

## **MINUTES OF MEETING**

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

**Tuesday, February 14, 2023**

**3:00 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
Mark Criden	Vice Chairperson
Steve Ludmerer	Treasurer/ 2 <sup>nd</sup> 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)
John Fetsick	General Manager – Country Club (via phone)
Curtis Nickerson	Director of Properties & Facilities- Country Club
Mark Barnebey	District Counsel – Blalock Walters
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 3:00 p.m. by Ms. Dickson and Ms. Carvalho confirmed quorum to proceed with the meeting. Those in attendance are outlined above.

#### **Public Comments**

There were no comments from the residents.

## **SECOND ORDER OF BUSINESS**

### **Discussion**

**Discussion of UPRD by the  
following Categories  
Membership**

Ms. Dickson stated if the Board recalls, at the last meeting there was a presentation and it went out in an e-mail so members could look at it, one of the pages was identified as strategic issues. The Board looked at the issues being membership, financial and facilities, and looked at decisions and considerations for each of those and strategic impacts. Ms. Dickson noted the Board all has copies of the comments that was compiled by Ms. Carvalho and distributed. The Board will start the discussion by talking about what are the top priorities that the Board needs to address going forward in terms of membership. There were a number of things that were mentioned, the Board talked about things like strengthening social membership, the issue of capping full memberships at some point, and summer memberships. Ms. Dickson noted she would like to remind everyone that at the meeting on Friday, February 10, 2023, the Board resolved the issue of summer memberships for the 2023 season and to that end and, it will be in the minutes that will be coming out and on the recording. The decision was made to increase the rates for single and full memberships significantly over where they were this year, and to reduce the length of the season from May 1st through September 30th, eliminating one month which was the month of October. Those are the decisions that have been made for this season, it was in response to quite a bit of feedback from the golf associations, the golf advisory group, and lots of members. It was an issue and has been for a number of years, this is how the Board has chosen to address it this year and Ms. Dickson thinks a lot of members are feeling that it is a reasonable and a good direction to go in. She stated towards the end of the summer, the Board will be addressing the issue of how many times someone can be a summer member.

Ms. Dickson stated the Board will start by talking about the issue of capping membership, because that's one that the Board has had discussions about in various meetings and how does the Board see addressing that going forward.

Mr. Piersons stated there has been a lot of talk and focus on full members because of availability at tee times. He stated it is important to look at the Districts space constraints and the facilities that members use most often. They're burdened more by social members. The District currently has 100 outside social members out of the total of about 740 social members. Even though it's a small dollar kind of thing the Board should be focused on that in terms of space constraints, ability to get into trivia card games, parking spaces, the 100 outside members is probably the 1st place to look in terms of a cap.

Mr. Criden asked does the Board have an idea of what the impact of non-resident social members are other than space and capacity issues, but in terms of what they bring to the bottom line?

Mr. Murphy answered the memberships are at \$1000, the average social member spends approximately \$940 a year at the restaurant, the leap that should be made would be that the outside social members may be more engaged than the resident social member because they're paying money by choice to use something. He noted if the Board dug into the numbers, they might find this disproportionately utilization by those hundred people of social, which has even a greater impact in terms of space, availability, and ability for resident members to get seating when they want it.

Mr. Criden stated besides the \$100,000 that members bring in in annual dues, there's the question of what their effect is in the Districts bottom line when they use the dining room given the fact that the Districts food and beverage operation is a subsidized operation and given the fact that the Board can't really allocate overall cost, but on a gross profit basis, the District will probably be underwater on that.

He stated to the extent that those 100 social members are producing some of that shortfall then that would have to be a subtraction from the \$100,000. It was suggested to start putting a cap right away on outside social members, and then do some additional homework.

Mr. Piersons stated the District basically has 3 memberships, full racket, social, and other. He stated the Board should consider cap for every one of them. He noted if the District has 400 members, just hypothetical and the Board decided to put a cap at 450 the District isn't there yet. So, this is the cap and when it gets there it cuts off. The same with social if the Board is not happy with social or the Board doesn't want to go much further, maybe if it's 700, maybe the Board makes it 700 or 705 and let it cap once it hits that number. He stated he thinks this club would be a lot better off with a cap on each membership and the Board must determine what that cap is.

Ms. Dickson stated it's always going to be a moving target because it's going to depend on how much are you dealing with in terms of difficulty getting times for and allowing for the various things that the racket members want to do and what's the impact. Likewise, the space needs for social members, and the Board knows about the golf course, so it must be a moving target. As the Board said in one of the meetings, the District is at 400 now and it's already a squeeze. With that 400, 440, 450 may be way too many and it's really going to have to be a common issue to where the Board agrees that each group should have a cap at some point and that the Board is prepared as that information comes from John Fetsick and the staff in terms of impacts that now is the time that the Board is going to look at that on an individual basis, depending on the category of membership and determine at any given time how is the Board going to address that.

Mr. Piersons asked has the Board inquired from the racket group on what they'd like to see as a cap for the racket area?

Mr. Ludmerer answered he has some insight on their comments.

Mr. Ludmerer stated social membership is what constrains some of the trivia, bingo, other card rooms or other activities availability. Currently the District has 764 social memberships, 655 are resident, 109 are non-residents. With the Districts current capacity there is only the footprint to work with, and District staff has been straining in parking and dining in some member events which are social functions. Mr. Ludmerer stated he would cap non-residents social members at the number it's at today or consider making it 100 until the District attrition results in that level. He stated back to the resident side he would cap social residents at 775, about 10 above where the District is now. It is clear in the CCR address social memberships are required if they are available. Mr. Ludmerer stated availability means whether the category is available, not if a specific individual membership is available.

Mr. Murphy stated he thinks whoever moves into the community should become a member, at least social, it adds to the experience and to the sense of community. If the District starts

having a lot of homeowners that aren't even social members, then they're just a resident and the District no longer has a community, and the District is looking to build new amenities and District staff has been working hard to extend and expand the District's offerings. The District has 145 grandfathered homes that are going to be sold over the next couple of years, they will become members.

Discussion ensued about capping in every category being a priority and taking a vote on the recommended numbers received.

Mr. Ludmerer stated his suggestions would be 425 caps for full residents, 315 cap for residents, and 110 cap for nonresidents. For rackets 145 cap with both residents and non-residents, and 775 cap with 675 for social membership and 100 cap for non-resident.

The Board agreed on the concept and will figure out the numbers.

Discussion ensued about public play.

## **Financial**

Ms. Dickson stated capital reserve are a high priority. She stated initiation fees are impacted, the more difficult it is to become a member the greater the value.

Discussion ensued about capacity and leverage when it comes to initiation fees.

Discussion ensued about resident versus non-resident when it comes to initiation fees.

The Board agreed that the real estate transfer fee is a priority in terms of financing.

Mr. Ludmerer stated both members and homeowners need to contribute to capital reserves for the long term. He noted the alternative would be a transfer fee or an annual assessment. He also stated that this funding needs to be defined in the preliminary budget.

Discussion ensued about restaurant fees for inside dining versus outside dining.

Mr. Fetsick stated there could be a decision made by the Board and the members that states to cut back on public play. He noted just because the tee time is available it doesn't have to be sold.

## **Facilities**

Discussion ensued about plans for projects that have to be done in the Summer of 2024 as it relates to the golf course and irrigation system. In addition, addressing capacity of the parking lot.

The Board agreed that in terms of priority the immediate needs are irrigation, pond banks, the kitchen and the office.

Discussion ensued about upcoming meetings and the Board members preparing a business plan for which they will have ready to present at the next meeting.

### **THIRD ORDER OF BUSINESS**

### **Audience Comments**

Mr. Mantia asked about what is included in the white board in the room. Ms. Dickson stated the information will be included as an Exhibit A to this meeting minutes the topics and categories discussed among the Board.

A resident asked shouldn't the number of deferred maintenances be included on the list with the other items. He also asked where all the money is coming from and all of the pros and cons with the funding options.

Ms. Dickson answered that will be addressed when there is a broader audience.


A resident asked are the meeting going to get moved over to the card room going forward. Ms. Dickson stated they will look into this option.

### **FOURTH ORDER OF BUSINESS**

### **Adjournment**

There were no additional items to come before the Board. The Continued Board of Supervisors Workshop Meeting was adjourned at 5:03 p.m.

  
Secretary / Assistant Secretary

  
Chairperson / Vice Chairperson

# Exhibit A

**University Park Recreation District  
Categories List of Improvements & Priorities  
February 14, 2023  
Continued Board of Supervisors Workshop Meeting**

<b>*Membership</b>	<b>*Financial</b>	<b>*Facilities</b>
Cap Full Membership at 425 <ul style="list-style-type: none"> <li>• 315 Cap for Residents</li> <li>• 110 Cap for Non-residents</li> </ul>	Capital Reserves	Kitchen
Cap 145 Racquets Membership <ul style="list-style-type: none"> <li>• 145 Include Residents &amp; Non-residents</li> </ul>	Initiation Fees (Potential Impact) <ul style="list-style-type: none"> <li>• Resident vs. Non-resident</li> </ul>	Irrigation
Cap Social Membership at 775 <ul style="list-style-type: none"> <li>• 675 Cap for Residents</li> <li>• 100 Cap for Non-residents</li> </ul>	Real Estate Transfer Fee	Pond Banks & Bridges
Consider at stipulation of Resident priorities vs. Non-resident	Source of Funding available and including on the Preliminary Budget Process FY2024	Office & Meeting Space
	Outside golf play vs. dues increase (Potential Impact)	Parking Lot & Capacity
		Fitness Center
		Landscape

\* This list by categories is not in any order of priority it is strictly the ability to illustrate the needs and improvements to the Recreation District.