

MINUTES OF MEETING

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

Friday, March 22, 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	(via Zoom)
Steve Ludmerer	Treasurer / 2 nd Vice Chairperson	
David Murphy	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)
Jon Fetsick	General Manager - County Club	
Marisa Powers	Blalock Walters	
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 1:08 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

A homeowner asked when they would be able to take advantage of the upfront payment fee for the bond payments and when it would be available.

It was stated that once the bond is issued, a trustee can be contacted, and they can provide

the payoff amount.

The homeowner also asked if there will be an audited financial statement available for the public to view and asked who the Board Members are for Park Boulevard Management.

The Park Boulevard Management Board Members were disclosed. It was explained that there are no audit financial statements for Park Boulevard Management, and it only follows a tax return.

Another homeowner asked about the extent of the total burden of debt as it has to be proven for the bond to be validated. They asked about anticipating a \$5,000,000 bridge loan before the bond is validated. They mentioned their church, Our Lady of the Angels, and their acceptance of pledges for a project that would cost \$6,000,000.00 three years ago, and that project cost went to \$9,000,000 and is now \$11,000,000.00. They asked that the Board pledge to not ask for a third bond referendum. They mentioned Lakewood Ranch recently sold their assets to a company that professionally runs country club assets and asked if UPRD has explored outsourcing management to maximize the member experience.

It was explained that the Master Assessment Methodology Report provided the detailed information of the bond proceeds and the per unit allocation. Each resident should refer to the report to determine the respective assessment.

It was also explained that the current Board cannot make a pledge regarding a possible future bond referendum or anticipate what future Boards will decide.

It was also explained that Park Boulevard Management manages the Country Club, and the current Board has no intention of changing the process which has proven to be very successful. It was noted that the Board would find it difficult to bring on a different management company who is willing to take the contract with no charge for administrative fees, as Park Boulevard Management currently does.

SECOND ORDER OF BUSINESS

Administrative Matters

Consideration of the Minutes of the January 30, 2024, Board of Supervisors' Workshop Meeting and the Minutes of the February 21, 2024, Board of Supervisors' Special 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 January 30, 2024, Board of Supervisors' Workshop Meeting and the Minutes of the February 21, 2024, Board of Supervisors' Special Meeting.

THIRD ORDER OF BUSINESS

Staff Report Matters

District Counsel – Mr. Criden asked about the architectural services RFP that Mr. Barnebey provided and when that can be reviewed and sent out.

Ms. Powers noted the RFP is still under review and Counsel will provide feedback shortly.

District Manager – Ms. Carvalho suggested discussing at the end of the meeting the rescheduling of the Budget Hearing to a later date.

Club Management (Management Discussion & Analysis Report) – Mr. Fetsick stated that March was very busy as it is typically their busiest month of the year. The past weekend had a very successful Art in the Park with several hundred people coming through the doors to review the artwork. He thanked Ms. Deborah Van Brunt for all she does for the Club and for her contribution to Art in the Park. Right now, they are having their keystone event, which is the men's member guest event with 48 teams and 96 participants. Easter Breakfast will be held on Saturday with 205 people expected to show up and they are currently at 610 for Easter Brunch. There has been a 30% increase in terms of use of the Fitness Center this season compared to last season. The racquets facility is expected to be fully renovated by early April.

Mr. Nickerson stated that all the irrigation control clocks have been installed and they hope to have everything ready by the first week of April. The work has been scheduled to have minimal impact on play. Emails and videos will be posted to make people aware of what is happening and the expected impacts. Practice facility improvements are scheduled to begin in early May.

Ms. Dickson expressed her concerns with the lack of parking, particularly for big events.

Mr. Fetsick noted that they will evaluate accelerating the creation of additional parking.

FOURTH ORDER OF BUSINESS

Business Matters

Update on Referendum on Charter Amendments

Ms. Dickson provided an update stating that the Charter Amendments passed with 82% of

votes in favor, with the most significant change being the term for Board Members being changed from four years to three years.

Update on Mr. Pizzi's Claim

Ms. Dickson stated that they will need to gather more information about this claim so this item will be delayed in order to obtain more factual information.

Update on the Rules & Regulations, Revision to the Bylaws and Establishment of Grievances Committee

Mr. Ludmerer provided an update concerning the elimination of any dogs or other pets around pickleball, tennis and any other racquet facilities. They are awaiting feedback on whether pets should be allowed around the fire pit. The Grievance Committee still needs to be addressed in terms of its representation and believes that having someone for facilitation and record keeping is a good idea. This item was asked to be added to the April 2, 2024 Workshop meeting and the Public Hearing regarding this item will be held during the May meeting.

Consideration of Resolution 2024-13, Revision to the Second Supplemental Trust Indenture

Ms. Powers reviewed the changes made to the Second Supplemental Trust Indenture based on the recommendations from the Trustee.

ON MOTION by Mr. Ludmerer, seconded by Mr. Criden, with all in favor, the Board approved Resolution 2024-13, Revision to the Second Supplemental Trust Indenture.

Ratification of RFP for Bond Anticipation Note, Series 2024

Mr. Ludmerer provided an overview of the Bond Anticipation Note. The RFP is currently out in the market and will look at their options on April 1, 2024.

ON MOTION by Mr. Criden, seconded by Mr. Murphy, with all in favor, the Board ratified the RFP for Bond Anticipation Note, Series 2024.

Consideration of Membership Caps

Mr. Fetsick provided an update of the data concerning the membership caps. There was a recommendation for a cap on non-resident full memberships allowed. Currently there are 441 full members, 113 racquets, 780 social, and one other with a grand total of 1335 members as of March 21, 2024. There are 304 full resident members and 137 full non-resident members, 77 resident racquets members and 36 non-resident racquets members, and 654 resident social members and 126 non-resident social members. Mr. Murphy agreed with the recommendation and Mr. Criden was in full support of the plan. Mr. Ludmerer agreed with the plan and suggested picking a cap number for non-resident full memberships.

ON MOTION by Mr. Criden, seconded by Mr. Ludmerer, with all in favor, the accepted the cap of 440 non-resident full memberships and flexible trails.

Consideration and Authorization of 2024 Summer Membership Program

Mr. Fetsick recommended that the family rate for golf be \$2,000.00, with the single rate being \$1,500.00 for summer memberships, along with the family rate for the racquets and fitness being \$800.00, and the single rate being \$650.00. He recommended golf be extended from May 1 to September 30 and racquets and fitness be extended from May 1 to October 15. He suggested no longer offering an early bird special which allowed use of facilities starting in mid-April if paid in full by the end of March. Golf would be limited to two years only with year two dues increasing by 150% of that year's rate.

FIFTH ORDER OF BUSINESS

District Financial Matters

Ratification of Payment Authorization Nos. 112 & 113

Mr. Fetsick reviewed the payment authorizations for the Board.

ON MOTION by Mr. Criden, seconded by Mr. Ludmerer, with all in favor, the Board ratified Payment Authorization Nos. 112 & 113.

**Supervisor Requests &
Comments**

Ms. Dickson stated that April 2nd, 2024 at 2:00 p.m. will be the next Workshop Meeting. April 12th, 2024 at 1:00 p.m. will be the next Board Meeting. April 30th, 2024 at 2:00 p.m. will be another Workshop Meeting. The Board Meeting where the Public Hearings will be held is scheduled for May 21, 2024 at 10:00 a.m.


Ms. Dickson also stated that the ethics complaint filed against her to the Florida Commission on Ethics by Mr. Dean Matt has been dismissed for failure to constitute a legally sufficient complaint.

SIXTH ORDER OF BUSINESS

Adjournment

There were no further comments at this time.

ON MOTION by Mr. Criden, seconded by Mr. Ludmerer, with all in favor, the March 22, 2024, Rescheduled Board of Supervisors' Meeting of University Park Recreation District was adjourned at 3:02 p.m.


Secretary / Assistant Secretary


Chairperson / Vice Chairperson