



**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2012	2013	2014	2015	2016
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	<\$13,611 >	<\$1,237 >	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<u>&lt;\$13,611 &gt;</u>	<u>&lt;\$1,237 &gt;</u>	<u>\$-0-</u>	<u>\$-0-</u>	<u>\$-0-</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____
Is Item Included in Current Budget:	Yes	<u>X</u>	No	_____	_____
Budget Account No:	Fund <u>0001</u>	Dept <u>580</u>	Unit <u>5250</u>	Object <u>4726</u>	
	Program _____				

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

Current guaranteed annual rent of \$14,277.12 (\$1,189.76/month) will increase 4% to \$14,848.20 (\$1,237.35/month) for the 11/1/2011 – 10/31/2012 renewal option period.

**C. Departmental Fiscal Review:** \_\_\_\_\_

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Development Comments:**

<p>OFMB</p> <p><i>[Signature]</i> 10/4/11</p> <p>SW 10/3/11          CH 10/3/11          CC 10/3/11          10/3/11</p>	<p><i>[Signature]</i> 10/11/11</p> <p>Contract Development and Control          10-7-11 D. Wheeler</p>
--	--

**B. Legal Sufficiency:**

*[Signature]* 10/12/11  
 Assistant County Attorney

**C. Other Department Review:**

\_\_\_\_\_  
 Department Director

**This summary is not to be used as a basis for payment.**

40

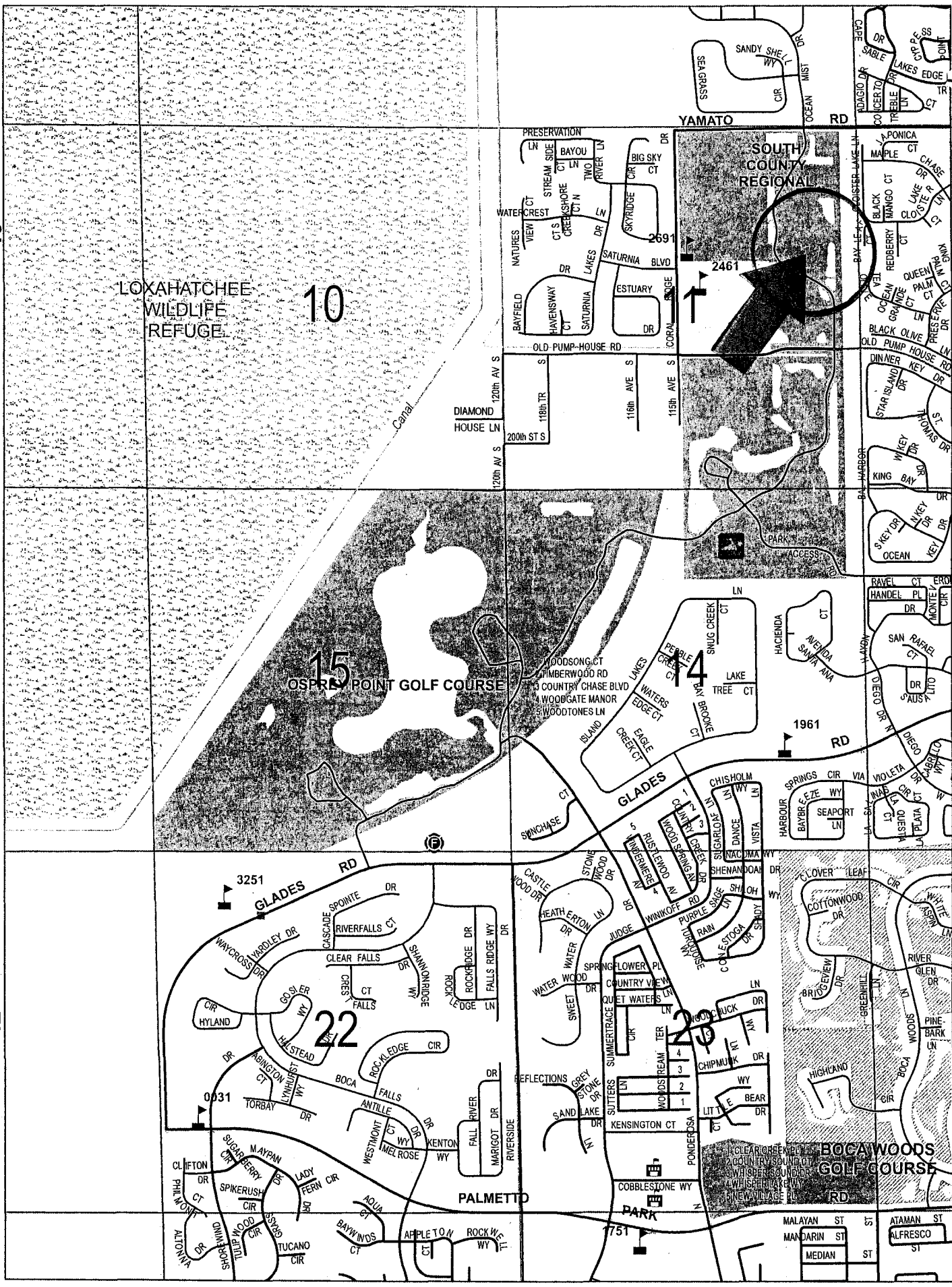
41

42

T47

7

T47



# LOCATION MAP



**FROM:** Peter Davis  
President, Tennis Insights, Inc.  
11341 Woodchuck Lane  
Boca Raton, FL 33428

**TO:** Cliff Battles  
Projects Coordinator  
Palm Beach County Parks and Recreation  
2700 6th Ave South  
Lake Worth, FL 33461

**DATE:** June 3, 2011

**RE:** Contract Status (R2008-1867)

Dear Cliff,

This letter is to inform you that Tennis Insights wishes to exercise its one-year renewal option effective October 31, 2011. All of my contact and other information remains current. Thank you.

A handwritten signature in black ink, appearing to be "Peter Davis", with a long horizontal flourish extending to the right.

## BUDGET AVAILABILITY STATEMENT

REQUEST DATE: 8/30/2011

REQUESTED BY: Steven K. Schlamp  
Property Spec./PREM

PHONE: 233-0239  
FAX: 233-0210

PROJECT TITLE: South County Regional Park Concession Option 1 of 3

PROJECT NO.: 2011-5.014

Fiscal Years	2012	2013	2014	2015	2016
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	<\$13,610.85>	<\$1,237.35>	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<u>&lt;\$13,610.85&gt;</u>	<u>&lt;\$1,237.35&gt;</u>	<u>\$-0-</u>	<u>\$-0-</u>	<u>\$-0-</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

*\*\* By signing this BAS your department agrees to these staff costs and your account will be charged upon receipt of this BAS by FD&O. Unless there is a change in the scope of work, no additional staff charges will be billed.*

**BUDGET ACCOUNT NUMBER**

FUND: 0001                      DEPT: 580                      UNIT: 5250                      OBJ: 4726  
SUB OBJ:

IS ITEM INCLUDED IN CURRENT BUDGET: YES X NO \_\_\_\_\_

**IDENTIFY FUNDING SOURCE FOR EACH ACCOUNT: (check all that apply)**

- Ad Valorem (source/type: \_\_\_\_\_ )
- Non-Ad Valorem (source/type: \_\_\_\_\_ )
- Grant (source/type: \_\_\_\_\_ )
- Park Improvement Fund (source/type: \_\_\_\_\_ )
- General Fund                       Operating Budget                       Federal/Davis Bacon
- \_\_\_\_\_                       \_\_\_\_\_                       \_\_\_\_\_

SUBJECT TO IG FEE?       YES                       NO

Department: Parks & Recreation Department

BAS APPROVED BY:                       DATE: 8/31/11

ENCUMBRANCE NUMBER:

Below is information on the justification for the figures listed on the attached BAS for the first (of 3) one year renewal options for the period of 11/1/2011 – 10/31/2012 for the Concessionaire Service Agreement with Tennis Insights, Inc., for the South County Regional Tennis and Racquetball Center at South County Regional Park west of Boca Raton.

**A. Five Year Summary of Fiscal Impact:**

<b>Fiscal Years</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
<b>Capital Expenditures</b>	_____	_____	_____	_____	_____
<b>Operating Costs</b>	_____	_____	_____	_____	_____
<b>External Revenues</b>	<u>&lt;\$13,610.85&gt;</u>	<u>&lt;\$1,237.35&gt;</u>	_____	_____	_____
<b>Program Income (County)</b>	_____	_____	_____	_____	_____
<b>In-Kind Match (County)</b>	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<u>&lt;\$13,610.85&gt;</u>	<u>&lt;\$1,237.35&gt;</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>	_____	_____	_____	_____	_____

**For FY12:**

- The one year renewal option extends the term of the Agreement from 11/1/2011 – 10/31/2012.
- For FY12, the period included is 11/1/2011 – 9/30/12, or 11 months.
- The current annual rent is \$14,277.12, and for this term extension the rent will increase by 4%.
- The new annual rent for this term extension will be \$14,848.20, or \$1,237.35 per month.
- \$1,237.35 per month x 11 months = \$13,610.85.

**FY12 TOTAL = \$13,610.85**

**For FY13:**

- For FY13, only one month (October 2012) is included.
- \$1,237.35 per month x 1 month = \$1,237.35.

**FY13 TOTAL = \$1,237.35**

**For FY14 & FY15 & FY16:**

- n/a

**FY14 & FY15 & FY16 TOTALS = \$-0-**



TENNINS OP ID: DA

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
06/07/11

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Gallo Insurance Agency, Inc. 4360 Northlake Blvd Ste 214 Palm Beach Gardens, FL 33410	561-694-6666	CONTACT NAME:	
	561-694-6986	PHONE (A/C No, Ext):	FAX (A/C, No):
		E-MAIL ADDRESS:	
INSURER(S) AFFORDING COVERAGE			NAIC #
INSURER A : Auto-Owners Insurance Company			18988
INSURER B : Technology Insurance Company			
INSURER C :			
INSURER D :			
INSURER E :			
INSURER F :			

INSURED  
Tennis Insights, Inc.  
Peter Davis  
11200 Park Access Road  
Boca Raton, FL 33498

**COVERAGES**                      **CERTIFICATE NUMBER:**                      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.


NSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			72539265	11/21/10	11/21/11	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 1,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$						OCCUR CLAIMS-MADE EACH OCCURRENCE \$ AGGREGATE \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	TWC3262507	01/18/11	01/18/12	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)  
 Waiver of Subrogation is endorsed on the general liability policy.

Palm Beach County, a political subdivision of the State of Florida, its servants, agents and employees, is named as additional insured under the terms, conditions, and endorsements of the policy shown above.

<b>CERTIFICATE HOLDER</b>	<b>CANCELLATION</b>
PBCPARK	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
PBC Board of Cnty Commisioners c/o Parks & Recreation Dept Rec Srvcs, John Prince Park 2700 Sixth Avenue South Lake Worth, FL 33461	AUTHORIZED REPRESENTATIVE <i>Cheryl Vandeventer</i>

**FLORIDA DEPARTMENT OF STATE**  
**DIVISION OF CORPORATIONS**



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## Detail by Entity Name

### Florida Profit Corporation

TENNIS INSIGHTS, INC.

### Filing Information

<b>Document Number</b>	V41734
<b>FEI/EIN Number</b>	650341502
<b>Date Filed</b>	06/03/1992
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDED AND RESTATED ARTICLES
<b>Event Date Filed</b>	09/08/2000
<b>Event Effective Date</b>	NONE

### Principal Address

6723 VIA REGINA  
BOCA RATON FL 33433 US  
Changed 07/14/2011

### Mailing Address

6723 VIA REGINA  
BOCA RATON FL 33433 US  
Changed 07/14/2011

### Registered Agent Name & Address

DAVIS, PETER  
6723 VIA REGINA  
BOCA RATON FL 33433 US  
Name Changed: 04/21/2006  
Address Changed: 07/14/2011

### Officer/Director Detail

**Name & Address**

Title PD

DAVIS, PETER  
6723 VIA REGINA  
BOCA RATON FL 33433

### Annual Reports

<b>Report Year Filed Date</b>	
2011	04/27/2011



2011 04/30/2011  
2011 07/14/2011

**Document Images**

<a href="#">07/14/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/27/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">09/08/2000 -- Amended and Restated Articles</a>	<a href="#">View image in PDF format</a>
<a href="#">06/06/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/19/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/30/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/12/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

**Note: This is not official record. See documents if question or conflict.**

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State of Florida, Department of State

**2011 FOR PROFIT CORPORATION AMENDED ANNUAL REPORT**

DOCUMENT# V41734

Entity Name: TENNIS INSIGHTS, INC.

**FILED  
Jul 14, 2011  
Secretary of State**

**Current Principal Place of Business:**

11200 PARK ACCESS RD  
BOCA RATON, FL 33498 US

**New Principal Place of Business:**

6723 VIA REGINA  
BOCA RATON, FL 33433 US

**Current Mailing Address:**

11200 PARK ACCESS RD  
BOCA RATON, FL 33498 US

**New Mailing Address:**

6723 VIA REGINA  
BOCA RATON, FL 33433 US

FEI Number: 65-0341502

FEI Number Applied For ( )

FEI Number Not Applicable ( )

Certificate of Status Desired ( )

**Name and Address of Current Registered Agent:**

DAVIS, PETER  
11200 PARK ACCESS RD.  
BOCA RATON, FL 33498 US

**Name and Address of New Registered Agent:**

DAVIS, PETER  
6723 VIA REGINA  
BOCA RATON, FL 33433 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

07/14/2011

Date

**OFFICERS AND DIRECTORS:**

Title: PD  
Name: DAVIS, PETER  
Address: 6723 VIA REGINA  
City-St-Zip: BOCA RATON, FL 33433

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

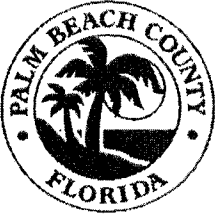
SIGNATURE: PETER DAVIS

Electronic Signature of Signing Officer or Director

PD

07/14/2011

Date



**FAXED TO 561-477-6455 (2 pages) & VIA REGULAR MAIL**

June 23, 2011

Peter Davis, President  
Tennis Insights, Inc.  
11341 Woodchuck Lane  
Boca Raton, FL 33428

**RE: Inspector General Notification for Term Extension of  
Concessionaire Service Agreement at South County  
Regional Park's Tennis and Racquetball Center**

Dear Mr. Davis:

The County's Parks and Recreation Department has forwarded to this office your request to exercise the first (of three) one-year renewal option extensions for your Concessionaire Service Agreement for operation of the tennis and racquetball center at South County Regional Park. As you're aware, this renewal option would extend the term of your Agreement from November 1, 2011, to October 31, 2012.

Prior to presenting your extension request to the Board of County Commissioners for its consideration, be advised that pursuant to Ordinance No. 2009-049, Palm Beach County has established the Office of the Inspector General, which is authorized and empowered to review past, present and proposed County contracts, transactions, accounts and records. All parties doing business with the County shall fully cooperate with the Inspector General. The Inspector General has the power to subpoena witnesses, administer oaths, require the production of records, and to audit, investigate, monitor, and inspect the activities of Tennis Insights, its officers, agents, employees, and lobbyists in order to ensure compliance with the terms of the Concessionaire Service Agreement and to detect waste, corruption and fraud.

Your extension request has been tentatively scheduled for the Tuesday, September 13, 2011, Board of County Commissioners' agenda; however, in light of the above rights of the Office of the Inspector General, should you have any objections or questions, please submit same to me in writing **no later than Friday, July 22, 2011, at 4:00pm.** If no objection is received we will process your extension request as noted above.

Facilities Development &  
Operations Department  
Property & Real Estate  
Management Division  
2633 Vista Parkway  
West Palm Beach, FL 33411-5605  
(561) 233-0217  
FAX: (561) 233-0210  
www.pbcgov.com/fdo



**Palm Beach County  
Board of County  
Commissioners**

Karen T. Marcus, Chair  
Shelley Vana, Vice Chair  
Faulette Burdick  
Steven L. Abrams  
Burt Aaronson  
Jess R. Santamaria  
Priscilla A. Taylor

**County Administrator**  
Robert Weisman

*"An Equal Opportunity  
Affirmative Action Employer"*



P. Davis, Tennis Insights, Inc. – I.G. Notification  
June 23, 2011  
page two – via fax & regular mail /

Please complete the below area appropriately and then return this letter to me (via fax at 561-233-0210 or via scan/e-mail at [sschlamp@pbcgov.org](mailto:sschlamp@pbcgov.org)). Should you have any questions, please do not hesitate to contact me at (561) 233-0239. Thank you.

Sincerely,

Steven K. Schlamp  
Property Specialist

/sks

cc: Ross C. Hering, Director – PREM  
Cliff Battles, Recreation Program Coord. – Parks & Recreation Dept. (via e-mail)

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Peter Davis, President of Tennis Insights, Inc., acknowledges receipt of this letter advising of the creation of the Office of the Inspector General and Ordinance No. 2009-049. Further, Peter Davis, President of Tennis Insights, Inc.,: *(check one of the following boxes)*

- Will not submit an objection to Ordinance 2009-049.
- Will submit an objection to Ordinance 2009-049 by Friday, July 22, 2011, at 4:00pm.

Peter Davis  
Print Name

  
Signature

6/27/11  
Date