

**University Park  
Recreation District**

**Consideration of the Minutes of the January 14,  
2022 Board of Supervisors Meeting**

## **MINUTES OF MEETING**

### **UNIVERSITY PARK RECREATION DISTRICT BOARD OF SUPERVISORS MEETING**

**Friday, January 14, 2022**

**1:00 p.m.**

**Community Center**

**8301 The Park Boulevard, University Park, FL 34201**

Board Members present at roll call in person or via phone:

James Case	Chairperson	
Bill DiPaolo	Vice Chairperson	
Steve Ludmerer	Treasurer	
Sally Dickson	Assistant Secretary	
Karen Pagano	2 <sup>nd</sup> Vice Chairperson	(via Zoom)

Also, Present in person or via phone:

Vivian Carvalho (via phone)	District Manager - PFM Group Consulting LLC
Venessa Ripoll	Assistant District Manager-PFM Group Consulting LLC
Kourtney Dinkins	Assistant District Manager-PFM Group Consulting LLC
Mark Barnebey	District Counsel – Blalock Walters Law Firm
Curtis Nickerson	Director of Properties & Facilities- Country Club
John Fetsick	General Manager – Country Club
Various Members of the General Public	

### **FIRST ORDER OF BUSINESS**

#### **Organizational Matters**

#### **Call to Order and Roll Call**

The meeting was called to order at 1:00 p.m. by Mr. Case. Ms. Ripoll confirmed quorum to proceed with the meeting. Those in attendance are outlined above.

#### **Public Comment Period**

Mr. Gibson commented he looks forward to the opening ceremony next weekend and commended the Board for a well-done job. Mr. Gibson explained he is a pickleball player and noticed there is an active interest by the community to play pickleball. A firm schedule of when pickleball construction will start and finish was requested.

Mr. Davis requested more information about the number of pickleball courts that will be installed since there was discussion at the last workshop that the area is able to

accommodate 8 courts but there was only 6 courts that will be installed initially. Mr. Fetsick will address this matter in greater detail under his report.

## **SECOND ORDER OF BUSINESS**

### **Administrative Matters**

#### **Consideration of the Minutes of the October 26, 2021 Board of Supervisors Workshop Meeting**

The Board reviewed the Minutes and had no comments.

ON MOTION by Mr. DiPaolo, seconded by Mr. Ludmerer, with all in favor, the Board approved the Minutes of the October 26, 2021 Board of Supervisors Workshop Meeting.

#### **Consideration of the Minutes of the December 3, 2021 Board of Supervisors Workshop Meeting**

The Board tabled the Consideration of the Minutes of the December 3, 2021 Board of Supervisors Workshop Meeting until the next meeting.

#### **Consideration of the Minutes of the December 10, 2021 Board of Supervisors Meeting**

The Board reviewed the Minutes. It was confirmed the name spelling of the Marketing and Communications Director was corrected.

ON MOTION by Mr. DiPaolo, seconded by Mr. Ludmerer, with all in favor, the Board approved the Minutes of the December 10, 2021 Board of Supervisors Meeting.

### **THIRD ORDER OF BUSINESS**

### **Staff Report Matters**

#### **District Counsel - Update of the Charter and Statutory Amendment Changes**

Mr. Barnebey stated Charter amendments are moving forward and District Counsel submitted notice to the County. Mr. Ludmerer requested the Board be copied on the Charter documents that were submitted to the County. Mr. Barnebey stated he will send the Board a copy accordingly.

Mr. Barnebey stated Senator Boyd filed the Bill on behalf of the District however, the Bill was not elected to move forward by House Members. District Counsel was unable to find another House Representative who would sponsor the bill. The District is now looking to attach the District provisions to an already sponsored bill. Mr. DiPaolo asked if the election would need to be operated according to the current Charter if the new Charter Amendments are not done by November 2022. Mr. Barnebey stated the old Charter does not have an election date, but the new Charter will have an election date. If the new Charter gets approved, the District will go with the February 2023 election date as indicated in the new Charter Amendments. If the County Commission does not approve the Charter Amendments, the District will schedule an election date in November 2022.

**District Manager** – Ms. Ripoll announced the next workshop is scheduled for February 1, 2022 and the next Board meeting is scheduled for February 11, 2022.

**Club Management** – Mr. Case congratulated Mr. Fetsick and Mr. Nickerson on their excellent work with the dining rooms, grille, and lakeside room.

Mr. Fetsick provided an update on membership and presented the Board with membership numbers by category. From a membership perspective, the 2021 calendar year was excellent for membership. Mr. Fetsick stated the District is now at an all time high of 354 full members, after resignations and downgrades, as the District enters the 2022 calendar year. Mr. Fetsick highlighted the details of the new membership program options.

Mr. Case requested Mr. Fetsick outline the various categories for memberships. Mr. Fetsick explained how the membership categories differ and what these memberships provide to the members. The goal of the membership options is to provide members with flexibility and ease of use for all programs.

Mr. DiPaolo asked if there will be a surcharge for croquet pitch use. Mr. Fetsick stated there has been no decision made on a croquet surcharge. Mr. Fetsick would like to see how the District can enhance the croquet amenity through programming and involvement. It was clarified croquet is at a free play status where members can self-organize and play at any time.

Mr. Fetsick provided an update on the dining renovations. The Board was presented with the invitation to the opening reception at The Park Grille. Mr. Fetsick explained the District can accommodate about 450 people over the span of 3 nights. Mr. Ludmerer commented about

staff cleaning up any spills as soon as they happen. Mr. Fetsick confirmed a staff meeting will occur with the entire staff on the new layout and space functionality. Mr. Fetsick presented the Board with pictures of the updated dining space.

Mr. Fetsick stated a hearing loop will be installed in about a week. It will be a 3 day install in the mornings only, so it doesn't interfere with normal operations. The hearing loop will dramatically improve the hearing capability for the hearing-impaired individuals when utilizing The Park Grille.

Mr. Fetsick provided an update on the air filtration system. The District will install high level, industrial UV lighting that can help clean the air. The District will also install a high-capacity air filter in the air handling unit.

Mr. Fetsick stated the District has made a significant investment in the acoustics of the restaurant. The room feels and sounds different with the acoustic improvements.

Mr. DiPaolo asked what date the Varsity Club will be available. Mr. Fetsick explained the Varsity Club will be open for lunch as normal during the next week with a sculpted staff and not a full a la carte menu. On Thursday, the first night of the opening, the Varsity Club will be closed for lunch. The Varsity Club will reopen for normal lunch operations on Friday. Once relocated to the Parkside and Lakeside Grille, the Varsity Club will open for card games. Staffing remains to be a challenge, but the District is working to full staff the Varsity Club for happy hours. Once the operations and safety are solid, the District plans to reopen for happy hours at a limited capacity.

Mr. Fetsick provided the Board with a pickleball update. The pickleball project is continuing to be in the design phase with about 2-3 weeks left in the design phase. The pickleball construction vendor is working closely with the City of Bradenton to obtain all necessary permits. Shovels are expected to be in the ground to start construction by April 1, 2022. The pickleball project is expected to be completed by June 1, 2022. Mr. Case expressed disappointment in the timeline of the pickleball project. Ms. Dickson asked if there is anything the District can do in the interim before the pickleball construction begins to enhance the amenity. Mr. Fetsick stated there is nothing the District can do at this time. Mr. Ludmerer questioned the number of pickleball courts to be installed and provided the Board with an illustrated example of how many courts can fit into the space, suggesting 6 courts be built at one time. Ms. Dickson questioned the location of the pickleball courts. A discussion ensued about the placement options for the pickleball courts and surrounding areas.

Mr. Fetsick presented the Board with an updated picture of the croquet pitch. The area is growing in nicely however some areas are growing more slowly than others. There will be sidewalks installed around the croquet pitch. The concrete is being delivered and installed on January 24, 2022.

Mr. Fetsick provided an update on the parking lot renovation. LED lights are scheduled for delivery on February 3, 2022. One LED light has already been installed and has made a huge difference in the parking lot lighting. The paving and sealing parking lot issues will be tackled after the busy season.

Mr. Fetsick provided an update on Covid-19. Although some residents and staff had positive cases, the District has avoided any significant outbreaks. As of January 3, 2022, all individuals are required to always wear a mask while occupying indoor spaces.

Mr. Fetsick provided a staffing update. Kevin Sassano, Food and Beverage Director, has been terminated. The District is now looking for a new Food and Beverage Director who fits the District's culture. Hiring qualified candidates has continued to be a challenge.

Mr. Fetsick stated golf operations continues to be extremely busy with higher-than-normal Pro Shop merchandise sales. Outside pricing is aggressive and the pricing has not been resisted. Mr. Ludmerer asked what percentage of tee times are available for that high rate, before noon, play. Mr. Fetsick replied he did not have exact numbers but the member to public ratio is about 55% members to 45% being public play. Tee times that are available are selling. Mr. Fetsick reiterated the primary goal of 2022 is member experience in every facet of the District operations. A discussion ensued about guest verses member golf play.

Mr. Fetsick provided an update on Tennis and Fitness. The Men's and Women's teams are about halfway through their inter-club league play. There has been new clay laid down on several of the courts and there will be a Battle of the Pros event in the coming week. The Fitness team has a full daily schedule and it encouraged for members to take fitness classes.

Mr. Fetsick provided financial statements of operations and outlined the revenue details. As revenues are over budget, expenses are also over budget.

#### **FOURTH ORDER OF BUSINESS**

#### **Supervisor Requests**

- Jim Case
  - Mr. Case stated most residents received a letter from Florida Power and Light in December. The letter announced a major transition line project where FPL will be in the area completing the project. Mr. Nickerson stated the work does not seem to be too intrusive. There is no confirmation on what the scope of work is yet. The District will try to keep everyone informed on the progress of the FPL transition line project.
- Steve Ludmerer
  - Mr. Ludmerer stated there was a traffic incident on District property and requested additional information on the incident. Mr. Fetsick explained

there was an incident where a resident member was driving erratically while entering the Club. There were no injuries but there was a brief verbal altercation with the resident member. There will be a letter sent to the resident member about the incident and possible repercussions if a similar incident were to happen again. Ms. Dickson asked what powers the District has if a similar incident were to happen in the future. Mr. Fetsick stated the District is not planning to inform authorities of this incident, but the District does have the power to do so if a similar incident were to occur again. Mr. Fetsick stated he would like to handle the incident with a letter and consider it an isolated incident. If a similar incident happens again, the attention to the matter will be brought to the next level. There will be signs placed in the area of the incident to warn drivers of a sharp curve in that area. Ms. Pagano expressed liability concerns. Mr. Barnebey explained the incident occurred on District private property, but the District does not have police authority. Ms. Pagano asked what steps the District is taking to prevent an incident like this occurring in the future. Mr. Case stated the District is posting signs. Mr. Fetsick stated the individuals that were present when the incident occurred had the ability, authority, and responsibility to call authorities at that time. It was agreed that Mr. Fetsick will draft the letter and send to the member resident that was involved in the incident.

- Sally Dickson
  - Ms. Dickson announced the District is nominated for several readers' choice awards with the Herald Tribune and wants to encourage residents to vote. Mr. Fetsick stated there will be an email sent out to residents to encourage voting.
- Bill DiPaolo - No comments.
- Karen Pagano – No comments.

#### **FOURTH ORDER OF BUSINESS**

#### **District Financial Matters**

#### **Ratification of Payment Authorization # 63**

Mr. Fetsick presented and reviewed the Payment Authorization #63.

ON MOTION by Mr. Ludmerer, seconded by Mr. DiPaolo, with all in favor, the Board ratified Payment Authorization #63.

**FIFTH ORDER OF BUSINESS**

**Adjournment**

Mr. Case requested a motion to adjourn the Board of Supervisors' Meeting.

ON MOTION by Ms. Dickson, seconded by Mr. DiPaolo, with all in favor, the Friday, January 14, 2022 Board of Supervisors' Meeting of University Park Recreation District was adjourned at 2:31 p.m.

  
Secretary / Assistant Secretary

  
Chairperson / Vice Chairperson