

## **MINUTES OF MEETING**

### **UNIVERSITY PARK RECREATION DISTRICT WORKSHOP MEETING**

**Friday, October 31, 2023**

**1:00 p.m.**

**Business 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	(via phone)

Also, Present in person or via phone:

Vivian Carvalho	District Manager - PFM Group Consulting LLC	
Kwame Jackson	ADM - PFM Group Consulting LLC	(via phone)
Mark Barnebey	District Counsel- Blalock Walters	(via phone)
Curtis Nickerson	Director of Properties and Facilities - Country Club	
John Fetsick	General Manager - Country Club	

Various Audience Members present or via zoom.

## **FIRST ORDER OF BUSINESS**

### **Organizational Matters**

#### **Call to Order and Roll Call**

The meeting was called to order at 2:00 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 at this time.

## **SECOND ORDER OF BUSINESS**

### **Discussion**

## **Discussion of Capital Improvement Plan and Associated Bond Referendum**

Ms. Dickson and Mr. Fetsick provided an overview of the presentation of the Capital Improvement Plan.

Ms. Dickson went over the history of the forming of UPRD, the timeline of how the master plan was created, and where the district is heading in the future. She presented a graph of the levels of satisfaction of each of the amenities available in UPRD; the fitness center and activity space being the lowest in satisfaction amongst members. She also showed photos of the club kitchen area and admin workspace, showing the improvements that need to be made in these areas. She also presented detailed maps and a video showing the proposed improvements that are planned to be made to UPRD.

Mr. Fetsick reviewed the financial plans for the proposed improvements; the capital projects totaling \$18,500,000.00. He recommended funding the project plan with a 30-year bond referendum. He mentioned that everyone will receive a mailed notice that details the referendum, bond, plan, project, and financial details. He encouraged active resident & member participation within the discussions of the capital plan. There will be a referendum vote on January 16, 2024, and there will be one vote per household.

A homeowner asked a question about the square footage of the administration building and fitness center. It was responded that the activity center will have a total capacity of 200 people and 2,700 sq ft will be added for the fitness expansion.

A homeowner asked if anything will be happening to the existing pro shop, varsity club and employee offices in the proposed plan; there will be no changes to these locations at this time and will hold off until the season is over before making any changes, the funds would come from operations to address those areas.

Mr. Ludmerer stated that these locations will remain operational during the updates and would provide insight into how to utilize the space most efficiently.

A homeowner asked how the golf course will be financed, either between a bond issuance or homeowner assessments.

Ms. Dickson mentioned that this information will be uploaded to the website for everyone to find.

A homeowner asked what the water savings will be for the golf course and asked for specifics on the return on investment (ROI).

A homeowner asked about a hypothetical scenario if the bond was to fail, what the options would be. They also had a comment about the need to provide appropriate office space.

A homeowner asked for the percentage of people that are currently using the fitness center; approximately 125 social members have purchased a fitness pass and upwards of about 200-250 people currently use the fitness center.

A homeowner asked about the ongoing maintenance currently taking place that was not mentioned in the presentation.

A homeowner asked about the roof tiles; Ms. Dickson commented on trying to match the color of the current tile.

A homeowner emphasized the necessity of the project to increase home values.

A homeowner suggested that the RD and UPCA get together to create a 10-year homeowner expense plan.

A homeowner commented that University Park's amenities are not up to speed compared to other communities around them.

Mr. Case asked in what order these projects will be completed. It was stated the hopes is to start the irrigation project in 2024 and have it completed in April-May of 2025, and the kitchen and fitness center are planned to be completed by the 2027 season.

There was a comment about adhering to and meeting the demand of the residents.

Mr. Ludmerer reviewed the assessment methodology report process.

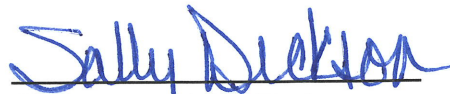
### **THIRD ORDER OF BUSINESS**

### **Adjournment**

There were no additional items to come before the Board.

ON MOTION by Ms. Dickson, with all in favor, the October 31, 2023, Workshop Meeting of University Park Recreation District was adjourned at 3:50 p.m.
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Secretary / Assistant Secretary

  
Chairperson / Vice Chairperson