

MINUTES OF MEETING

UNIVERSITY PARK RECREATION DISTRICT WORKSHOP MEETING

Tuesday, November 28, 2023

2:00 p.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
David Murphy	Assistant Secretary
Rusty Piersons	Assistant Secretary

Also, Present in person or via phone:

Vivian Carvalho	District Manager - PFM Group Consulting
Venessa Ripoll	District Manager - PFM Group Consulting (via phone)
Kwame Jackson	ADM - PFM Group Consulting (via phone)
Mark Barnebey	Blalock Walters - District Council
Curtis Nickerson	Director of Properties and Facilities - Country Club
John Fetsick	General Manager - Country Club
Various Audience Members	

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

The meeting was called to order at 2:01 p.m. by Ms. Dickson and Ms. Carvalho confirmed quorum to proceed with the meeting. Those in attendance are outlined above.

Public Comments

A homeowner suggested that the Board do a better job at communicating with residents about when Board and Workshop meetings take place as they had spoken to many residents who were unaware that the meetings were taking place. The homeowner also asked if the majority of people share the vision for the Club that the Board does.

Ms. Dickson spoke about the challenges with communication that the Board has faced and stated that they have done everything they can to keep residents informed.

Another homeowner commented on how communication seemed to be better in the past compared to now and suggested that all projects be voted on separately to gauge the interest of the residents.

Ms. Dickson stated that before the RD was created, they were not restricted to the Sunshine Laws.

Mr. Ludmerer mentioned that Club Weekly has weekly information about both the HOA and the CDD.

Mr. Fetsick had some comments concerning the proposal that the Board has prepared for the RD and believes the projects that were needed five years ago are the same as the ones they need today.

A homeowner stated that communication has been confusing and asked if there was a capital plan that outlines an assessment for the next 5 – 10 years.

Mr. Ludmerer stated that earlier in the year, they had presented what their capital needs were and what they would need from a bond to maximize the capital need.

A homeowner stated that she appreciates that work of the volunteers and believes that they need to trust that they are doing the right thing for the Club.

Another homeowner asked about the framework of how the new bond will affect the property values of the homes.

A homeowner asked about the information package that is being prepared. It was mentioned that it is currently being worked on and has a delivery date of December 15.

There was talk of how the estimate of the project was increased from 13 million initially to 18 million and how the new estimate was reached.

SECOND ORDER OF BUSINESS

Discussion

Discussion of the Capital Improvement Plan and Bond Referendum Slides

Ms. Dickson stated that they are going to create a delineated list of how the funds from the

first bond were spent. She also mentioned that they will take the five-year forecast and reiterate it and will be including it on the slides on the next PowerPoint.

Mr. Murphy reviewed the revenue source from the first bond issuance and believes they need to address the capital reserve study. He wants to make sure that the thoroughness and due diligence of the Board when coming to this proposal is communicated properly. He suggested taking a median payment and breaking it into the different projects.

Ms. Dickson reviewed the upcoming meeting schedule.

December 6: Town Hall Meeting in the Lakeside Room; 4:00 p.m. – 6:00 p.m.

December 8: Board Meeting in the Business Center; 1:00 p.m.

January 2: Workshop Meeting in the Business Center; 2:00 p.m. – 4:00 p.m. (may be cancelled)

January 4: Town Hall Meeting in the Lakeside Room; 4:00 p.m. – 6:00 p.m.

January 12: Board Meeting in the Business Center; 1:00 p.m.

She noted that the referendum vote will take place on January 16.

Mr. Ludmerer provided some input as to why had had joined the Board.

Mr. Criden and Ms. Dickson provided their thoughts on the plan for the RD.

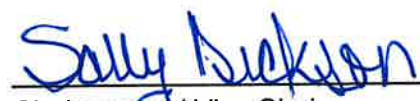
THIRD ORDER OF BUSINESS

Adjournment

There were no additional items to come before the Board.

ON MOTION by Ms. Dickson, with all in favor, the November 28, 2023, Workshop Meeting of University Park Recreation District was adjourned at 3:37 p.m.


Secretary / Assistant Secretary


Chairperson / Vice Chairperson