

MINUTES OF MEETING

UNIVERSITY PARK RECREATION DISTRICT BOARD OF SUPERVISORS MEETING

Friday, November 11, 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:

Sally Dickson	Chairperson
Bill DiPaolo	Vice Chairperson
Mark Criden	2nd Vice Chairperson
Steve Ludmerer	Treasurer

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)
Marisa Powers	District Counsel - Blalock Walters
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 1:00 p.m. by Ms. Dickson and Ms. Carvalho confirmed quorum to proceed with the meeting. Those in attendance are outlined above. Ms. Dickson stated that they will be adding an agenda item; #10 - Florida Power & Light Re-Planting of Landscaping.

Public Comments

There were no public comments at this time.

SECOND ORDER OF BUSINESS

Administrative Matters

**Consideration of the
Minutes of the October 4,
2022, Board of Supervisors
Workshop Meeting and the
October 14, 2022, Board of
Supervisors Meeting**

It was pointed out that Mr. Criden should be listed as 2nd Vice Chairperson on the Minutes.

ON MOTION by Mr. Criden, seconded by Mr. Ludmerer, with all in favor, the Board approved the Minutes of the October 4, 2022, Board of Supervisors Workshop Meeting and the October 14, 2022, Board of Supervisors Meeting with the suggested changes pertaining to Mr. Criden officer position.

THRID ORDER OF BUSINESS

Staff Report Matters

District Counsel – Marisa Powers presented for the Board's review Resolution 2023-03A which outlines the revised amendment to the District Charter. The Board discussed the changes at length. The Board requested that Section 3 of the documents that discuss the short term and long-term borrowing be revised and clarified before finalizing the document for execution.

ON MOTION by Mr. DiPaolo, seconded by Mr. Ludmerer, with all in favor, the Board approved Resolution 2023-03A subject to final changes discussed being incorporated in the document prior to execution.

District Manager – Ms. Carvalho reminded the Board about the insurance renewal for the property insurance, general liability, and for cyber.

Club Management (Management Discussion & Analysis Report) – Mr. Fetsick stated that they have 2 volunteer risk management experts that are assisting the recreational district with the insurance renewal. They are likely to change carriers as their current carrier came out with an aggressive increase for this year. They are looking to lower the premium and increase the coverage including Tee Green.

The cost of damage cost from Hurricane Ian is still being finalized, there are easements

that could be club territory. He mentioned the closing of operations for Tropical Storm Nicole was for the best.

The pickleball grand opening was held on October 26, there has been a lot of positive feedback from the community.

There has been an increase in annual memberships, there have been 32 new full memberships as of October 1st. As of August 2021, they were at 303 total memberships and are currently at 398. Racquets were at 106 and are now 126. The total membership count has been increased by 97 in 15 months. A year-end GM letter will be sent out today that will include 2023 membership data, new pricing, and a brochure. It was suggested that a workshop be put together concerning membership totals and whether outside memberships should be paused.

The season at a glance was mentioned for events that will be held for members that was previously put on hold due to Covid. The TGIF happy hour returned last Friday which includes free appetizers, member charged bar, and live entertainment on certain dates.

Update of the December 6, 2022, Election Process & Procedures

Mr. Ludmerer provided an update of the voter registration list is in its final stages. Anyone on the created list will not need to register separately. There will be a broad mailing to those who are unsure of their opt-in status if they are an LLC or Trust. The candidate registration process will continue until October 24 at 5:00 p.m. Deborah Van Brunt had a question regarding providing an orientation for proposed requirements for a candidate and also review the Sunshine Laws. Mr. Ludmerer stated he will send the proposal to the Election Chair.

Ratification of Public Officials Insurance Policy Renewal

Mr. Fetsick provided an overview of the insurance coverage renewal. They have found a new insurance provider that has largely the same coverage with a slightly higher deductible for an increased premium.

Discussion Pertaining to the Annual Membership Fees a. Consideration of Resolution 2023-01, Schedule the PH of Rule Making Process

It was stated that the meeting for the public hearing for the Rule Making process is scheduled for Friday, December 9, 2022. There was a discussion concerning the \$400,000 amount investment in pickleball courts and the cost for pickleball player being on a fee basis for this

year but eventually be part of the racquet ball membership. Mr. Ludmerer commented on his thoughts of impact to this proposal.

ON MOTION by Mr. DiPaolo, seconded by Mr. Ludmerer, with all in favor, the Board approved Resolution 2023-01, Scheduling the PH of Rule Making Process for Friday, December 9, 2022.

Update of the Strategic Planning of Phase II of the Master Plan Concept

Mr. Ludmerer commented on the initial meeting held discussing the progress thus far. They are hoping to have the revised scope of the project completed by mid-November. Ms. Dickson stated that the next workshop meeting will be November 1, 2022. Mr. Fetsick suggested keeping an eye on the financial impact of the market due to the current recession and rising costs. Mr. Ludmerer provided an update concerning the market and the cycles of interest rates.

Discussion on Supervisors Term

Ms. Dickson reviewed the possibility of changing the staggered terms from 4 years to 3 years. There was discussion on how this change would be implemented. Mr. Powers stated that she will inform Mr. Barnebey of the request and provide the changes suggested at the upcoming workshop meeting.

FOURTH ORDER OF BUSINESS

District Financial Matters

Ratification of Payment Authorizations # 78

Mr. Fetsick went over the payment authorizations.

ON MOTION by Mr. Ludmerer, seconded by Mr. DiPaolo, with all in favor, the Board ratified Payment Authorization # 78.

FIFTH ORDER OF BUSINESS

Staff Report Matters

District Counsel – No report.

District Manager – No report.

Club Management (Management Discussion & Analysis Report) – Mr. Fetsick provided an update and thanked Mr. Nickerson and the rest of the staff for all of the work they've done with the cleanup aftermath of Hurricane Ian. He stated that the executive chef is no longer employed with UPRD and are currently moving forward with looking for a replacement. He

stated membership conversion offers went out to the summer members; they have seen around 5 – 7 full conversions and are up to around 372 – 373 total memberships. The Goal is to reach around 400 memberships by January 2023. He went over the financials and stated that FY 2022 has ended. The audit process will commence in December of 2022 for the filing to be completed by June 30, 2023. Construction for the outdoor dining slowly continues and are hoping to have it opened by the end of January 2023 at the latest.

Public Comments

Deborah, a resident, asked if the District would secure new bonds and/or levy new assessments to fund ongoing projects. She also inquired if there was an estimate for how much the assessments would be for the residents. The Board stated they would notify residents what their expected assessments could be, including any increases.

Don, a resident, requested that Board members introduce themselves by first name when speaking since it is difficult to see who is speaking via Zoom. He raised concerns that some of the items that the Board deems necessary is more a luxury rather than a necessity.

FIFTH ORDER OF BUSINESS

Adjournment

There were no additional items to come before the Board.

ON MOTION by Mr. Criden, seconded by Mr. Ludmerer, with all in favor, the November 11, 2022, Board of Supervisors Meeting of University Park Recreation District was adjourned at 3:26 p.m.



Secretary / Assistant Secretary



Chairperson / Vice Chairperson