

MINUTES OF MEETING

UNIVERSITY PARK RECREATION DISTRICT WORKSHOP MEETING

Tuesday, February 28, 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 and 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	PFM Group Consulting LLC (via phone)
Mark Barnebey	District Counsel – Blalock Walters Attorneys at Law
John Fetsick	General Manager - Country Club
Curtis Nickerson	Director of Properties & Facilities – Country Club

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

The meeting was called to order at 10:01 a.m. by Ms. Dickson and Ms. Carvalho confirmed quorum to proceed with the meeting. Those in attendance are outlined above.

Public Comments

There was no public comment at this time.

SECOND ORDER OF BUSINESS

Discussion

Update from Mark Criden Regarding the Presentation to the Neighborhood Chairs

Mr. Criden provided an update concerning the meetings with the Neighborhood Chairs in the Community. He had given a brief overview of his presentation with the committees and homeowners who had attended the meeting. He discussed his plans with Mr. Fetsick and Mr. Nickerson in regard to the upcoming deferred maintenance and capital projects. Mr. Fetsick and Mr. Ludmerer had done a reserve study to accurately capture how much money the district will need over the next 20 years. He mentioned the immediate projects such as the changing of the irrigation system for the golf course which will cost around \$5.2 million as well as the kitchen expansion where Chef Roger will be deeply involved in the process. He went on to discuss some projects that could be done further down the line including parking and advocating for moving the office downstairs and moving the locations of the Varsity Club and Pro Shop as well as adding an elevator and a break room. He talked about the idea of either decreasing the number of social members allowed or increasing the opportunities for more residents to become social members. He will provide a full presentation during the March 10, 2023, Board of Supervisors Meeting.

THIRD ORDER OF BUSINESS

Presentation from Steve Ludmerer Regarding the Financing Options

Mr. Ludmerer provided a presentation to the Board concerning the capital needs of the District. He stated that the capital needs from 2023 – 2027 would be about \$15.5 million and provided a reserve study executive summary which detailed all of the assets to maintain and replace from 2023 – 2027. Mr. Fetsick summarized the return-on-investment situation. Mr. Ludmerer stated that once the district has reviewed the improvement plan for Phase 2 at the March 10, 2023, meeting, they can then agree on an assessment and/or bond amount to proceed with the assessment methodology and bond referendum. A lengthy discussion continued on this item.

FOURTH ORDER OF BUSINESS

Input from the Board of Supervisors Regarding the Business Plan Concept

The Board decided to defer this item to the next workshop meeting on April 4, 2023, from 2:00 p.m. – 4:00 p.m.

FIFTH ORDER OF BUSINESS

Adjournment

There were no additional items to come before the Board.

ON MOTION by Ms. Dickson, with all in favor, the February 28, 2023, Board of Supervisors Workshop Meeting of University Park Recreation District was adjourned at 11:58 a.m.



Secretary / Assistant Secretary



Chairperson / Vice Chairperson