

**MINUTES OF MEETING**

**UNIVERSITY PARK RECREATION DISTRICT WORKSHOP MEETING**

**Tuesday, April 30, 2024**

**2:00 p.m.**

**The Business Offices**

**8301 The Park Boulevard, University Park, FL 34201**

Board Members present at roll call in person or via phone:

Sally Dickson	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:

Venessa Ripoll	PFM Group Consulting LLC	(via Zoom)
Mark Barnebey	District Counsel- Blalock Walters	
John Fetsick	General Manager - Country Club	
Various Audience Members Present and 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. Ripoll confirmed quorum to proceed with the meeting. Those in attendance are outlined above.

**Public Comments**

A homeowner representing the Men's Golf Association made comments and provided information about proposed park benches within the community to memorialize individuals.

Board Members expressed support for the proposal for benches and advised that the Board would speak with UPCA.

A homeowner proposed adding bike lanes.

**SECOND ORDER OF BUSINESS**

**Discussion**

**UPCC Financial and  
Operational Review – A Report  
to Our Stakeholders**

Mr. Fetsick provided an introduction and an overview of the presentation. He noted that there are 315 resident full members and 130 non-resident full members. There are approximately 17 people on the non-resident waitlist. New non-resident social memberships have been

discontinued and membership caps for non-resident full memberships are being considered and will be addressed during the public hearing on May 21, 2024.

Mr. Fetsick detailed the factors that has led to the increase in full membership from 355 in 2021 to 445 currently. He noted a small decrease in racquet memberships and an increase in social memberships.

Mr. Fetsick provided an overview of the annual dues for family membership which has shown an increase in full memberships and social memberships, and a small decrease in racquets.

Mr. Fetsick detailed operating revenues, providing comparisons over a three-year period to 2023, and the six months ending 3/31/2024, showing a steady increase. He noted the factors that influenced the growth. He provided details on the operating results for fiscal year FY 2023 & FY 2024 compared to the 2023 benchmark showing the areas of net margin, payroll and administration. UPCC has an operating margin of 11% vs. the area benchmark of 5%, payroll as a % of operating revenue is 50% vs. a benchmark of 56% and G&A expense is 13%, consistent with the area benchmark.

Mr. Fetsick gave an overview of dining revenue, which is exceeding the budget. He detailed the dining operations, showing labor favorable the benchmark and cost of goods sold unfavorable.

There was discussion about dining operations.

Mr. Fetsick reviewed golf course maintenance expenses for the Board and audience, from FY 2021 to FY 2023, noting the high level of the course despite the maintenance costs being below the industry benchmark. He noted the work of Mr. Nickerson and the team.

Mr. Fetsick detailed the capital income of the UPCC from FY 2020 – 2023, compared to the industry benchmark. Showing increase in both capital income and the benchmark, with the rate of increase of capital income growth exceeding that of the benchmark.

There was discussion about the capital income growth of the club.

Mr. Fetsick outlined the estimated future capital needs over 20 years, at five-year intervals. He noted that items associated with the current Capital Improvement Plan are not included in this estimate.

There was discussion about the items covered.

Mr. Ludmerer introduced the presentation on strategic priorities and referenced the Mission and Vision statements. He reviewed the three areas of focus during FY 2023 (Membership, Facilities and Financial) and the associated accomplishments.

Mr. Ludmerer provided an overview of the four focus areas for FY 2024 (Membership, Facilities, Financial/Capital and Staffing). He detailed the planned activities for each focus area to achieve the goals of the club.

There was discussion about the presentation and communicating the information to the members and homeowners.

It was suggested that as additional workshop would be added prior to the public hearings on May 21, 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 April 30, 2024, Workshop Meeting of University Park Recreation District was adjourned at 3:42 p.m.



Secretary / Assistant Secretary



Chairperson / Vice Chairperson