10,000.
2. Informal Competition: Increased from \$3,000-\$50,000 to \$10,000-\$250,000 (quotes from \$50,000-\$250,000 are required through Procurement's bidding platform).
3. Formal Competition: Now \$250,000, plus, requiring Board approval.
4. The County Manager's approval authority increased from \$50,000 to \$250,000.

Ms. Bettinger stated that she just wanted to remember that Mr. Brice had been talking about how a lot of people walk around the Center. We had talked about putting distance markers in so that you can know how far you have walked. Where are we at with that/what can we do about that? Mr. Coriano stated that we had stopped moving forward with that because of the construction going on with the pipes being installed in the ground all around the Center. The other issue is that Roads & Grounds were here last week regarding uneven concrete slabs on our walkway. We'll just have to wait until they get to us on their list for that first and once that is completed, then we can finally start measuring.

Ms. Homar-Ramos stated that she wants us to try to our best to accommodate Summer Camp with now the move of the Senior Center. She has been here for 35 years, she would like to continue to be able to bring her grandkids to the Center and she doesn't want this Senior Center business to affect that. Mr. Coriano stated that we will work our magic, but his concern is to not lose our parents. If we lose those parents, when we reopen it will be hard to get the people back.

Mr. Brice stated that he thinks this will help the community. But hopefully, the kids won't be impacted. He passes by the Senior Center when he's walking in the mornings, and he sees the traffic there. He sees the need for them also. There's a little give and take. Hopefully that give and take will continue. Hopefully we can keep the Center programs running and not severely impacted. He knows they will be impacted a little bit, but maybe we can offer other programs.

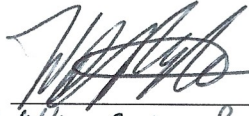
Ms. Tuff asked if there was a way to prioritize residents of the MSTU? Offering residents reduced rates for rentals, etc. Or is it first-come, first served? Mr. Coriano stated that it is, first come, first served. The system we use is set up that way. We are aware of parents in our community that have certain needs, we know who they are. We try to be as proactive as we can to let them know when programs are coming up, and when registrations are opening.

Ms. Richberg stated that she didn't like their push for this. They aren't thinking about the Center's young people, or our programs. They already made up their minds and that didn't sit well with her. She stated that she was disappointed in the meeting because they just wanted what they wanted. It's like the young people aren't important, because they want the Senior Center here. Are they going to care if we fall short on our revenues? She doesn't think that they care. Ms. Tuff stated that it was certainly more convenient for them. She thinks that they did try, and it is only temporary. Ms. Bettinger stated the Senior Center Director has yet to come to an Advisory Board meeting to talk to us. In three months, we specifically invited them, but to no avail. That bothers her a lot. Ms. Tuff stated that she is sure we will meet her soon. It wasn't a good situation. Hopefully they will have a beautiful Senior Center out of it.

XII. Adjournment

With no further topics for discussion, Ms. Tuff called for a motion to adjourn the Meeting. Mr. Brice. entered the motion; Ms. Homar-Ramos seconded the motion, and all agreed. The Meeting was adjourned at 7:35PM.

Golden Gate Community Center Advisory Board



Willie Brice for Kaydee Tuff, Chairman

These minutes approved by the Board on 10/6/25 as presented,
or as amended _____.

Next Meeting, Monday, October 6th, 2025, at 6:00PM
Golden Gate Community Center • 4701 Golden Gate Parkway, Rm. C, Naples, FL 34116