

## **MINUTES OF MEETING**

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

**Friday, December 8, 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 <sup>nd</sup> 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	
Kwame Jackson	ADM - PFM Group Consulting LLC	(via Zoom)
Kevin Plenzler	PFM Financial Advisors	
Mark Barnebey	Blalock Walters	
John Fetsick	General Manager - Country Club	
Curtis Nickerson	Director of Properties and Facilities - Country Club	
Kristine Szorkowitz	Communication Lead	
Various Audience Members Present and Via Zoom		

## **FIRST ORDER OF BUSINESS**

### **Organizational Matters**

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

The meeting was call to order at 1:01 p.m. by Ms. Dickson and Ms. Carvalho confirmed quorum to proceed. Those in attendance are outlined above.

#### **Public Comments**

A homeowner asked that the meeting minutes be completed in a timely manner.

Another homeowner expressed his concerns about the Business Plan.

Another homeowner asked if all of the information will be presented today and if it will be arriving by mail or email so it can be referenced.

Another homeowner asked that the Board be more transparent with the details of the financial side of the Business Plan.

## **SECOND ORDER OF BUSINESS**

### **Administrative Matters**

**Consideration of the Minutes of the October 27, 2023, Board of Supervisors Meeting, the October 30, 2023, Invitation to Bid Opening Meeting, the October 31, 2023, Board of Supervisors Workshop Meeting, the November 3, 2023, Special Board of Supervisors Meeting, the November 10, 2023, Board of Supervisors Meeting, and the November 14, 2023, Town Hall Meeting**

The Board reviewed the minutes.

ON MOTION by Mr. Criden, seconded by Mr. Ludmerer, with all in favor, the Board approved the Minutes of the October 27, 2023, Board of Supervisors Meeting, the October 30, 2023, Invitation to Bid Opening Meeting, the October 31, 2023, Board of Supervisors Workshop Meeting, the November 3, 2023, Special Board of Supervisors Meeting, the November 10, 2023, Board of Supervisors Meeting, and the November 14, 2023, Town Hall Meeting.

## **THIRD ORDER OF BUSINESS**

### **Staff Report Matters**

District Counsel – Mr. Barnebey stated that the land use issues are moving forward and is working on finalizing some information.

District Manager – Ms. Carvalho reviewed the upcoming meeting schedule. The January 2, 2024 Workshop meeting will likely be cancelled due to the holiday. The next Town Hall meeting is scheduled for January 4 from 4:00 p.m. – 6:00 p.m. in the Lakeside Room. The next Board meeting is scheduled for January 12 at 1:00 p.m. at the Community Center. The Bond

Referendum Vote is scheduled for January 16 from 9:00 a.m. – 12:00 p.m. at the Varsity Club.

Club Management (Management Discussion & Analysis Report/Update on the Business Plan Progress) – Mr. Fetsick mentioned that they had a very successful Thanksgiving, serving over 500 people. He thanked the staff for their hard work and dedication. He mentioned that the golf rates would increase on December 15 with an increase of \$15 - \$20 per round as compared to last year. Initial installation of the black fencing for racquets has been completed and some fitness classes have been expanded into the afternoon and they are looking to expand them to weekend mornings as well. He mentioned that he will be evaluating the dining experience and make changes as necessary. Currently, they have 440 full memberships and a total membership of 1,335 as of September. He also mentioned that the golf and dining are operating slightly over budget but overall everything falls within the budget.

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

#### **Business Matters**

#### **Consideration of Resolution 2024-05, Revising Amendments to the District Charter for Elections**

Mr. Barnebey reviewed the resolution and explained that they have revised some of the early provisions that were in the original charter and will be a part of the Presidential primary on March 19, 2024.

ON MOTION by Mr. Ludmerer, seconded by Mr. Criden, with all in favor, the Board approved Resolution 2024-05, Revising Amendments to the District Charter for Elections.

#### **Consideration of Engineer's Report for the Capital Improvement Plan Project Description**

Mr. Plenzler reviewed the Engineer's Report for the Board. He stated that they worked with an independents estimator and the estimates were provided to Kimley-Horn.

#### **Consideration of the Final Assessment Methodology Report for Series 2024 Bonds**

Mr. Plenzler reviewed the report for the Board and noted the changes that had been made including adding more detail regarding the nature of the assessments in relation to the overall home price appreciation. They have put together an estimate of the maximum bond principle that could be borrowed associated with the series 2024 bonds at \$20,600,000. This generates a maximum annual gross debt of \$1,530,632. They believe that the assessments are reasonable and equitably allocated.

**Public Hearing on the Capital  
Improvement Plan & Final  
Assessment Methodology  
Report**

- a. Public Comments and  
Testimony**
- b. Board Comments**
- c. Consideration of  
Resolution 2024-06,  
Approving Engineer's  
Report & Final  
Assessment  
Methodology Report**

ON MOTION by Mr. Criden, seconded by Mr. Murphy, with all in favor, the Board opened the public hearing.

A homeowner urged the Board to look at the current operations and asked why they are unable to fund the minimal project with the cash flow derived from the fund and asked to have a constructive discussion about priorities and reviewing overhead costs.

A homeowner stated their worry for the sustainability of the community and believes that there will be short falls.

A homeowner expressed their concern with the special benefits that an assessed property must receive that exceeds the burden of the debt imposed.

A homeowner stated that he believes the UPRD has been ignoring its own rules. He read an email from a fellow homeowner who was displeased with the amount in membership dues that they had to pay.

A few homeowners expressed their support of the Business Plan and the planned projects for

the community.

A homeowner stated that they are in favor of many of these projects but asked why they cannot refurbish and repair the current buildings in the community instead of building new ones.

A homeowner stated that they agree to the plan to a certain extent but believes the assessment methodology is incorrect and asks that the Board considers that not everyone will benefit from the proposed projects.

A homeowner expressed their complete support of the plan as it will ensure a stable support for the future of the community.

A homeowner had some comments about the process of going about constructing the plan.

A homeowner asked the Board to consider looking at the plan one last time in order to figure out a mutually beneficial way that is more cost effective.

A homeowner expressed their concerns with the ROI.

ON MOTION by Mr. Criden, seconded by Mr. Ludmerer, with all in favor, the Board approved Resolution 2024-06, Approving Engineer's Report & Final Assessment Methodology Report.

ON MOTION by Ms. Dickson, with all in favor, the Board closed the public hearing.

**Public Hearing on Equalization  
of Special Assessments**

- a. Public Comments and  
Testimony**
- b. Board Comments**
- c. Consideration of  
Resolution 2024-07,  
Adopting the Final  
Assessment Roll**

ON MOTION by Ms. Dickson, with all in favor, the Board opened the public hearing.

Mr. Plenzler stated that the total maximum bond is \$20,600,000 with a maximum net annual debt service of \$1,423,488 and a maximum gross annual debt service of \$1,530,632.

A homeowner expressed the discrepancies of Parcel 7 as UPRD is listed as a non-ad valorem assessment of 0.

ON MOTION by Mr. Criden, seconded by Mr. Ludmerer, with all in favor, the Board approved Resolution 2024-07, Adopting the Final Assessment Roll.

ON MOTION by Ms. Dickson, with all in favor, the Board closed the public hearing.

It was mentioned that they are looking at an equipment lease that requires a resolution by the Board. They are looking to get a new beverage cart and a few other pieces of equipment as part of the lease agreement.

ON MOTION by Mr. Criden, seconded by Mr. Pierson, with all in favor, the Board approved Resolution 2024-08, Authorizing the Chair to execute and deliver the lease for the equipment.

**FIFTH ORDER OF BUSINESS**

**District Financial Matters**

**Ratification of Payment  
Authorization Nos. # 105 & 106**

Mr. Fetsick stated that the auditor will be onsite on December 11 to initiate the audit process.

ON MOTION by Mr. Criden, seconded by Mr. Ludmerer, with all in favor, the Board ratified Payment Authorization Nos. # 105 & 106.

**Supervisor Requests &  
Comments**

Ms. Dickson reviewed the upcoming meeting schedule. Ms. Carvalho suggested holding a

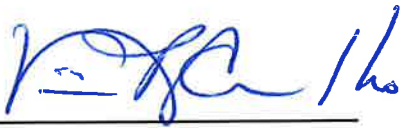
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Special Board meeting on January 16 at 3:00 p.m. after the referendum vote.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

ON MOTION by Ms. Dickson, with all in favor, the December 8, 2023, Board of Supervisors' Meeting of University Park Recreation District was adjourned at 2:24 p.m.



Secretary / Assistant Secretary



Chairperson / Vice Chairperson