

MINUTES OF MEETING

**UNIVERSITY PARK RECREATION DISTRICT
BOARD OF SUPERVISORS WORKSHOP
Tuesday, February 4, 2020 at 10:00 a.m.
University Park Country Club, Card Room,
7671 The Park Blvd.,
University Park, Florida 34201**

Board Members present at roll call:

Lisabeth Bertsch	Board Member
Bob Wood	Board Member
Steve Ludmerer	Board Member
Nancy Kopnisky	Board Member
Jim Long	Board Member

Also, Present:

Carol Harris	PFM
Alan Mishlove	PFM (via speaker phone)
Mark Barnebey	Blalock Walters Law Firm
Laurie Evans	Country Club
Various Members of the General Public	

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order at 10:00 a.m. Those in attendance are outlined above.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public comments at this time.

THIRD ORDER OF BUSINESS

**Discussion from Functional Areas
& Board Leadership**

- a) **Communications and
Interface with HOA**
- b) **Finance**
- c) **Master Plan**

d) Rules for County Club

Mr. Ludmerer discussed the finances and asked the status about the \$1,000.00 assessment. Ms. Harris received the final list of late payers on Friday of last week and was prepping for the meeting today. Mr. Mishlove stated that between the meetings payments were received from 4-5 but there is still a long list of people who have not paid or only made partial payments. The late notices will go out this week.

Mr. Ludmerer asked Mr. Barnebey to discuss the other 4 outstanding non-payments. District staff is verifying those and the liens have been sent to PFM for signature and as soon as they are signed the District will proceed with lien foreclosure for non-payment. He discussed the lien foreclosure lawsuit process and the multiple time they tried to contact the individuals to pay the assessments.

Ms. Kopnisky noted Mr. Whyte mentioned he would like to have an HOA Liaison. Ms. Bertsch explained she would volunteer for strategic vision portion. Ms. Kopnisky will continue in her role as the interface person with the HOA.

Ms. Kopnisky mentioned there was an email from Mr. Chase. She and Dr. Fishkind talked about the issues that he brought up. District staff discussed communications such as including District Management contact information on the newsletter and providing status reports to the Board Members. The Board discussed communication through the website.

FOURTH ORDER OF BUSINESS

**Status of Insurance Claim for
recoupment of legal fees from
Garrett suits**

FIFTH ORDER OF BUSINESS

**Payment to Garrett for a share of
his legal fees**

Mr. Barnebey provided the Board with the status of the insurance claim. The District sent out a letter to the insurance company and did not receive a response. He requested this item be put on the Agenda for the February 14, 2020 meeting.

Ms. Harris noted Mr. Mishlove submitted via payment authorization to Mr. Ludmerer the reimbursement of the \$160,000.00 yesterday for the Settlement Agreement. The Board discussed the SAEVN and agreed that the individual homeowners should not be responsible for those fees. The District will discuss reimbursing SAEVN at the February 14, 2020 meeting.

SIXTH ORDER OF BUSINESS

Uses for Sales Center Building

Mr. Wood stated Michael Saunders and Company has no interest in leasing part of the building to reestablish the Sales Office. The District could not come to an agreement on the cost and how the building would be used. The District engaged with Coldwell Banker who had an interest in leasing some of the space or taking over the whole building and that discussion is underway. It is currently being used as meeting space for the HOA. It might be of better use to be utilized as meeting space instead of Real Estate Sales Center. A lengthy discussion took place. Mr. Nickerson brought up various items to consider including parking etc. Mr. Wood anticipated the District could make money leasing the space but it is much less valuable to Realtors than anticipated.

Mr. Ludmerer replied on as discussed with Mr. Whyte last week. He suggested drafting an agreement to transfer Parcel 7 to UPCA to the HOA subject to the following two provisions:

1. Any monetization of that facility be split between the HOA and the District
2. That the UPCA exercises the option within its term.

The Board discussed that Parcel 7 might be better off in the hands of the HOA.

A discussion took place about a Master Plan. Mr. Wood stated there is a marketing group investigating how to market University Park. This includes Trademark protection discussion, expansion of trademarks and work being done to secure the name and domain of University Park and it should not to be confused with the Master Plan with the Recreation District because it is a separate issue under the Strategic umbrella for what the community wants University Park to be in total.

A discussion took place about how the District wants University Park to be in the next 5-10 years. A lengthy discussion took place about the Master Plan for the District.

Ms. Evans discussed Rules for County Club. A discussion took place about Summer Memberships and Club fees. Ms. Evans discussed potential for continuing to allow people to have a Summer Membership every year or to put a restriction on use the trial membership. Its purpose not to create a seasonal membership but to try convert to the Annual Membership.

The Board agreed to leave it up to Ms. Evans to make the recommendation on how to proceed and keep the Summer Program going. Ms. Bertsch recommended restrictions on the summer memberships. A discussion took place about single and family memberships. Ms. Evans discussed restrictions. The Board agreed the District should continue to enforce the current restrictions.

Ms. Evans noted she has been receiving increasing pressure to limit the carts on the golf course for a particular 4-some to two carts per 4-some and to help the Club protect the

condition of the golf course. Best practices state only two people can be on a cart with two bags at any given time. Ms. Evans explained how she is enforcing the 2 cart per 4-some request.

Mr. Ludmerer stated on occasion the Club has run short of carts especially in season and having this policy enforced would give the Club greater cart utilization and minimize the need to purchase additional carts.

A resident brought up some issues noting there should be exceptions for those who are sick or those who smoke.

A resident stated that there is a difference if people are renting carts vs those who own their own and there needs to be communication to those who have private carts and have already paid the trail fee to inform them of the change and the reason for the change.

The Board discussed limiting the carts to 2 carts per 4 people. Mr. Ludmerer thinks the Club should enforce the policy. Mr. Bertsch thinks the Club should enforce the policy. Ms. Kopnisky agreed with Ms. Bertsch but not with the exceptions. She would like to see more policies that involve the starter. One of the Board Members recommended retraining staff. Mr. Wood said if the District enforces the policy individuals must be prepared for consequences for not adhering to the policy. Ms. Evans will research how other golf courses handle consequences for not adhering to the rules and come back to the Board with suggestions and recommendations.

Ms. Evans noted the lack of meeting spaces. There is a lot of conflict with the use of the Building and the Card Room. There are standing groups that use the room and are kicked out for meetings like this or Finance Committee Meetings. Ms. Bertsch noted the Board needs to look at the big picture and what the District needs before changing the rules.

Mr. Barnebey noted on the Agenda for next week the District will have rule adoption. The District must go through a public hearing process to adopt rules of the District. A discussion took place. Mr. Barnebey noted as a District if they have rules they should be adopted by the Rulemaking Process. Mr. Harris noted that the Board will be bringing it under the umbrella of the Recreation District and it needs to be part of the Recreation District.

Mr. Barnebey discussed the 2020 Elections.

Mr. Ludmerer requested the names and the roles of the two new accountants for the District. Ms. Harris noted Ms. Glasgow is the Chief Accountant and Ms. Riffle is shadowing

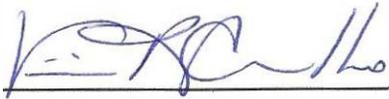
her who is an Accountant within PFM. She does not know how they will split those roles but suggested the Board use Ms. Glasgow as their point of contact and copy Ms. Riffle on any emails pertaining to the District.

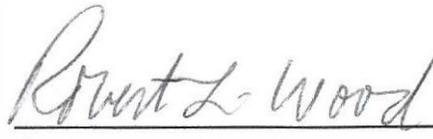
SEVENTH ORDER OF BUSINESS

Adjournment

There were no other questions or comments. Ms. Harris requested a motion to adjourn the meeting.

ON MOTION by Ms. Bertsch, seconded by Ludmerer, with all in favor, the Tuesday, February 4, 2020 Board of Supervisors' Workshop for University Park Recreation District was adjourned.


Secretary / Assistant Secretary


Chairperson / Vice Chairperson