

## **MINUTES OF MEETING**

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

**Friday, July 8, 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:

Bill DiPaolo	Vice Chairperson
Steve Ludmerer	Treasurer
Sally Dickson	Assistant Secretary
Karen Pagano	2 <sup>nd</sup> Vice Chairperson

Also, Present in person or via phone:

Vivian Carvalho	District Manager - PFM Group Consulting LLC
Venessa Ripoll	District Manager - PFM Group Consulting LLC
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 Mr. DiPaolo and Ms. Carvalho confirmed quorum to proceed with the meeting. Those in attendance are outlined above.

#### **Public Comments**

Mr. DiPaolo stated that the August 12, 2022, Board meeting will be cancelled but will still be meeting during their scheduled September 9, 2022, Board meeting in order to approve the budget(s). District Management will proceed with re-advertising the Budget Public Hearings for September 9, 2022, meeting.

## **SECOND ORDER OF BUSINESS**

### **Business Matters**

#### **Review & Acceptance of Letter of Resignation from Jim Case – Seat 1**

The Board reviewed and accepted the letter of resignation of Jim Case from Seat 1.

#### **Consideration of the Minutes of the June 10, 2022, Board of Supervisors Meeting and the June 16, 2022, Board of Supervisors Continued Meeting**

The Board reviewed the meeting minutes.

ON MOTION by Mr. DiPaolo, seconded by Ms. Pagano, with all in favor, the Board approved the Minutes of the June 10, 2022, Board of Supervisors Meeting and the June 16, 2022, Board of Supervisors Continued Meeting.

## **THIRD ORDER OF BUSINESS**

### **Staff Report Matters**

**District Counsel** – Mr. Barnebey provided an update of the July and August Statute Amendments, there were a few typos that need to be corrected and should be resolved within the next few days. Mr. DiPaolo stated that someone will be appointed by the Board to fill the seat that was left vacant by Mr. Case and extended an invitation to anyone who may be interested in filling the vacancy. The deadline will be July 15, 2022, for a 2 ½ year term and the appointment will be on August 2, 2022. The public comment period will be at the end of the meeting.

**District Manager** – Ms. Carvalho reminded that the August 12, 2022, Board meeting will be cancelled and will be updated on the website. There is discussion about this meeting being continued to August 2, 2022, and will be following the Workshop meeting. Once all of the candidates for the vacant Board seat have been collected, they will be turned over to the Board for review.

**Club Management (Management Discussion & Analysis Report)** – Mr. Fetsick provided an update concerning the Executive Chef selection, receiving over 75 qualified resumes submitted. They are prepared to make an offer and are hoping to wrap up the selection process by the following week.

Staffing to the front of house of the restaurant has been stabilized after struggling to find solid

employees.

There has been accounting turnover with both a new accounts receivable and accounts payable person being hired recently, they are hoping to stabilize accounting soon.

Mr. Nickerson provided a brief update on the pickleball, outdoor dining, and parking lot projects. It was also stated that the operational and financial health of the District is looking well despite inflation and wage increases.

#### **FOURTH ORDER OF BUSINESS**

#### **Business Matters**

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

Mr. DiPaolo stated that many of the updates concerning the strategic planning of Phase 2 have been communicated during neighborhood meetings. The survey is currently being developed and neighborhood meetings will continue to be held. His recommendation is to engage a District Engineer to oversee the process and review the projects that have been discussed as this will be a required if they proceed with the bond.

##### **Presentation of the University Park Recreation District Scenario Comparison Summary (under separate cover)**

This item was tabled until the survey is completed. Mr. Charlesworth thanked the Board for taking a pause.

##### **Consideration of Resolution 2022-12, Setting Out General Procedures for Bond Referendum**

This item was tabled, and Mr. DiPaolo provided an overview of the misunderstanding concerning the Resolution.

##### **10. Ratification of Payment Authorizations # 74**

ON MOTION by Ms. Pagano, seconded by Mr. Ludmerer, with all in favor, the Board ratified Payment Authorization #74.



## Comments

Ms. Pizzi thanked them for taking pause on the referendum; process of hiring DE and getting projects before the money. She also wanted to know what the cap of full membership was, where Mr. Fetsick gave an overview.

Mr. Giberti spoke and stated smart move to take the referendum process off of the agenda. He had a question regarding with the engineers were looking at concerning the golf course/kitchen/administrative offices when deciding on how the bond will apply, estimated the projects to be around \$1,000,000.00. He wanted to know where the difference of the \$18,000,000.00 would go. He believed that the country club does not need a new building or wellness center. He asked about the outdoor dining project contract. Mr. Fetsick provided an update on the project and contract being finalized. Mr. DiPaolo stated that it would not cost \$120,000.00 to remodel the office space.

Ms. Pizzi suggested that a kitchen industry expert look at the space. Mr. DiPaolo stated they have engaged with an architect to get expertise of cost and supplies needed.

Homeowner via Zoom had questions regarding needing \$3,000,000.00 for irrigation. Mr. Ludmerer provided an overview of the priority of the playability of the golf courses. The dining facility was also priority. Irrigation was not a top priority at this point. The indoor and outdoor dining are underway as well as a kitchen expansion. Paul Charlesworth gave comments on the sequence of events. Mr. DiPaolo mentioned the \$4,500,000.00 as well.

Homeowner welcomed the pause and delay of the Resolution during the summer since most of the residents are not here. He asked about the time and budget concerning the dining area as well as the parking lot. It was mentioned that the pickleball project had an increase of \$50,000.00. The outdoor dining project had an increase of \$250,000.00 for the project, the increase was due to pricing and there are sufficient funds to cover. Mr. DiPaolo commented on the outdoor dining did not call for a hard roof.

Mr. Reed congratulated on the pause for fine tuning. He had submitted a document of benchmarks with projects of other country clubs; "buy the motion and defend on logic" pickleball comment on when they will be able to play; important to analyze the survey and not hurry to proceed "measure, track, adjust". Sally Dickson commented on the survey to establish and communicate better.

Mr. McGrath wants transparency and importance of each constituent. He suggested having more clarification on visibility, schedules, milestones, and financials. Is wanting this to be a multi-phase approach. Mr. Baron had questions about the 1st bond that was supposed to be used for irrigation, mentioned that there are 1,202 homes that will be paying a bill where they may not be sure where that money will be going to. Steve L. clarified that there was a list for the 1st supplemental bond, irrigation was not part of 5 million that was used for the more pressing issues under the 1<sup>st</sup> bond.

Dr. Tenenbaum thanked the Board to take step back. He suggested going remote with staffing and buy computers for staff instead of redoing the office space. He also wanted to know the status of the parking lot paving project.

Mr. Fetsick went over the concern of the office space while Mr. DiPaolo spoke on the paving project and Mr. Nickerson commented on the restriping.

Mr. Walker commented on the poor condition of the current office space. He hopes to proceed with financing and notes the increase of interest.

Ms. Poriss had questions regarding dining capacity and if the increase will last; she suggested creating a 2-tier vote to include owners who do not live in UP year-round.

Mr. Matt wanted to make sure that the Board was not an echo chamber of the same opinions and that the survey accurately reflects the opinions of the residents.

Ms. Pisani mentioned FP&L lines and issues, Mr. Fetsick mentioned UPCA and the leaders involved in this process. Future projects will be brought to the attention of residents.

Mr. and Ms. Hyatt had questions regarding the assessment methodology for the community. Mr. Barnebey provided an update of the Charter Amendments and reviewed the one vote per household.

Mr. Witkin spoke and said he was feeling opposed to the RD and was not understanding the goal. Mr. Ludmerer provided the exemplary facility/amenities/asset above \$2,500, a draft form and will be posted on the website once in final form.

Mr. Hasman stated that the acoustics in Phase 1 still a concern, Phase 2 needs to be distinguishing vs needs and wants. The dining is a good investment and the offices need to be suitable, but the Board needs to exhaust all efforts beforehand.

Mr. Gibson asked about the one vote per home for the referendum and parameters.

Mr. Murphy asked about the timeline of mailing the proxy for the vote. It was stated that the parameters have not yet been set.

Mr. Baron had follow-up concerns about the FP&L issues.

Mr. Huck asked about the wellness center and if the center will be profitable. Mr. DiPaolo provided an update of the wellness center that comprise of Fitness Center which will be 3,000 sq. ft., as well as giving an update about the meeting spaces and office spaces.

Mr. Garrett suggested creating Financial Plan in order to increase the reserves and revenue for the club.

Mr. DiPaolo added some final comments, he read to the record the mission and vision that is in place for UPRD.

## **FIFTH ORDER OF BUSINESS**

### **Continuance**

There were no additional items to come before the Board and Mr. DiPaolo requested a motion to continue this meeting to August 2, 2022, at 10:00AM and or immediately following

the adjournment of the Board of Supervisors Workshop Meeting.

ON MOTION by Mr. DiPaolo, seconded by Ms. Pagano, with all in favor, the July 8, 2022,

Board of Supervisors Meeting of University Park Recreation District was continued at 3:08 p.m. to August 2, 2022, at 10:00AM and or immediately following the adjournment of the Board of Supervisors Workshop meeting at this location.



Secretary / Assistant Secretary



Chairperson / Vice Chairperson