

## **MINUTES OF MEETING**

### **UNIVERSITY PARK RECREATION DISTRICT**

### **BOARD OF SUPERVISORS' MEETING**

**Friday, January 12, 2024**

**1:00 p.m.**

**Business Offices**

**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
Venessa Ripoll	District Manager - PFM Group Consulting LLC (via Zoom)
Kwame Jackson	ADM - PFM Group Consulting LLC (via Zoom)
Mark Barnebey	District Counsel- Blalock Walters
John Fetsick	General Manager - Country Club
Curtis Nickerson	Director of Properties and Facilities - Country Club
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 1:02 p.m. by Ms. Dickson and Ms. Carvalho confirmed quorum to proceed. Those in attendance are outlined above.

#### **Public Comments**

There were no public comments at this time.

## **SECOND ORDER OF BUSINESS**

### **Administrative Matters**

#### **Consideration of the Minutes of**

**the November 28, 2023, Board  
of Supervisors Workshop  
Meeting and the Minutes of the  
December 8, 2023, Board of  
Supervisors 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 November 28, 2023, Board of Supervisors Workshop Meeting and the Minutes of the December 8, 2023, Board of Supervisors Meeting.

**Ratification of Appointment of  
Election Chair**

Ms. Dickson stated that they will be ratifying the appointment of Mr. Kaftan as the Election Chair for the Bond Referendum Election Process.

ON MOTION by Mr. Ludmerer, seconded by Mr. Criden, with all in favor, the Board ratified the Appointment of Mr. Murray Kaftan as the Election Chair for the Bond Referendum Election Process.

**THIRD ORDER OF BUSINESS**

**Staff Report Matters**

District Manager – Ms. Carvalho reminded the Board that January 16, 2024 is election day for the referendum vote. The polls will open at 9:00 a.m. and will close at 12:00 p.m. A special Board meeting will also be held that day at 3:00 p.m. The Board agreed to move the meeting to 4:30 p.m. to provide enough time for the Bond Referendum Vote Counting Process.

Club Management - Management Discussion & Analysis Report – Mr. Fetsick congratulated the food and beverage team for a successful holiday season. The outside play for golf has been impacted by the weather, rates will be increased on February 1, 2024, between an extra \$10 and \$15 per round. The fitness instructor will be leaving to pursue a new career and her last day will be two weeks from today. There are currently 430 full members, he recommended a discussion take place pertaining to capping the full memberships to around 425 - 430. They will wait until the next meeting to give the Board time to consider this suggestion. This cap would only to apply to non-residents, residents will still have the opportunity to become a full

member. There are currently 144 grandfathered non-members and 223 grandfathered members, 147 annual fitness center member passes, and 55 pickleball member passes. The trial period for the full memberships has been capped at 30, and there are currently 21.

Mr. Fetsick stated that operating revenue to date is \$7,000 below the budgeted \$1.9 million. Expenses are slightly over budget due to timing. Total golf rounds are (500) below budget due to weather issues, but total golf revenue is \$83,000 ahead of budget due to the increase in rates for outside play.

District Counsel – Mr. Barnebey provided an overview of the bond referendum voting process, which will be one vote per parcel. It was done this way to ensure there was fair representation. Mr. Gang who is Bond Counsel stated that it was a common practice to choose the rate during the month of the bond sale as the maximum legal rate changed every month in Florida. Mr. Barnebey stated that absentee ballots may be placed in the box, or they are able to cast a vote in person at the Varsity Club from 9:00 a.m. to 12:00 p.m. on Tuesday, January 16, 2024. The ballots once verified will be provided to an independent accounting firm where the votes will be counted and certified. The final official ballot will be provided to the Election Chair in which the results will be announced at the Special Board of Supervisors Meeting scheduled for Tuesday, January 16, 2024 at 4:30PM at the Business Offices.

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

#### **Business Matters**

#### **Consideration of Waiver of Potential Conflict for Greenberg, Traurig Opinion Letter**

Mr. Gang provided an overview of the waiver of potential conflict in on order to issue the opinion letter for a subsequent bond issuance.

ON MOTION by Mr. Criden, seconded by Mr. Murphy, with all in favor, the Board approved the waiver of potential conflict for Greenberg, Traurig in order to issue the opinion letter for the subsequent bond issuance.

#### **Consideration of Resolution 2024-08, Authorizing a Second Supplemental Bond Indenture**

Mr. Barnebey and Mr. Gang provided an overview of the resolution. This will set forth a revised

version of Section 5.04 of the First Supplemental Bond Indenture that would eliminate the bracketed language and add a sentence requested by District Counsel that states the District can issue additional bonds for projects that benefit the district lands.

ON MOTION by Mr. Criden, seconded by Mr. Ludmerer, with all in favor, the Board approved Resolution 2024-08, Authorizing a Second Supplemental Bond Indenture.

Mr. Ludmerer wanted to state his recollection of discovering the oversight when filing the first supplemental report. A homeowner had a comment stating that people may have objections during the bond validation process.

**Consideration of Resolution  
2024-09, Approving the Golf  
Course Irrigation System**

This item was tabled and will be discussed during the meeting on January 17, 2024.

**Consideration of Resolution  
2024-10, Authorizing the  
Huntington National Bank  
Lease for Golf Equipment**

The Board reviewed the resolution.

ON MOTION by Mr. Criden, seconded by Mr. Piersons, with all in favor, the Board approved Resolution 2024-10, Authorizing the Huntington National Bank Lease for Golf Equipment.

There was a discussion of a conversation between the Board and a homeowner's attorney regarding payment being expected for work the homeowner had done even though it was voluntarily provided to the district. Mr. Barnebey is in receipt of such letter and is communicating with the homeowner's attorney directly.

**FIFTH ORDER OF BUSINESS**

**District Financial Matters**

**Ratification of Payment  
Authorization Nos. 107 & 108**

Mr. Fetsick reviewed the payment authorizations.

ON MOTION by Mr. Criden, seconded by Mr. Murphy, with all in favor, the Board ratified Payment Authorization Nos. # 107 & 108.

Supervisor      Requests      &  
Comments

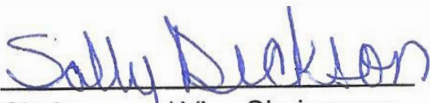
There were no additional comments at this time.

**SIXTH ORDER OF BUSINESS**

**Continuance**

ON MOTION by Mr. Ludmerer, seconded by Mr. Murphy, with all in favor, the January 12, 2024, Board of Supervisors' Meeting of University Park Recreation District was continued to January 17, 2024, at 9:00 a.m. to 10:00 a.m. at the Business Center.

  
Secretary / Assistant Secretary

  
Chairperson / Vice Chairperson