



**Florida Commission on Ethics**  
 P.O. Drawer 15709, Tallahassee, Florida 32317-5709  
 "A Public Office is a Public Trust"

FLORIDA  
 COMMISSION ON ETHICS

JUN 23 2025

RECEIVED  
 ORIGINAL

**COMPLAINT**  
**25-152**

**1. PERSON BRINGING COMPLAINT:**

Name: Midori Imhoof Telephone: 407-731-0247  
 Address: 261 Ocean Palm Dr.  
 City: Flagler Beach County: Flagler State: FL ZIP: 32136

**2. PERSON AGAINST WHOM COMPLAINT IS BROUGHT:**

Use a separate complaint form for each person against whom you are filing a complaint.

Name: Mr. Dale L. Martin Telephone: 386-577-2000 x222  
(M) (904) 557-5047  
 Address: The City of Flagler Beach; 105 S. 2nd St.  
 City: Flagler Beach County: Flagler State: FL ZIP: 32136  
 Title of office or position held or sought: City Manager

**3. STATEMENT OF FACTS:**

Please provide a full explanation of your complaint, describing the facts and the actions of the person named above and why you believe he or she violated the law, and include a statement of how you became aware of these facts. Include relevant dates and the names and addresses of people whom you believe may be witnesses. Please do not submit more than 15 pages, including this form. Please do not submit video or audio tapes, CD, DVDs, flash drives, or other electronic media; such material will not be considered part of the complaint and will be returned.

**4. OATH:**

I, the person bringing this complaint, do swear or affirm that the facts set forth in the foregoing complaint and attachments thereto are true and correct to the best of my knowledge and belief.

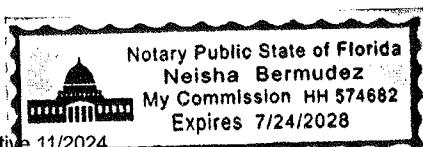
STATE OF Florida  
 COUNTY OF Flagler

Sworn to (or affirmed) and subscribed before me by  
 means of  physical presence or  online notarization,  
 this 16 day of June, 20 25,  
 by Midori Imhoof  
 (name of person making statement)

[Signature]  
 SIGNATURE OF COMPLAINANT

Neisha Bermudez  
 (Signature of Notary Public)

Neisha Bermudez  
 (Print, Type, or Stamp Commissioned Name of Notary Public)



Personally Known \_\_\_\_\_ OR Produced Identification   
 Type of Identification Produced: Drivers license

**TO:**

Florida Commission on Ethics  
3600 Maclay Blvd. South, Suite 201  
Tallahassee, FL 32312

6/14/2025

**3. Statement of Facts:**

**Subject: Complaint Regarding Unethical Conduct of the City Manager, Mr. Dale Martin on the City of Flagler Beach golf course sale.**

Dear Members of the Florida Commission on Ethics,

I am writing to formally submit a complaint regarding the unethical conduct and neglect the citizens to inform by Mr. Dale Martin in relation to Mr. Jeff Ryan, the leaseholder of the public golf course of Flagler Beach. As a concerned citizen, I believe it is important to bring this matter to your attention.

The city used to lease the course to the operator, Ocean Palms Golf Club LLC. Unfortunately, the operator didn't maintain playable standards, and he didn't provide proper financial accounting to the city. Due to these reasons, on January 25, 2024, the lease was terminated, then, KTS Holdings LLC and co-signer, Leisure Holdings LLC was chosen to take over the lease despite the other two parties also expressing the interest, but denied.

I became aware of the facts late August in 2024 and reached out the one of the commissioners and Mr. Martin via email questioning of the status of the golf course. I am including the information how Mr. Martin, the city manager, has started to plan to sell the golf course without publicly notifying the residents and citizens of Flagler Beach from the public documentation.

**Note:** Following statements (\* marks) are the public documentation from the city of Flagler Beach.

**\*On October 23, 2023**, Mr. Drew Smith, the city attorney, asked Mr. Martin to have a lunch meeting with a person, Mr. Jeff Ryan from Leisure Holdings LLC discussing the golf course.

**This demonstrates the communication outside of public view clearly.**

**\*On November 7, 2023**, Jeff Ryan sent an email thanking Mr. Martin to meet him. **There is no public record for the meeting contents.**

**\*On January 25, 2024**, Jeff Ryan had started to manage the golf course based on the lease contract.

**\*On May 22, 2024**, one of the concerned citizens submitted a complaint email regarding the golf course being not maintained properly to Ms. Harlan, city's financial director.

**\*On June 13, 2024**, Ms. Harlan responded back to the citizen stating that she notified Mr. Martin about the concerns with the golf course and promised to keep the concerned citizen informed.

**\*On August 19, 2024, Ms. Harlan was asked by Mr. Martin, the city manager, to communicate with the city attorney regarding the formal process the city needs to have in order to remain compliant: regarding events that took place on the weekends, misuse of golf carts, lack of routine checks, maintenance schedule, vegetation pickup, etc. That has stopped for several months.**

**\*On August 21, 2024,** Mr. Drew Smith, the city attorney, responded to **Ms. Harlan stated the tenant, Jeff Ryan, is not keeping in compliance with the lease.**

**Quote:** “It sounds like it is not really about us keeping in compliance but rather the tenant keeping in compliance with the lease. To the extent that there are maintenance or use issues out there, the City should follow up with the tenant on those because otherwise the Commission will start hearing from the neighbors of the course (**they probably already have if it doesn't look like the new tenants are doing a better job than the old tenants in keeping it up - that was the reason we evicted the old tenant.**) I recognize they are working on a new model for the course and I know the City is giving some grace while they do that. From my perspective, based on the things that have been voiced from neighbors at Commission meetings in the past mostly, the following would be a list things that if there is problem we should probably be addressing pretty quick: overgrown grass or other vegetation (that would definitely upset the neighbors); poorly functioning or non-functioning irrigation (the City should be ensuring the tenant is not allowing economic waste, if the grass-particularly the greens-dies that is a problem; if the course is non-playable that will get some of neighbors out, the ponds on the course are part of the City's stormwater system, so if those are not being properly maintained, that too is probably something the City should be communicating with the tenant about.

It might be helpful to go back to having someone visit the course and interact with the tenant on an occasional basis again.

Happy to discuss further.

Drew

*The city attorney's email shows that Mr. Martin is not conducting his responsibility to oversee the course for the taxpayers. Instead, he was waiting for Jeff Ryan's plan for possible sale of the golf course.*

**On September 5, 2024,** I, Midori Imhoof, sent an email to Mr. Martin and Ms. Mealy (a commissioner at that time) questioning about the golf course status. Received the response from Ms. Mealy that she will provide me more information after the weekend. Mr. Martin also responded how to locate the detailed information about the conceptual renovation planning. The conceptual plan includes 30,000 sq ft of the building for events and a restaurant for private purposes.

**On September 6, 2024,** Midori Imhoof requested Ms. Mealy to meet in person. Ms. Mealy suggested to meet at the city library for more explanation.

**\*On September 17, 2024,** Dale Martin received an email from Jeff Ryan mentioning the purchase of the golf course. **It wasn't informed to the taxpayers publicly.**

**On September 29, 2024,** I sent an email to Dale Martin based on the size of the clubhouse and the conceptual golf course plan. **No acknowledgement email from Dale Martin.**

**\*On December 17, 2024,** Dale Martin received an email from **Jeff Ryan informing Dale about the ERP Permit and moving forward toward the purchase.**

**Prior to February 12, 2025,** Mark Imhoof contacted Ms. Jean Mealy over the phone regarding the sale of the golf course. Her response was that the golf course was sold to Jeff Ryan.

**On February 12, 2025,** I sent an email to Ms. Patti King, the city mayor, regarding the sale of the golf course that the citizens weren't informed about.

On the same day, she responded that she was not aware of any issues with the golf course.

**On February 21, 2025,** I sent another email to Ms. King. She stated that she was not aware of the information on the sale of the golf course. However, I asked again that the commissioner, Jane Mealy, said the golf course was sold. Therefore, Ms. King responded back to my email stating that she will reach out to the city manager, Dale Martin, to get the answer.

**\*On February 24, 2025, Ms. King responded back with the answer.**

**Quote: Good day, I have been assured by our city manager that this is most definitely not the case. The city is still the owner of the golf course, with no current plans to sell.**

**\*On March 13, 2025,** Dale Martin sent out the email to the elected officials including Jeff Ryan and the city attorney regarding the appraisals for the golf course with the attachment.

**This attests favoritism.**

**\*On April 4, 2025,** Dale Martin received an email from Jeff Ryan asking for Drew, the city attorney, to initiate a letter of intent of purchase.

**\*On April 8, 2025,** Dale Martin sent an email to Drew Smith.

**Quote: Golf-Course - with two of the three appraisals received, could you begin to craft the framework of a sales resolution. We can then be prepared to assign the price for the leaseholder after appropriate negotiations.**

**\*On April 8, 2025,** Dale Martin informed Jeff Ryan regarding the request to develop a framework document for the possible sale of the golf course by the city attorney. He also stated that the city will begin formal consideration of the sale within the next-sixty days.

**\*On May 1, 2025, The concerned citizens conducted the citizen petition.**

The petition was delivered to the city office by Rich Phelan. That was filed per the current lease agreement and submitted to Dale Martin including the city officials.

Neither Mr. Martin nor the rest of the city officials never acknowledged the citizens' petition. Also the concerned citizens requested to keep citizens informed.

**Unfortunately, no acknowledgement emails from the city officials.**

**On May 8, 2025,** The golf course was on the agenda for the Commissioner's Meeting on this day. The Chairman assured us that a Workshop for the golf course will be conducted later.

**Note: as of today, June 15, 2025, no word for a workshop from the city.**

**\*On May 20, 2025,** The concerned citizens sent an email to Mayor King as follow-up to the meeting on May 8, 2025 regarding the golf course.

**The impact of this behavior has been significant and is affecting the citizen's and our neighbors' lives. Mr. Martin's hasty decision selling the shy of 40 acres of land secretly to a developer caused a lot of confusion between the lessee and this community. What we hear from the city side's expressions during the commissioner meetings and one commissioner's comment on the FlaglerLive news, the former commissioner, Ms. Mealy's comments, the developer, Landmark Groups/Compass' commercial video on the YouTube on January 25, 2024 are mismatching.**

**I have attached public documents to support my claims.**

**I respectfully request that the Commission investigate this matter and take appropriate action to address the unethical behavior exhibited by Mr. Dale Martin, the city manager of Flagler Beach. Thank you for your attention to this important issue. I can be reached at [rachmpc2@gmail.com](mailto:rachmpc2@gmail.com) for any further information or clarification.**

Sincerely,

  
Midori Imhoof

---

**RE: Ocean Palm**

---

**From** Dale Martin <dmartin@cityofflaglerbeach.com>

**Date** Mon 10/23/2023 3:22 PM

**To** Drew Smith <dsmith@shepardfirm.com>

**Cc** Kate Settle <KSettle@cityofflaglerbeach.com>

Good afternoon, Drew:

I have a 1:00 meeting with one of the interested stormwater consulting engineers, but am available earlier (after 11:00).

What is Mr. Ryan's interest in the City Golf Course?

**Mr. Dale L. Martin**

City Manager

City of Flagler Beach

PO Box 70

Flagler Beach, FL 32136

(386) 517-2000 ext. 222

[dmartin@cityofflaglerbeach.com](mailto:dmartin@cityofflaglerbeach.com)



Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. The City of Flagler Beach's policy does not differentiate between personal and business emails. This means email messages, including your e-mail address and any attachments and information we receive online might be disclosed to any person or media making a public records request. E-mail sent on the City system will be considered public and will only be withheld from disclosure if deemed confidential or exempt pursuant to State Law. If you are an individual whose identifying information is exempt under 119.071, Florida Statutes, please so indicate in your email or other communication. If you have any questions about the Florida public records law refer to Chapter 119 Florida Statutes.

Website: [[www.cityofflaglerbeach.com](http://www.cityofflaglerbeach.com)][www.cityofflaglerbeach.com](http://www.cityofflaglerbeach.com)

**From:** Drew Smith

**Sent:** Monday, October 23, 2023 3:11 PM

**To:** Dale Martin

**Cc:** Kathleen Settle

**Subject:** FW: Ocean Palm

Dale:

Are you available for lunch with Mr. Ryan on Monday, November 6? If so, I can drive over there and we can meet with Mr. Ryan together. No problem if not.

Thanks.

Drew

**D. ANDREW SMITH, III | ATTORNEY AT LAW**

**BOARD CERTIFIED - CITY, COUNTY & LOCAL GOVERNMENT LAW**

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**From:** Jeff Ryan <[jjryan@cureputters.com](mailto:jjryan@cureputters.com)>  
**Sent:** Monday, October 23, 2023 3:07 PM  
**To:** Drew Smith <[dsmith@shepardfirm.com](mailto:dsmith@shepardfirm.com)>  
**Cc:** [dmartin@cityofflaglerbeach.com](mailto:dmartin@cityofflaglerbeach.com); [tj@meadowsceneter.com](mailto:tj@meadowsceneter.com)  
**Subject:** Re: Ocean Palm

Hey Drew,  
 The 6th works here.....  
 Let us know a time and place that works for you and we will be there.  
 I'm sure your clients in Polk county are lovely but Flagler is a much better venue for the day...  
 Kindest Regards,

Jeff Ryan, PGA  
 CO-FOUNDER  
 Cure Putters  
 The Industry Leader in High MOI Putters!  
[jjryan@cureputters.com](mailto:jjryan@cureputters.com)  
[www.cureputters.com](http://www.cureputters.com)

On Mon, Oct 23, 2023 at 12:01 PM Drew Smith <[dsmith@shepardfirm.com](mailto:dsmith@shepardfirm.com)> wrote:

Jeff:

I'm in Polk County all day for a meeting on the 3<sup>rd</sup> but I have nothing on my calendar for the 6<sup>th</sup>.  
 Thanks.

Drew

**D. ANDREW SMITH, III | ATTORNEY AT LAW**  
 BOARD CERTIFIED - CITY, COUNTY & LOCAL GOVERNMENT LAW

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6

**From:** Hollie Harlan  
**To:** Melissa  
**Subject:** RE: S Central/Ocean Palm Dr corner Overgrown and Trash on Clubhouse Dr  
**Date:** Thursday, June 13, 2024 4:19:00 PM

---

Hi Melissa, I did let Dale (our city manager) know about your concerns with the golf course owners on the weekends and lack of watering—he is meeting with them at the end of the month to discuss requested renovations and some updates to the lease.

The public works directly also notified the city manager about the grass issue.

Any updates I receive from this, I will keep you informed.

Regarding the cement issue that keeps getting damaged, the city manager is working with public works on a cohesive plan to determine what streets and sidewalks get repaired when. There are other areas of concern throughout the city as well— so hes working to determine on prioritization of repairs. So this too, is on his radar.

**From:** Melissa <melissabeachlife1994@gmail.com>  
**Sent:** Wednesday, May 22, 2024 1:38 PM  
**To:** Hollie Harlan <HHarlan@cityofflaglerbeach.com>  
**Subject:** S Central/Ocean Palm Dr corner Overgrown and Trash on Clubhouse Dr

Please find attached photos of the corner overgrown, this makes a hazard trying to turn out of the end of the street. I did see the maintenance crew at the water tower a few weeks ago, but they were just hanging out smoking...maybe it was breaktime! Regardless they did not take the time to drive around the block and clean/maintain City property.

The second issue is on Clubhouse Drive, there has been debris all over the side of the road for over a year now and the opposite side of the road is all washed out and unsafe.

It's very upsetting that this end of town is not maintained and basically forgotten about. I follow the weekly messages about what all the departments have done for that week and all I ever read is about the CRA district being maintained. I can tell you from my experience those areas are not maintained either, the sidewalks are overgrown, trees are overgrown in front of stop signs, holes along sidewalks, etc. I do not want to be the person that complains, but if my neighborhood is not maintained on the south side of town and the CRA is not maintained, where are these employees and what are they doing? Why is no one held accountable?

As always I appreciate all your effort, I know it's not an easy job.

**From:** Hollie Harlan <[HHarlan@cityofflaglerbeach.com](mailto:HHarlan@cityofflaglerbeach.com)>  
**Sent:** Monday, August 19, 2024 12:12 PM  
**To:** Drew Smith <[dsmith@shepardfirm.com](mailto:dsmith@shepardfirm.com)>  
**Subject:** Golf Course

---

Hi Drew, sorry for all the questions being thrown at you, this one isn't a huge rush.

Regarding the city owned golf course. I have had a resident reach out to me more than once regarding events that are taking place over there on the weekends and at times, nights, misuse of golf carts, etc. We used to have someone going down there on a routine basis to ensure the liquor license is posted, the ponds are on a current maintenance schedule, vegetation pickup, etc. That has stopped for several months now.

Dale wanted me to ask what formal process we need to have in order to remain compliant regarding these issues.

Hollie Harlan  
Finance Director  
C: 386-627-4557  
P: 386-517-2000 ext229

<image004.png>



Outlook

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**Ocean Palm Asset purchase agreement**

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**From** Jeff Ryan <jryan@cureputters.com>

**Date** Tue 12/17/2024 1:35 PM

**To** Dale Martin <dmartin@cityofflaglerbeach.com>; Drew Smith <dsmith@shepardfirm.com>; T Seoni <tkpropilc@gmail.com>

Hi Guys,

I wanted to touch base on the asset purchase.. The ERP Permit is going to be coming in soon, and would like to know what we need to have happen for a hard purchase number, and agreement to be in place. We are ready to move forward with our financing, but will need this underway.. Hope you guys have a great Holidiay!

Best,

Jeff Ryan, PGA  
CO-FOUNDER  
Cure Putters  
**The Industry Leader in High MOI Putters!**  
305.393.3420  
[jryan@cureputters.com](mailto:jryan@cureputters.com)  
[www.cureputters.com](http://www.cureputters.com)

---

**From:** Hollie Harlan <HHarlan@cityofflaglerbeach.com>

**Sent:** Wednesday, August 21, 2024 10:31 AM

**To:** Dale Martin <dmartin@cityofflaglerbeach.com>

**Subject:** FW: Golf Course - Drew's Comments

FYI: Drew's recommendation is to dedicate someone to routinely review the golf course to ensure vegetation is addressed, the irrigation should be on, and the pond's are being maintained.

**From:** Drew Smith <[dsmith@shepardfirm.com](mailto:dsmith@shepardfirm.com)>  
**Sent:** Wednesday, August 21, 2024 10:19 AM  
**To:** Hollie Harlan <[HHarlan@cityofflaglerbeach.com](mailto:HHarlan@cityofflaglerbeach.com)>  
**Subject:** RE: Golf Course

It sounds like it is not really about us keeping in compliance but rather the tenant keeping in compliance with the lease. To the extent that there are maintenance or use issues out there, the City should follow up with the tenant on those because otherwise the Commission will start hearing from the neighbors of the course (they probably already have if it doesn't look like the new tenants are doing a better job than the old tenants in keeping it up—that was the reason we evicted the old tenant). I recognize they are working on a new model for the course and I know the City is giving some grace while they do that. From my perspective, based on the things that have been voiced from neighbors at Commission meetings in the past mostly, the following would be a list of things that if there is problem we should probably be addressing pretty quick: overgrown grass or other vegetation (that would definitely upset the neighbors); poorly functioning or non-functioning irrigation (the City should be ensuring the tenant is not allowing economic waste, if the grass-particularly the greens-dies that is a problem; if the course is non-playable that will get some of the neighbors out, the ponds on the course are part of the City's stormwater system, so if those are not being properly maintained, that too is probably something the City should be communicating with the tenant about.

It might be helpful to go back to having someone visit the course and interact with the tenant on an occasional basis again.

Happy to discuss further.

Thanks.

Drew

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**Re: External - Ocean Palm Asset purchase agreement**

From Jeff Ryan <jryan@cureputters.com>

Date Fri 12/20/2024 10:06 AM

To Dale Martin <dmartin@cityofflaglerbeach.com>

Cc Drew Smith <dsmith@shepardfirm.com>; T Seoni <tkprop11c@gmail.com>

Hi Dale,

That's great news, thank you for the update. In your experience do you have an idea of the time for the solicitation, and appraisal to happen? Obviously over the holidays nothing will be moving, but once everyone is back to it?....

As an aside, to keep everyone in the loop, the lease extension may not be necessary as one of the private equity groups will more than likely be involved. If this occurs it will not be necessary for the bank. I will know more definitively after the holidays. I also dropped by and took care of the property taxes last week if you didn't receive word.

Have a Merry Christmas,

Jeff Ryan, PGA

CO-FOUNDER

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305.393.3420

[jryan@cureputters.com](mailto:jryan@cureputters.com)

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On Fri, Dec 20, 2024 at 8:33 AM Dale Martin <[dmartin@cityofflaglerbeach.com](mailto:dmartin@cityofflaglerbeach.com)> wrote:

Good morning, Mr. Ryan:

I am soliciting a proposal to obtain an appraisal for the two properties associated with the Golf Course. I believe that will be the initial step to start these discussions.

**Mr. Dale L. Martin**

City Manager

## Outlook

---

**FW: External - Ocean Palm Golf Course, Flagler Beach, FL**


---

**From** Dale Martin <dmartin@cityofflaglerbeach.com>

**Date** Thu 3/13/2025 8:16 AM

**To** Elected Officials <ElectedOfficials@cityofflaglerbeach.com>; JOHN CUNNINGHAM (*New Commissioner*) <johncunningham22@gmail.com>

**Cc** Drew Smith <dsmith@shepardfirm.com>; jryan@cureputters.com <jryan@cureputters.com>

 1 attachment (5 MB)

Flagler Beach Municipal Golf Course.pdf;

Good morning:

Please see the attached SECOND (of THREE; final yet to be received) appraisals for the City Golf Course.

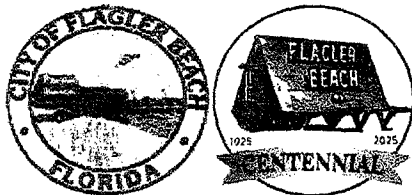
**Mr. Dale L. Martin**

City Manager

105 S. 2<sup>nd</sup> Street

Flagler Beach, FL 32136

O: (386) 517-2000 x222 M: (904) 557-5047



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Website: [www.cityofflaglerbeach.com](http://www.cityofflaglerbeach.com)

**From:** Daytona <daytona@heffingtonandassociates.com>

**Sent:** Wednesday, March 12, 2025 2:56 PM

**To:** Dale Martin <dmartin@cityofflaglerbeach.com>

**Subject:** External - Ocean Palm Golf Course, Flagler Beach, FL

Caution: This email originated from outside the organization. Do not click or open attachments unless you recognize the sender and know the content is safe.

**Re: External - Re: External - Re: External - The Flagler Beach Golf Course**

4 messages

**Patti King** <PKing@cityofflaglerbeach.com>  
To: Ocean Palm <opalmdr@gmail.com>  
Cc: Linda & Rich Phelan <phelan3877@gmail.com>

Sat, Feb 22, 2025 at 9:40 AM

Rest assured that I'm looking into this. To my knowledge this has NOT happened. As Mayor, I would have to sign the documents, and I can promise you that I have NOT. I'm reaching out to our city manager to get to the bottom of this, which is not accurate. Once I have a response, I will reach out to you with the final answer.

Respectfully,  
Patti King  
Mayor  
City of Flagler Beach  
386-338-2879

**From:** Ocean Palm <opalmdr@gmail.com>  
**Sent:** Friday, February 21, 2025 5:29:52 PM  
**To:** Patti King <PKing@cityofflaglerbeach.com>  
**Cc:** Linda & Rich Phelan <phelan3877@gmail.com>  
**Subject:** External - Re: External - Re: External - The Flagler Beach Golf Course

Caution: This email originated from outside the organization. Do not click or open attachments unless you recognize the sender and know the content is safe.

Hi, Ms. King,

FYI  
Jane Mealy told my husband that the golf course was sold to Jeff Ryan already. I wonder why the citizens weren't informed about it, especially, I had communicated with Jane and you previously.

It is strange to me you were not shared the information inside the city office, and I am sorry that you were not aware of it.

Imhoof

On Wed, Feb 12, 2025, 1:28 PM Patti King <PKing@cityofflaglerbeach.com> wrote:  
I'm not aware of any issues with the golf course. I would advise watching the agendas if you are concerned there is an item of interest coming up.

You can request to be on the city mailing list through the city website.

<https://www.cityofflaglerbeach.com/>. Notify me

Respectfully,  
Patti King  
Mayor  
City of Flagler Beach  
386-338-2879

**Patti King** <PKing@cityofflaglerbeach.com>  
To: Ocean Palm <opalmdr@gmail.com>  
Cc: Linda & Rich Phelan <phelan3877@gmail.com>

Mon, Feb 24, 2025 at 4:26 PM

Good day,

I have been assured by our city manager that this is most definitely not the case.

The city is still the owner of the golf course, with no current plans to sell.

Wishing you all a wonderful week!

Respectfully,  
Patti King  
Mayor  
City of Flagler Beach  
386-338-2879

---

**Fw: Exhibit B citizen petition update information**

1 message

**Mark Imhoof** <spamsucks1981@outlook.com>

Thu, May 8, 2025 at 10:38 AM

To: Midori &lt;rachmpc2@gmail.com&gt;

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**From:** Mark Imhoof <spamsucks1981@outlook.com>**Sent:** Thursday, May 1, 2025 9:07 AM**To:** pking@cityofflaglerbeach.com <pking@cityofflaglerbeach.com>; rbelhumeur@cityofflaglerbeach.com <rbelhumeur@cityofflaglerbeach.com>; ecooley@cityofflaglerbeach.com <ecooley@cityofflaglerbeach.com>; jcunningham@cityofflaglerbeach.com <jcunningham@cityofflaglerbeach.com>; sspradley@cityofflaglerbeach.com <sspradley@cityofflaglerbeach.com>; jsherman@cityofflaglerbeach.com <jsherman@cityofflaglerbeach.com>; dmartin@cityofflaglerbeach.com <dmartin@cityofflaglerbeach.com>**Cc:** phelan3877@gmail.com <phelan3877@gmail.com>**Subject:** Exhibit B citizen petition update information

Hello,

I am writing as a representative of those who signed the citizen petition that was filed per the current lease agreement Exhibit B and would like a response as to what has currently taken place per this petition. I believe the wording states that we are to be involved with negotiations between the city and the leasee. We ask that you keep us informed on a weekly basis of the standing of this petition and the results from the leasee as to progress made bringing the course and clubhouse to code and playable standards. I believe article 8.1 allows 180 days although this leasee has already had the course now for over a year. Nothing seems to have started except the day after commission meeting the volunteers at the course were observed mowing the dirt again and the leasee recently sent an email out for bingo night to warn that it might end early due to no air conditioning. Feel free to send this weekly update to my email and I will forward to the others in our group who at this time wish to remain anonymous. Thanks,

Mark Imhoof

May 20, 2025

TO: Flagler Beach City Commissioners and Mayor King,

We are writing as follow-up to the meeting on May 8, 2025, when the potential golf course sale/renovation was discussed. We would like to share the following thoughts and questions for your consideration.

1. A lease with an option to buy seems to best protect the City of Flagler and its taxpayers. A lease agreement with benchmarks will help to ensure that the lease holder has the funding to move forward with the planned renovations and has the intention to improve the course. It is understandable that it is more difficult to invest in leased property, but the City should receive some guarantees before selling this community asset and relinquishing all control.
2. We implore the city and/or the lease holder to complete a thorough environmental impact assessment in regard to the renovations and maintenance of the turf grass as proposed. The amount of fertilizer and pesticides to maintain turf grass in Florida should be balanced with the environmental impact on the watershed, river, and surrounding homes.
3. Has the size and scope of the proposed club house been revised and, if so, what is the new square footage and height of the proposed building?
4. How can the use of the club by Flagler residents be protected? With the sale of the property, the new owner could make the club a private/membership course, thus shutting out use by many Flagler residents.
5. The motion made at the end of the last meeting was, at best, confusing. The lease holder originally asked the city for permission to close the course for renovations during growing season. As he later announced, those renovations hinged on the sale of the property. Why close the course for Mr. Ryan to develop a negotiated sales agreement? The course is just sitting and falling further into disrepair. Even though you voted to close the course, doesn't the lease still require ongoing maintenance? At least prior to that motion, the course (in disrepair) and clubhouse were open to residents. We have not witnessed any work or maintenance at the site and are concerned that now the City's investment in the property and buildings is being further eroded.
6. We ask that you also review the deed should a sale be initiated to make sure that the property remains a recreational space in perpetuity. The city and residents should be protected from future real estate development on the site should there be a loss of financing by the potential purchaser.

7. If the city intends to sell the property outright rather than lease to own, then perhaps an open bid process would be more fair and transparent. I'm sure you will vet this with the city attorney since it appears that Florida municipal law requires a bidding process for property valued more than \$500,000.

To close, we are in support of the property remaining a golf course and hope that, should the city decide to sell the property, you enter into an agreement with a purchaser that allows the site to be improved while protecting the land, the taxpayers, and citizens of Flagler Beach.

We thank you for your time and look forward to a response regarding these issues.

Karen Peterson

Ann Borsellino

3656 S. Central Ave.

Flagler Beach

Mary LeVine

Carrie Cardascia

41 Ocean Palm Villa N

Flagler Beach

# Dale Martin's Termination History

## 1. Dowagiac, Michigan

- **Termination Date:** September 2007
- **Reason:** The city council exercised a buyout clause in Martin's contract after six months, stating that his management style was not a good fit for the city.

*Leader Publications*      *September 11, 2007*

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## 2. Davison, Michigan

- **Termination Date:** July 26, 2010
- **Reason:** The city council voted 4-3 to place Martin on a 30-day paid leave with the intent to terminate his employment. Some council members accused him of providing misleading information, being disrespectful, and focusing more on his professional advancement than the city's interests.

*www.mlive.com/news/flint/2010/07/firing\_of\_davison\_city\_manager.html*

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## 3. Winsted, Connecticut

- **Termination Date:** September 2014
- **Reason:** The Board of Selectmen suspended Martin with the intent to terminate his employment, citing a loss of confidence in his ability to perform his duties, lead recovery efforts, foster economic development, and maintain transparent communication with the board.

*CT Insider*

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## 4. Fernandina Beach, Florida

- **Termination Date:** February 21, 2023
- **Reason:** The city commission voted 3-2 to terminate Martin's employment. Vice Mayor David Sturges cited a "laundry list" of grievances, including concerns over the hiring process for a new police chief and alleged mismanagement. However, specific reasons were not publicly detailed, and some commissioners expressed that it was simply "time for a change."

*1) News-Leader      2) News4 JAX.com*

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Following his tenure in Fernandina Beach, Martin was appointed as the city manager of Flagler Beach, Florida, in July 2023. As of October 2024, he received mixed performance evaluations from the city commission, with some members praising his vision and others expressing concerns over project management and communication.