

MINUTES OF MEETING

UNIVERSITY PARK RECREATION DISTRICT CONTINUED BOARD OF SUPERVISORS' MEETING

Friday, April 21, 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 Zoom:

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 Zoom:

Vivian Carvalho	District Manager – PFM Group Consulting LLC
Venessa Ripoll	PFM Group Consulting LLC (via Zoom)
Kwame Jackson	PFM Group Consulting LLC (via Zoom)
John Fetsick	General Manager – Country Club
Curtis Nickerson	Director of Properties & Facilities- Country Club
Marisa Powers Walters	District Counsel Representative– Blalock

Various Members of the General Public in person and via Zoom

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

The continued meeting was reconvened 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.

Public Comments

There were no public comments.

SECOND ORDER OF BUSINESS

Staff Report Matters

District Counsel – Ms. Powers stated that Mr. Barnebey spoke with someone last week concerning the CCR but does not have an update for the Board.

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

- Workshop Meeting: May 2 @ 2:00 p.m. – 4:00 p.m.
- Proposed Budget Board of Supervisors Meeting: May 16 @ 1:00 p.m.

Club Management (Management Discussion & Analysis Report) – Mr. Fetsick mentioned that he gave a full report at the last meeting and briefly met with Mr. Piersons this morning. Mr. Piersons explained that during his first meeting, everyone had introduced themselves and explained each of their backgrounds. They also reviewed the two slides presented at the last meeting with slight adjustments made. Mr. Murphy stated that he would create a summary of the presentation given during that meeting and will send it to Ms. Carvalho and Ms. Dickson to review before adding it to the website.

THIRD ORDER OF BUSINESS

Business Matters

Capital Improvement Plan Update a. Project Update & Estimates b. Timeline & Communication Plan c. Financing Plan

Mr. Criden gave a presentation concerning the updates made to the Capital Improvement Plan. He reviewed the 4 questions that they've asked to help them guide their efforts in creating the plan including what problems currently exist in University Park, what are reasonable solutions to these problems, how much will the solutions cost, and how we will pay (much will be paid) for these solutions. He stated that they have broken up the plan into three sections. Critical deferred maintenance is what needs to be done which includes the golf course irrigation systems, pond banks, bunkers, the kitchen reconfiguration, and fixing the poor-quality conditions for the office space. The necessary Capital Improvements refers to items that are important to the members such as creating gathering rooms and refreshing group fitness facilities. Desired Capital Improvements refers to items that would enhance the member experience such as moving the member bar to the lakefront and relocating the Pro shop closer to the golf operation. He mentioned last year's plan involving some of the improvements was estimated to be \$18 million but has now climbed to over \$20 million. He discussed the plan that was previously mentioned last month which was estimated at \$13 million. He then provided excel sheets showing the estimated cost of the proposed projects vs the estimates they received from vendors with a new estimated cost of a little over \$18

million.

Mr. Criden mentioned that they were working on a contingency plan that would address both the Critical Deferred Maintenance and the Necessary Capital Improvements. This new plan included the golf course irrigation system, the golf course banks, the bunkers, the kitchen reconfiguration, the renovation of existing facilities, redecorating the first floor of the Varsity Club, and the addition of a new 8,000 sq. ft. building to house the group fitness, gathering rooms, and offices. This new plan is estimated to cost around \$14.5 million. He mentioned that the Desired Capital Improvements have been postponed, which includes the new cart barn, moving the Pro shop, and moving the member bar, as it would add around \$2.7 million to the estimated cost. Mr. Criden spoke about the planned cost of the average homeowner in University Park which came to about \$1,000 annually or about \$85 a month for a 30-year bond issuance.

Mr. Criden went over the next steps which includes putting together a project management team with Mr. King's involvement, continuing to attend the neighborhood meetings, gathering renderings and explanations of all the proposed spaces, publication of the plan, providing an opportunity for the community to do a Q&A and follow that up with a survey, and lastly proceeding with a referendum after deciding on a bond or loan financing then sending a request for proposals.

Ms. Dickson stated that this is a new proposal that has been presented to the Board. Mr. Murphy mentioned an article in the paper pertaining to the price increase of the Bradenton Convention Center which was estimated at \$19 million back in 2019 and has now jumped to \$45 million. There was some discussion concerning the new building that was proposed. Mr. Ludmerer clarified that Mr. King would have input but not on the specific design of the building. He also had some concerns of the building being two stories and believes there may be congestion with the combination of racquets, activities, offices, and meeting space. He expressed concern with location of this new space by the Fitness Center. Ms. Dickson added that the finer details can be discussed at the upcoming Workshop meeting.

Mr. Fetsick mentioned that the same areas that have been proposed have not materially changed since the first introduction of the Master Plan. He mentioned that it would be difficult to get a full concept without spending more money. Mr. Piersons believes that the irrigation, banks, and bridges should be separated from the plan so that they can move forward with it. Ms. Dickson suggested that any questions they may have should be submitted to Mr. Fetsick. Mr. Murphy suggested that they implement a transfer fee of 1% effective July 1, the transfer fee would be paid by the buyer. His other suggestion was to take \$1 million of the \$2 million that they have on hand to use for the irrigation project. He suggested residents who are full members with larger homes would pay a little more in assessments. This would give the Board time to conduct surveys and they will have the irrigation completed sooner.

Discussion and Selection of Bond Counsel

Ms. Powers stated that Mr. Barnebey as District Counsel can retain Bond Counsel and suggested to retain GreenbergTraurig which is the previous Bond Counsel awarded the work in the initial bond issuance. Mr. Ludmerer provided some background on GreenbergTraurig

and the reason for this agenda item as they are only approving the action of Mr. Barnebey pursuing Bond Counsel at this time. He mentioned the out-of-pocket cost would be under \$2,500. There will be no additional fees if the bond fails.

ON MOTION by Mr. Ludmerer, seconded by Mr. Criden, with all in favor, the Board approved the action of having Mr. Barnebey pursue GreenbergTraurig as Bond Counsel on the basis that the out-of-pocket costs do not exceed \$2,500 and there will be no additional fee if the bond is not issued.

Review & Consideration of Financial Advisor & District Management Fees for Cost of Issuance

ON MOTION by Mr. Ludmerer, seconded by Mr. Criden, with all in favor, the Board approved acceptance of PFM Financial Advisor & District Management Fees for Cost of Issuance.

Supervisor Requests & Comments

Ms. Dickson reminded everyone that the next Workshop meeting is on May 2 from 2:00 – 4:00 p.m. and the next Board meeting is on May 16 at 1:00 p.m. where the proposed budget for FY 2024 will be discussed. There were talks of moving the public hearing from August to early September to be sure quorum is met, Ms. Carvalho will send the Board an email with a list of a few potential dates.

Ms. Gay had some questions concerning the project and the focus on the use of space in the fitness center vs. accommodations to the homeowner. Ms. Dickson stated that all the proposed projects do have a purpose and are not being discussed and planned just to do it. She also mentioned that they are aware of how many people are turned away from fitness classes and have expressed those concerns to the Board and to management.

Mr. Mantia stated that the Master Plan is very important and wants to make sure the Board considers what was recommended by professionals. He mentioned that in the past, members put together a petition which included approximately 300 signatures relating to the location and development of pickleball and other structures. He also mentioned that the needs of the community have changed over the last few years and stressed the need for space to accommodate growing member activities.

Mr. Baron stated that he does not believe the Board is broadcasting enough of the information to the regular residents versus the club members. He also requested that there

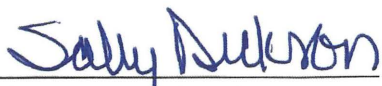
FORUTH ORDER OF BUSINESS

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 April 21, 2023, Continued Board of Supervisors' Meeting of University Park Recreation District was adjourned at 2:37 p.m.


Secretary / Assistant Secretary


Chairperson / Vice Chairperson