

MINUTES OF MEETING

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

Wednesday, February 21, 2024

2:00 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	(via phone)
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	
Kwame Jackson	ADM - PFM Group Consulting LLC	(via phone)
Mark Barnebey	District Counsel- Blalock Walters Attorneys at Law	
Jon Fetsick	General Manager - Country Club	
Curtis Nickerson	Director of Properties & 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 2:01 p.m. by Ms. Dickson and Ms. Carvalho confirmed quorum to proceed. Those in attendance are outlined above.

The Board proceeded with the pledge of allegiance.

Public Comments

Mr. Matt asked about the investigation from the Florida Commission of Ethics of Ms. Dickson and the investigation of two attorneys by the Florida Bar. He asked if trustees and underwriters will continue to work with UPRD while the investigations are ongoing or if it would be best for those under investigation to resign. He also asked if District Counsel was in receipt of correspondence from the First Amendment Foundation and about a reluctance

of the UPRD to follow up with records requests.

Ms. Dickson indicated that Mr. Matt was aware of the status of the complaint as he was the person who filed it.

Mr. Barnebey responded that the investigation of the two attorneys had been dismissed and there will be a response to the correspondence from the First Amendment Foundation regarding records requests.

SECOND ORDER OF BUSINESS

Administrative Matters

Consideration of the Minutes of the January 12, 2024, Board of Supervisors' Meeting, the January 16, 2024, Bond Referendum Election Meeting, the January 16, 2024, Board of Supervisors' Special Meeting, and the January 17, 2024, Board of Supervisors' Continued Meeting

The minutes were reviewed.

ON MOTION by Mr. Ludmerer, seconded by Mr. Murphy, with all in favor, the Board approved the Minutes of the January 12, 2024, Board of Supervisors' Meeting, the January 16, 2024, Bond Referendum Election Meeting, the January 16, 2024, Board of Supervisors' Special Meeting, and the January 17, 2024, Board of Supervisors' Continued Meeting.

THIRD ORDER OF BUSINESS

Staff Report Matters

District Counsel – Mr. Barnebey mentioned that the DRI is moving forward and that the person who was initially working on the matter had taken another job, so the process of approval has been delayed.

District Manager – No report.

Club Management - Management Discussion & Analysis Report - Mr. Fetsick stated that the Country Club has been very busy with the exception of impacts of the inclement weather.

He believes the member experience has been very successful throughout the club. Events continue to be sold out. There were 1,100 fewer rounds in January 2024 due to the inclement weather, 700 of which were public rounds. The awnings over the tennis courts have been removed and will be replaced in the coming weeks. The fitness center now has some new pieces of equipment, and the new instructor has introduced new classes of golf/pickleball/tennis conditioning and a dance class. The new hire has received a lot of positive feedback from the membership. There are currently 432 full memberships, 143 grandfathered non-members, and 221 grandfathered members. Of the 1,320 total memberships, 290 are non-residents. He will provide a report on the participation of the fitness classes during the workshop meeting.

Mr. Fetsick stated that the operation is \$67,000 favorable to budget with \$3.1 million dollars of revenue. Expenses are unfavorable to budget by \$128,000, primarily due to dining operational costs. Operating costs are within \$61,000 to the budget. The capital is \$615,000 compared to the \$524,000 budget.

Mr. Murphy had some input concerning the statistics of people moving in and out of the community.

Mr. Piersons suggested adding a cap for the members now.

Mr. Criden requested having a group consisting of representatives from various membership levels to review the needs, inefficiencies, membership cap, revenue implications, trial memberships, summer memberships, and membership dues.

Mr. Piersons suggested looking at the Business Plan for solutions.

Mr. Fetsick will look into the Chelsea Reservation System concerning the tee time for golf.

FOURTH ORDER OF BUSINESS

Business Matters

**Consideration of Arbitrage
Rebate Calculation Services
Proposals**

Ms. Carvalho stated that there were three companies that submitted proposals for services. Arbitrage Rebate Counselors bid at \$1,800, GNP bid at \$3,000, and Tax Solutions bid at \$2,500. This is a requirement outlined in the Trust Indenture in connection with the fifth anniversary of the bond issuance. Once the Board determines the company, they will provide a report on arbitrage rebate in which will come back to the Board for acceptance as part of the record. If there is no arbitrage due than there will be no earnings that will have to be reported to the IRS.

ON MOTION by Mr. Murphy, seconded by Mr. Piersons, with all in favor, the Board accepted the bid from Arbitrage Rebate Counselors for \$1,800 for an arbitrage rebate report as required per the Trust Indenture of the Series 2019 Bonds Issuance.

**Discussion on Bond Validation
Process and Issuance of Bonds**

Mr. Barnebey stated that the bond validation complaint has been filed and they are waiting to appear on the judge's docket. This item should be expedited by the court.

**Discussion on Implementation
of the Capital Improvement
Project**

Ms. Dickson suggested that this be discussed during the workshop meeting and noted that Mr. Criden has been working on the project.

Mr. Criden stated that he is resuming responsibility for moving forward with the RFP from the architect. He will be speaking with Mr. King and the project team regarding the process and next steps of the project.

**Discussion on Charter
Amendment Referendum
Process**

**a) Consideration of
Renumbering
Resolution 2024-05 to
2024-03, Charter
Amendments**

Mr. Barnebey stated that the vote for the referendum will be on March 19, 2024, and is important for residents to participate. He mentioned that there was a scrivener error that requires renumbering Resolution 2024-05 to 2024-03.

ON MOTION by Mr. Ludmerer, seconded by Mr. Murphy, with all in favor, the Board approved the Renumbering of Resolution 2024-05 to 2024-03, Charter Amendments.

Mr. Ludmerer asked that this be posted to the website.

Discussion Regarding Mr. Pizzi's Claim

Mr. Barnebey asked that the Board follow up on this item at the March 8, 2024, Board meeting after acquiring additional information. He informed the Board the this is regarding Mr. Pizzi's request for compensation for what was originally believed to be volunteered time. They want to resolve this before it becomes a litigation matter.

FIFTH ORDER OF BUSINESS

District Financial Matters

Ratification of Payment Authorization Nos. 109 -111

Mr. Fetsick reviewed the payment authorizations for the Board.

ON MOTION by Mr. Piersons, seconded by Mr. Ludmerer, with all in favor, the Board ratified Payment Authorization Nos. 109 -111.

Supervisor Requests & Comments

The next Workshop meeting is scheduled for February 27, 2024 at 2:00 p.m. The next Board meeting scheduled for March 8, 2024. Both meetings will be held at the Business Center. The Board meeting time may potentially change from 1:00 p.m. to 2:00 p.m.

SIXTH ORDER OF BUSINESS

Adjournment

There were no further comments at this time.

ON MOTION by Mr. Ludmerer, seconded by Mr. Piersons, with all in favor, the February 21, 2024, Special Board of Supervisors' Meeting of University Park Recreation District was adjourned at 2:59 p.m.



Secretary / Assistant Secretary



Chairperson / Vice Chairperson