

**MINUTES**  
**KEY COLONY BEACH CITY COMMISSION**  
**WORKSHOP**

**“Golf Course Comprehensive Agreement & Lease Agreement”**

Monday, January 12<sup>th</sup>, 2026 – 9:30 AM

Marble Hall, 600 W. Ocean Drive, Key Colony Beach  
& via Zoom Conferencing

- 1. Call to Order, Pledge of Allegiance, Prayer, & Roll Call:** The Key Colony Beach City Commission Workshop was called to order at 9:30 AM, followed by the Pledge of Allegiance, Prayer, and Rollcall. **Present:** Mayor Freddie Foster, Vice-Mayor Doug Colonell, Commissioner Tom Harding, Commissioner Tom DiFransico, Commissioner Kirk Diehl. **Also present:** City Attorney Jim Hicks, City Administrator John Bartus, Public Works Department Head Mike Guarino, Building Official Tony Loreno, Administrative Assistant Par Darnall, City Clerk Silvia Roussin, Golf Course Operator Daryl Rice.

**Public Attendance: 26**

- 2. Items for Commission Discussion**
- a. Draft Comprehensive Agreement
  - b. Draft Golf Course Lease Agreement
  - c. Attachments for Comprehensive Agreement
  - d. Comments by D. Rice Management

Mayor Foster opened the Workshop with comments on believing that a general consensus had been reached on the Golf Course Lease Agreement and asked for Commissioner comments.

Commissioner DiFransico noted that residents strongly support retaining Daryl Rice as Golf Course Manager and emphasized the Commission’s responsibility to act in the community’s best interest. Commissioner DiFransico referenced the previously agreed-upon framework and highlighted the need to review proposed changes for potential adjustments. Commissioner DiFransico presented a summary outlining outstanding issues and recommended solutions, including lease terms, maintenance responsibilities, utility cost allocations, and operating hours for the proposed lease and comprehensive agreement.

Vice Mayor Colonell offered comments and raised questions about opportunities to improve the golf course. Vice Mayor Colonell noted Dary Rice’s years of experience and emphasized the need for him to coordinate effectively with the City under a clearly defined agreement. Vice-Mayor Colonell also discussed the importance of establishing clear expectations, ensuring knowledge sharing, and planning for a smooth future transition.

Commissioner Harding agreed with Commissioner DiFransico that there is strong resident support for retaining Daryl Rice and expressed support for a 20-month lease extension. Commissioner Harding noted the need to maintain a conservative budget in 2027 to avoid placing an additional financial burden on the City. Commissioner Harding emphasized the importance of consistent communication with Daryl Rice to address issues proactively and endorsed Commissioner DiFransico’s outlined items, offering additional input on the division of landscaping responsibilities between the City and Mr. Rice.

Commissioner Diehl expressed support for an eight-month extension with an option for an additional one-year term. Commissioner Diehl also commented on tree and restroom maintenance, renter responsibilities, pro-rating rent for the current year, and the City's ability to extend the agreement.

Mayor Foster supported an eight-month contract with monthly renewal options. Mayor Foster outlined his vision for the division of responsibilities between the City and Daryl Rice, the City's long-term plans for the golf course, the designation of Commissioner Harding as the primary point of contact, and opportunities for resident involvement in future hiring for course operations.

Commissioner DiFransico emphasized the need for specialized expertise in golf course operations and recommended considering outside professionals, suggesting referral to the Recreation Committee for further review. Mayor Foster reaffirmed his support for an eight-month lease and the transition of golf course management to the City and the Public Works Department.

Vice Mayor Colonell asked Daryl Rice to share his perspective on the discussion, including the potential transition of management, and emphasized the importance of his cooperation in operating the golf course.

Daryl Rice noted the condition of the golf course when he assumed management and stated that he has enjoyed operating it. Daryl Rice explained that his current contract runs through February 9th, proposed a 90-day extension, and indicated his intention to conclude his service on May 31st. Daryl Rice expressed willingness to assist with the transition but expressed that he would no longer participate in negotiations.

Commissioner Harding expressed concerns about additional staffing costs, uncertainty about property tax changes, and potential significant increases in expenses, and recommended waiting until 2027 to make a decision on how to proceed.

Commissioner Diehl reviewed current expenditures and revenues and presented his projections for potential future income. Commissioner Harding disagreed with these calculations and with the assumptions regarding staffing needs.

Commissioner Diehl commented on various operational options for the golf course, including different membership models and the possibility of automated management without a full-time on-site employee.

With no further discussion, Mayor Foster opened the floor for citizen comments.

### **3. Citizen Comments**

Doug Lipke, Monte Christo Condominium, noted that Daryl Rice's response to a proposed 20-month lease extension was positive, despite today's response. Doug Lipke raised questions about the performance bond, legal fees, and utility costs, and commented on Daryl's ability to perform routine landscaping and irrigation maintenance, excluding major repairs. Doug Lipke further commented on the parties' positions and expressed support for a 20-month lease term, and reiterated his support for Daryl Rice's management of the course.

Bill Catto, 601 W. Ocean Drive, expressed concern about the future of the golf course and the treatment of Daryl Rice, and asked that the Commission reconsider its approach.

Jack Marcy, a long-time golf club member, asked what issue the Commission was seeking to address. Mayor Foster explained that Daryl Rice had previously indicated his intention to leave the City within two years and that the Commission has a responsibility to plan accordingly. Mayor Foster also noted that each Commissioner

has their own perspective. Mr. Marcy expressed dissatisfaction with how the meeting had progressed. Commissioner Diehl added comments, including a suggestion to consider the use of technology to support golf course management.

Joe Pasco, Marathon Resident, asked the Commission to clarify its goals for the golf course, emphasizing the public's need to understand the vision for its future.

Richard Pflueger, 240 8th Street, expressed appreciation for Commissioner Harding's comments and urged the Commission to approve the contract. Richard Pflueger stated that if the City intends to assume operations, it should clearly communicate that decision. Richard Pflueger questioned whether appropriate studies had been conducted and asked how the proposed changes would improve the course and benefit the City and its taxpayers.

There were no further citizen comments, and Mayor Foster reiterated the need to plan ahead for Daryl Rice's retirement. Commissioners gave additional comments on Daryl Rice's intent and future operations of the golf course, lease terms, and purpose and process of the workshop. Vice-Mayor Colonell commented on the clubhouse concept and the importance of the City defining its long-term goals, and a smooth transition process.

**4. Adjournment:** The meeting adjourned at 10:23 AM.

Respectfully submitted,

*Silvia Roussin*

City Clerk

**ADOPTED: February 19, 2026**

***Silvia Roussin***

***City Clerk***