

MINUTES OF MEETING

UNIVERSITY PARK RECREATION DISTRICT BOARD OF SUPERVISORS WORKSHOP MEETING

Tuesday, January 31, 2023

10:00 a.m.

Community Center

8301 The Park Boulevard, University Park, FL 34201

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

Sally Dickson	Chairperson
Mark Criden	Vice Chairperson
Steve Ludmerer	Treasurer / 2 nd Vice Chairperson
David Murphy	Assistant Secretary
Rusty Piersons	Assistant Secretary

Also, Present in person or via phone:

Vivian Carvalho	District Manager - PFM Group Consulting LLC
Venessa Ripoll	District Manager - PFM Group Consulting LLC (via phone)
Mark Barnebey	District Counsel – Blalock Walters (via phone)
John Fetsick	General Manager – Country Club
Curtis Nickerson	Director of Properties & Facilities- 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 10:02 a.m. by Ms. Dickson and Ms. Carvalho confirmed quorum to proceed with the meeting. Those in attendance are outlined above.

Public Comments

Mr. Gay commented on the utilization of the resources of the community.

SECOND ORDER OF BUSINESS

Discussion

Discussion of UPRD Strategic and Financial Planning

Mr. Ludmerer reviewed the presentation which focused on the strategic planning process, the performance of the club compared to other clubs, the 5-year horizon, capital needs, and next steps for the RD. He also reviewed the club's mission, vision, and core values. He reviewed the top 5 greatest strengths and weaknesses of the club as well as going over the greatest threats and opportunity and key strategic issues in 2020. Mr. Criden had a question regarding the cost of food and why it has increased compared to other clubs. Mr. Fetsick provided some insight of the market condition and constraints as it relates to cost of goods. In addition, Mr. Fetsick commented that the membership numbers are currently at 817 members which 100 memberships are non-residents.

Mr. Fetsick provided a detailed overview of the 5-year assumptions both with no membership constraints and with membership constraints. Mr. Ludmerer also provided an overview of the capital reserve study as well as going over implications and strategic issues the club may face within the next few years. He mentioned the shortage over the next 20 years by \$40 million. Mr. Ludmerer concluded with the reports and short fall of the district, which will need \$10 - \$13 million over the next 20 years to support existing infrastructure.

Mr. Murphy mentioned that when he was running for the Board, there was a recommendation that he proposed of a 1% transfer fee per sale to implement for raising the capital needs. There are around 50 homes that are sold per year that would generate \$500,000 per year. Mr. Ludmerer agreed that this could be a solution, but it is not the only solution. Mr. Murphy suggested another idea would be to include the summer membership where summer members are charged \$1,000 fee where it would be fully credited to any other level of permanent membership. He believes that it is the Board's job to find creative solutions to finance the needs of the district. Ms. Dickson suggested concluding a plan for this going forward before taking any action. Mr. Piersons asked about creating a business plan. Mr. Criden commented and suggested that decision should be made before a business plan is created. The Board will send the topics based on the following categories:

Membership

Financials

Facilities

to Ms. Carvalho to compile for the capital project needs and it will be circulated before the next workshop.

Mr. Criden stated that he is working with Mr. Fetsick and Mr. Nickerson concerning the golf and irrigation operation and reviewed the information with the Board for these projects.

Mr. Fetsick stated that the renovation to the golf and irrigation operation project should be completed by the Summer of 2024.

The next workshop meeting is scheduled for February 28, 2023, at 10:00 a.m. Ms. Carvalho will send a list of the upcoming workshop and Board meeting dates to the Board. The Board discussed continuing this workshop to February 14, 2023, at 3:00 p.m. There were various comments made on Zoom and in person concerning the topics discussed during the meeting.

**Discussion Pertaining Herons
Glen past and future site visits**

Mr. Piersons and Mr. Fetsick are planning a site visit in February 2023 to Herons Glen Recreation District and provide feedback from their visit to the District.

THIRD ORDER OF BUSINESS

Adjournment

There were no additional items to come before the Board.

ON MOTION by Ms. Dickson, the January 31, 2023, Board of Supervisors Workshop Meeting of University Park Recreation District was continued at 12:11 p.m. to February 14, 2023, at 3:00 p.m.


Secretary / Assistant Secretary


Chairperson / ~~Vice Chairperson~~