

**MINUTES OF MEETING**

**UNIVERSITY PARK RECREATION DISTRICT WORKSHOP MEETING**

**Tuesday, February 27, 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 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

Also, Present in person or via phone:

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

A homeowner commented on the difference in fees at Lakewood Ranch compared to University Park.

**SECOND ORDER OF BUSINESS**

**Discussion**

**Review of the Capital  
Improvement Plan Timeline**

Mr. Criden provided an overview of the Capital Improvement Plan Timeline. He stated that everything presented will be executed in accordance with sound project management practices and will be regularly communicated to the community through biweekly emails which will detail the project's progress.

The first thing they plan on doing is looking for an architect and is working on an RFQ draft for publication. He will be conversing with Mr. Barnebey to assure all legal requirements are covered. In March and April of this year, they will be putting together the advisory groups for different parts of the project which include the Activities and Fitness Center, Administration, and the Kitchen Renovation Project. They will be contacting those who have signed up to be apart of these advisory groups but will not do any substantive work until an architect is retained. The first project they will be working on besides the golf course will be the kitchen renovation project. They are hoping to get the RFP out in March so that they can decide on an architect in April.

The irrigation project for the golf course will begin in May. If they have an architect by June, they are hoping to review the proposals for the projects after reviewing the UPRD budget and suggest the appropriate modifications. They are hoping that the architect will review and present the updated Capital Improvement Plan in the summer and will begin to provide blueprints for the various spaces after the plan has been agreed upon.

They will see in the next six months if they will need to hire an independent consultant representative for all of these projects or if that is something the architect could provide.

They plan on starting with the kitchen renovation / expansion project in May 2025, the Activity Administration Facility and Fitness building renovation in May 2026, and the Parking expansion in October 2026. He stated that this schedule is tentative and can change.

Ms. Dickson suggested that the construction date for additional parking along hole #10 should be moved up.

**Discussion Pertaining the  
Rules & Regulations, Revision  
to the Bylaws and  
Establishment of Grievances  
Committee**

Mr. Ludmerer stated that their Rules & Regulations as well as their Bylaws have not been updated since 2007. They have looked at ways of dealing with the changes that have occurred in the last eight years.

The Bylaws were the first set of documents reviewed by the Board followed by the Rules & Regulations.

There was discussion of differentiating between emotional support animals and registered service animals.

There was discussion as to limiting firearms around where alcohol is served, including on the golf course.

There was discussion of suspension, designation, and termination of memberships as well as a medical downgrade of memberships if required.

There was discussion of changing the attire for dining to allow blue jeans.

There was discussion concerning forming a Grievance and Disciplinary Group with five members, consisting of one member who is a full member, one racquets member, one social member and no more than one nonresident member who would be appointed by Mr. Fetsick. It was stated that these changes would not be ready for review and approval during the March meeting.

Ms. Dickson updated the Board and the audience members on the upcoming meetings. The next Board Meeting is scheduled for March 8, 2024, at 1:00 p.m. and the next Workshop Meeting is scheduled for April 2, 2024, at 2:00 p.m. The April Board Meeting scheduled for April 12, 2024 at 1:00 p.m. will be the meeting in which the Board will hold a Public Hearing for Rule Making. Management will proceed with the required rule making advertisements. The Primary Election Vote for the Charter Amendments is scheduled for March 19, 2024.

**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 February 27, 2024, Workshop Meeting of University Park Recreation District was adjourned at 3:49 p.m.

  
Secretary / Assistant Secretary

  
Chairperson/ Vice Chairperson