

**MINUTES OF MEETING**

**UNIVERSITY PARK RECREATION DISTRICT**

**TOWN HALL MEETING**

**Tuesday, April 19, 2022**

**2:00 p.m.**

**Lakeside Room**

**7671 The Park Blvd., University Park, FL 34201**

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

James Case	Chairperson
Bill DiPaolo	Vice Chairperson
Karen Pagano	2nd Vice Chairperson
Steve Ludmerer	Treasurer
Sally Dickson	Assistant Secretary

Also, Present in person or via phone:

Vivian Carvalho (via phone)	District Manager - PFM Group Consulting LLC
Venessa Ripoll (via phone)	District Manager-PFM Group Consulting LLC
Mark Barnebey (via phone)	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**

The meeting was called to order at 1:00 p.m. by Mr. Case. Those in attendance are outlined above. Mr. Case lead the Pledge of Allegiance.

**Opening Comments**

The Board of Supervisors introduced themselves to the public. Mr. Case stated the Town Hall Meeting is an opportunity for the public to communicate with the Board about the proposed projects. It was stated Mr. Fetsick would provide a recap of what has been discussed during the last few meetings then Chris Edwards will be the facilitator to field public comments and questions.

## SECOND ORDER OF BUSINESS

## Discussion

### Presentation and Community Discussion Regarding Phase II of Strategic/Master Plan Concepts

Mr. Fetsick stated he wanted to focus on presenting the needs of the Club. A background of the Club's initial operations, infrastructure, and amenities were provided.

Mr. Fetsick outlined the recent work and renovations completed in Phase 1. It was stated the work done in Phase 1 was a subpar job and Mr. Fetsick ensured the future renovation processes would be improved.

Mr. Fetsick presented a list of facility, infrastructure and amenity needs for Phase 2. The identified needs are the kitchen expansion & upgrades, golf course irrigation, administrative offices, parking lot expansion & resurface, space for fitness classes & wellness programs, fitness & racquets staff offices, meeting spaces for members & staff, and Pro Shop & Varsity Club Upgrades. Mr. Fetsick outlined the specifics regarding the Club needs.

Mr. Fetsick stated the Club has spent the original bond proceeds and there are no capital reserves. It was stated the Club now has a plan in place to build future capital reserves, beginning this fiscal year, and that is a major need for the Club. It was suggested the capital funds needed to address the completion of the proposed projects would be funded through a bond. The benefits of borrowing the capital needed to fund the proposed projects was presented.

Mr. Fetsick suggested the Club discuss the needs, figure out the solutions over time, but commit to the resources needed to take the Club to the next level and make sure the needs are taken care of.

Mr. Case introduced Chris Edwards, a resident with industry knowledge. Mr. Edwards opened the floor to public comments by category.

#### Kitchen Needs

A resident asked about the cost of the kitchen renovations. Mr. Fetsick stated the estimated cost of the kitchen renovation is between \$1.5M and \$2M.

A resident asked about a cost benefit analysis in the consideration of a kitchen renovation. Mr. Fetsick stated the capacity of the kitchen has never been higher and the equipment is old and outdated. It was stated the need for the kitchen renovation has been demonstrated. Mr. Fetsick explained dining at a Country Club is an amenity that drives the member experience.

A resident asked if the kitchen renovation will need more space allocated than what is currently there. Mr. Fetsick explained the walk-in freezer is too small and needs to come out so there is space that can accommodate new equipment. It was clarified there has not been a design for kitchen renovations identified and that the Club is focusing on the need for a kitchen renovation at this time.

A resident asked why the kitchen was not done with the original bond proceeds and if the kitchen was profitable. Mr. Fetsick explained the Club could not accomplish all needs with the \$4.2M from bond proceeds. The Club first focused on the needs for Phase 1 and is now focusing on the needs in Phase 2. It was explained the kitchen is not profitable as it is not a turnover business.

A resident asked about the average kitchen deficit. Mr. Fetsick replied to the deficit from the kitchen operations is about \$1.5M of loss. The resident dues subsidize that deficit.

#### Golf Course Irrigation

A resident stated they do not play golf very often, but they appreciate seeing the golf landscape when driving into the Club and the irrigation renovation can benefit everyone.

A resident stated they think the golf course irrigation is a capital improvement but expressed confusion with the range of costs presented.

Mr. Nickerson outlined the costs of the irrigation renovation and the positive impact the irrigation renovation can have on water usage. A background of the irrigation equipment was provided.

A resident asked if the irrigation renovation will disrupt golf play. Mr. Nickerson explained the irrigation will be done by hole and golfers will not be disrupted at a particular hole. A timeline for the completion of the project was outlined. It was estimated the entire irrigation renovation project is anticipated to take 2-3 years to complete.

A resident asked about the bond issuance and payment timelines. Mr. Fetsick stated there are 3 years to spend or commit the bond proceeds and the first homeowner payment will be in November 2023. If the funds are committed and contracts are in place, there will be issue with the bond proceeds. Mr. Fetsick clarified a bond is a 30-year debt, so the District is looking to make long term investments with the bond proceeds.

### Administrative Offices

A resident stated there are more people working from home and suggested more exploration be done for the proposed administrative offices.

A resident stated the trend is to cut down on office space and to share office space. A Country Club is not a space of an office building. It was suggested the option of renting office space be considered. It was suggested not to add buildings to the beautiful spaces of the Country Club.

A resident asked about any consideration given to expanding out into the parking lot. Mr. Fetsick stated they are not building a space that is for one specific need but a building that would collectively serve the identified needs. In replying to the recommendation of working from home, Mr. Fetsick stated the nature of the food and beverage business prevents employees from working from home.

A resident asked how many employees, of the 135 total, work upstairs in the administrative offices. Mr. Fetsick replied about 10-12 employees. The resident stated that is 1/3 of employees and can open the upstairs substantially with them working from home.

### Parking Lot Expansion and Resurfacing

A resident asked about expanding the parking lot to accommodate the new buildings. Mr. Fetsick replied there will be a need for additional parking if they decide to install a new building.

Mr. Fetsick explained the focus is on the needs of the Club and a new building may not be needed. There are no solutions that have been identified yet. Projects will not occur without the approval and input from members and homeowners.

A resident asked about office space in other areas and why those offices spaces are not being used. Mr. Fetsick stated some offices spaces house the HOA operations but there could be an option for the Club to use those offices spaces.

A resident asked about the estimated cost of trees and landscaping every 5 years. Mr. Nickerson replied to it would be hard to estimate costs however, the work does not need to be done all at once. It was stated sometimes employees need to clock out and go home so that other employees can park in the golf course maintenance parking lot to make room for guest parking.

A resident asked about why the resurfacing and expansion would not be done at the same time. Mr. Fetsick replied there are two different parking lot projects. The resurface and

expansion would be done at the same time. This summer, there will be a reseal to take care of the trip hazards that are present now. There have been areas identified where additional parking can occur.

#### Space for Fitness Classes & Wellness Programs

A resident stated one of the unidentified needs is a racquets club to serve the racquet sports. It was suggested there be an expansion of the fitness center to include a racquets clubhouse to serve the expanding tennis, pickleball, and croquet members. This would allow players to socialize and dine together after game play. Mr. Fetsick stated there used to be a racquets space in the current fitness center. There is a limited amount of space available and the decision on the space is based on input.

A resident noted they do not use the fitness center and asked about the purpose of needing more space. Mr. Fetsick stated the investment in fitness and wellness is here to stay and it is a needed investment in the Club.

Several residents made comments in support of needing additional space for fitness and wellness.

A resident noted the equipment in the current fitness center is excellent and the expenditures being discussed would be for the additional space.

A resident asked what new equipment will be in the new fitness center, specifically in terms of a sauna and spa area. Mr. Fetsick stated the concept that was presented can include amenities like a sauna and spa. The need is for a new fitness center but the actual amenities to be included are still being decided.

A resident noted the economic model of a new fitness center. The resident also suggested outside tennis players be permitted just as outside golf players can purchase tee times.

A resident noted it is difficult to be a top tier Country Club without a fitness center.

A resident stated they agree renovations need to be made, but not at the scale being proposed.

#### Meeting Space

A resident stated adding meeting rooms is a waste for meetings that only occur sparingly. It was suggested the Club rent outside meeting rooms. Mr. Fetsick stated the 3 rooms proposed would be a card room, a workout room/studio, and a café lounge. There will be partition walls that can come down so the 3 rooms can combine into 1 big room. The idea for the meeting rooms is to provide flexibility for space to meet. A discussion about the many

uses, types of events, square footage, and number of people that can be accommodated in the proposed space ensued.

#### Pro Shop and Varsity Club

Mr. Fetsick explained the idea here is to move the current Pro Shop to the current Varsity Club space. The Varsity Club experience will be moved to what is the current Pro Shop to provide a better experience for the Varsity Club participants.

Mr. Case stated there is nothing that is going to be done with the Varsity Club or Pro Shop for the next 6 months.

#### Bond Financing

A resident stated the bond financing is a great idea and it was recommended the funding decision be made as soon as possible. Mr. Fetsick stated the bond decision will need to be approved by a membership vote. The vote can be done in the next two months and the bond financing completed by November.

Mr. Ludmerer outlined the steps involved with securing the bond and stated the process would take about 5 months. It was stated the District would consult with PFM on the bond financing details.

A resident stated the needs of the community are clear, but the scale of the bond is unclear. It was requested the membership be presented with a clear package of details with the scale of the bond for approval.

A resident stated all the wishes and needs would cost more than \$15M and everyone cannot be pleased while adequately financing the projects.

A resident noted the need for a dog park and requested the Board poll the community about the idea of a place where dogs can be off leash.

A resident requested the Board present a clear, consolidated package that details all aspects of the proposed projects.

A resident asked about a certain percentage to homeowners when they sell their homes. Mr. Fetsick explained there will be ongoing capital needs. The recommendation is to obtain a bond to satisfy long-term projects that are needed immediately and to have long term capital due. There was consideration given to a transfer fee that is based on the sale of the home at .7% to maintain ongoing annual capital. The only thing up for consideration and approval at this time is the bond financing.

A resident asked about the discussion of needs versus discussing financing. Mr. Fetsick explained it is very difficult to talk about the dollars before discussing the needs. It was suggested the needs are identified and discussed before the ideation of any solutions.

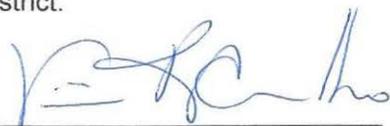
A resident suggested the Board think of a way to build the reserves fund without putting additional financial burden on the members. Mr. Ludmerer provided a background of the collection of dues and thought processes behind the decision on dues and bonds. It was stated the District is sequestering 10% of revenues from outside play and all initiation fees to the capital reserves fund. The District will need about \$1M per year of the reserve contribution that will finance the operation capital needs of the club and provide sufficient reserves for the long-term needs.

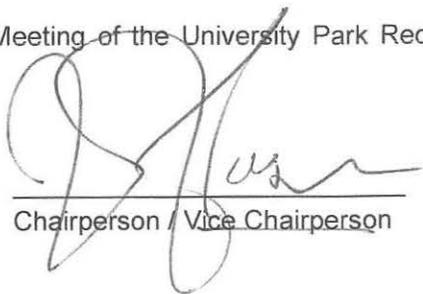
A resident stated the community cannot say if they are in favor of proceeding ahead without knowing the cost for each of the proposed needs. It was suggested the Board provide more information on the needs like the severity and urgency of the needs. Mr. Fetsick stated the feedback received from the recommendations presented last month were that the scale of the building was too large.

**THIRD ORDER OF BUSINESS**

**Adjournment**

Mr. Case closed the April 19, 2022, Town Hall Meeting of the University Park Recreation District.

  
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Secretary / Assistant Secretary

  
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Chairperson / Vice Chairperson