

MINUTES OF MEETING

UNIVERSITY PARK RECREATION DISTRICT BOARD OF SUPERVISORS MEETING

Friday, March 10, 2023

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:

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| 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:

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| Vivian Carvalho | District Manager – PFM Group Consulting LLC |
| Venessa Ripoll | PFM Group Consulting LLC (via phone) |
| Brent Wilder | PFM Financial Advisors |
| John Fetsick | General Manager – Country Club |
| 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 1:03 p.m. by Ms. Dickson and Ms. Carvalho confirmed quorum to proceed with the meeting. Those in attendance are outlined above.

Public Comments

Mr. Case stated that the University Park Community Association Chair Council is currently meeting in the Lakeside room and suggested the Board of the RD consider moving the meetings to the Lakeside room as well. The Board will look into the option and consideration since in the previous times there was always issue with the audio in the room and via zoom.

SECOND ORDER OF BUSINESS

Administrative Matters

**Consideration of the
Minutes of the January 31,
2023, Board of Supervisors
Workshop Meeting, the
Minutes of the February 10,
2023, Board of Supervisors
Meeting and the Minutes of
the February 14, 2023,
Continued Board of
Supervisors Workshop
Meeting**

The Board reviewed the minutes.

ON MOTION by Mr. Murphy, seconded by Mr. Piersons, with all in favor, the Board approved the Minutes of the January 31, 2023, Board of Supervisors Workshop Meeting, the Minutes of the February 10, 2023, Board of Supervisors Meeting and the Minutes of the February 14, 2023, Continued Board of Supervisors Workshop Meeting.

THRID ORDER OF BUSINESS

Staff Report Matters

District Counsel – Mr. Barnebey stated the DRI and site zoning amendments are moving along swiftly. He had spoken with the general counsel from Herons Glen who provided some insight concerning the Committee under the Sunshine Law. He mentioned that there is a transfer fee for their Community Association and the proceeds goes 100% to Herons Glen RD.

District Manager – Ms. Carvalho reminded the Board of the dates for the next upcoming meetings:

- Workshop Meeting: April 4, 2023 @ 2:00 p.m.
- Board of Supervisors Meeting: April 14, 2023 @ 1:00 p.m.

Club Management (Management Discussion & Analysis Report) – Mr. Fetsick updated the Board on the new staff including Ms. Christina Dickman as the new Dining Room Manager and Chef Roger is back alongside of Sous Chef McCoy, starting on March 27 and March 15 respectively.

He stated that there are a total of 1,288 members, 61 active trial memberships, and 152 grandfathered non-members. He mentioned that Mr. Lee Salerno is an excellent addition to the Racquet Club program.

Mr. Fetsick stated that with Chef Roger back, they are focusing on the reduction of the cost of goods sold with efficiency and effectiveness.

FOURTH ORDER OF BUSINESS

Business Matters

Presentation from Mark Criden Pertaining to Capital Improvement Projects

Mr. Criden reviewed a presentation on the capital improvement projects that are currently being considered. He stated that the total cost of the project would cost \$12,935,000.00. He requested authorization for an estimator for 6 components at a cost of \$2,500 per component. Ms. Dickson commented how well the rendering proposal fit the consistency of the look they were going for and the feel of the community.

Mr. Murphy asked if the estimator could check the capability of adding a second floor to the Varsity Club and if could be restructured. Mr. Criden stated that he will have a discussion with Mr. Michael Beaumier, who knows the recommended estimator, they will look into if they can put together an estimate who is a licensed engineer. A second floor for the varsity club could be used for more office space, Ms. Dickson asked about the potential of adding windows as well.

ON MOTION by Mr. Criden, seconded by Mr. Murphy, with all in favor, the Board approved a not to exceed amount of \$2,500 per component.

Presentation from Steve Ludmerer Pertaining to Financing Options for the Capital Improvement Projects and Timeline

Mr. Ludmerer provided an overview of the presentation including the key dates for required Board action. There was a lengthy discussion concerning the financing options for the capital improvement projects where Mr. Fetsick provided some feedback. Mr. Ludmerer requested a

summary of the conversations that Mr. Criden had with the neighborhood. Mr. Piersons asked for more details concerning the irrigation projects that are ongoing.

Mr. Mantia had some questions about the bank loan. He also mentioned that banks give more flexible pre-payment options often. Mr. Case mentioned that a 20-year loan would not have too much overhead cost of closing versus a 30-year bond. Ms. Gay thanked Mr. Ludmerer for the presentation and stated her support for the bond and project cost. She mentioned that the fitness center should have more data in order to gain support needed to utilize that space.

FIFTH ORDER OF BUSINESS

District Financial Matters

Ratification of Payment Authorizations #87-88

Mr. Fetsick reviewed the payment authorizations.

ON MOTION by Mr. Criden, seconded by Mr. Ludmerer, with all in favor, the Board ratified Payment Authorizations #87-88.

Supervisor Requests & Comments

There were no requests at this time.

FIFTH ORDER OF BUSINESS

Adjournment

There were no additional items to come before the Board.

ON MOTION by Mr. Criden, seconded by Mr. Piersons, with all in favor, the March 10, 2023, Board of Supervisors Meeting of University Park Recreation District was adjourned at 4:17 p.m.



Secretary / Assistant Secretary



Chairperson / Vice Chairperson