

MINUTES OF MEETING

UNIVERSITY PARK RECREATION DISTRICT WORKSHOP MEETING

Monday, May 6, 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:

Mark Criden	Vice Chairperson
Steve Ludmerer	Treasurer/2 nd Vice Chairperson
Sally Dickson	Chairperson
David Murphy	Assistant Secretary
Rusty Piersons	Assistant Secretary

Also, Present in person or via phone:

Vivian Carvalho	District Manager - PFM Group Consulting LLC (via Zoom)
Kwame Jackson	ADM - PFM Group Consulting LLC (via Zoom)
Mark Barnebey	District Counsel – Blalock Walters (via Zoom)
John Fetsick	General Manager - Country Club
Curtis Nickerson	Director of Properties and Facilities - Country Club
Various Audience Members in-person 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. Those in attendance are outlined above.

The Pledge of Allegiance was recited.

Public Comments

Mr. Dean Matt noted his interest in hearing about the Enterprise Fund listed on the agenda and referenced a slide from the previous meeting regarding values, ethics and operating with the highest integrity. He asked when that went into effect.

Ms. Sally Dickson stated that she would not be dignifying that with and answer, but noted it was

assumed to be already in effect.

Mr. Matt commented on matters related to the bond referendum and public records requests he had made previously.

Mr. Barnebey stated that the process for obtaining those public records was not followed by Mr. Matt. Mr. Barnebey also stated that it was his understanding that there were comments related to the matter of reported verbal threats and threats against the District during the bond referendum process that Mr. Matt reported to the District. It was confirmed by Madam Chairperson that there were concerns, but there were no threats to her specifically. Furthermore, Mr. Barnebey confirmed it is his belief that there was no misintention or misleading on this matter.

Mr. Matt proceeded to play the recording from the previous Townhall Meeting. Ms. Dickson instructed Mr. Matt to turn off the recording since this is not a dialogue of back and forth. There is three minutes for the public to address the Board.

Ms. Dickson stated there will be no further conversation on the subject at this meeting and requested Mr. Kwame Jackson to mute Mr. Matt.

Mr. Giovanni Cantarella shared his views and stated he completely disagrees with Mr. Matt on the transparency of the Board in relation to the bond referendum.

There was a short debate between the two homeowners.

Mr. Barnebey recommended moving on with the matters on the agenda. He appreciated the opportunity for the public comments, but personal attacks should not be made.

Ms. Dickson thanked Mr. Barnebey for his comments and requested to move on to the next public comment. Mr. Jackson confirmed there were no further comments.

SECOND ORDER OF BUSINESS

Discussion

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

Mr. Steve Ludmerer provided an update of all the changes to the document. He stated that the draft received today, incorporates all the proposed changes into one document. He noted that Mr. Barnebey, in the context of penalties and discipline per violation, is of the opinion that the

changes should be reflected in one document.

There was discussion about the proposed changes.

Mr. Ludmerer stated that there will be a copy of the existing Rules and Regulations document available at the next workshop for comparison with the proposed revised version. He asked that the proposed version being discussed be published on the homepage of the District website as so that community members could have access to review the changes.

There was a lengthy discussion related to items in the Rules and Regulations document.

It was agreed that a single summary page would be created by Mr. Ludmerer indicating the proposed changes to the document.

Discussion of Membership Caps and Initiation Fees

Mr. John Fetsick provided an overview of the discussion item. He provided information about waitlist procedures used by other clubs. He noted there are currently 18 non-resident prospective members on the waitlist. He noted that there have been discussions with the Golf Advisory Group and one of the recommendations for consideration is that prospective members would pay a non-refundable application fee of \$1000, and a non-refundable deposit of \$4000 to secure their application on the waitlist. These fees could increase as initiation fees increase. The current resident full member initiation fee is \$12,500 and the non-resident full member initiation fee is \$20,000. There has been discussion of raising those to \$20,000 and \$30,000, respectively.

There was a lengthy discussion about the proposed fees.

Mr. Fetsick noted that he will prepare final documents related to Membership Caps, the Waitlist and the Initiation Fees for review during the Public Hearing.

Discussion on the Preliminary Review of FY 2025 Enterprise Fund Budget

Mr. Fetsick introduced the item and noted the budget will be presented at the May 21 Board Meeting for approval. He noted that the version being presented is subject to change before the Board Meeting.

Mr. Fetsick noted a \$1,100,000 increase in revenue, from \$12,600,000 to \$13,700,000, and an increase in expenses of \$1,200,000. million in expenses. He noted there is an operating income projection for FY 25 of \$344,000, as compared to \$442,000 in FY 24. Notably, there is an annual

capital allocation increase of \$457,000 from the FY 24 budget to the FY 25 budget, primarily driven by the increase in initiation fees. The forecasted capital allocation for FY 2025 is \$1.5 million.

Mr. Fetsick outlined key assumptions for the operations.

There was discussion around numbers of rounds played, as well as greens, cart and trail fees.

There was discussion about the key assumptions for dining operations.

Mr. Fetsick noted that the projected budget assumes no disruption to the dining operation with the renovation of the kitchen. The budget also does not assume a non-member surcharge.

There was discussion about possibly implementing a surcharge.

Mr. Fetsick noted that surcharge could be reflected in the budget and could represent up to \$75,000 in revenue.

Mr. Fetsick noted that other key assumptions for the dining operations are increased cost of goods sold and labor.

Ms. Dickson asked that Mr. Fetsick's presentation be provided to the Board via email.

Ms. Dickson reviewed the upcoming meetings and dates.

Mr. Ludmerer mentioned that there has been talk about an appeal of the court's favorable decision of the bond validation hearing. He wanted residents to be aware of this appeal period and what a delay of the bond issuance would mean to the District. He noted that at minimum, it would mandate the use of Bridge Financing to pay for the irrigation system at an issuing cost of at least \$100,000 to the District. He noted that the last delay cost the District over \$600,000 in legal and settlement expenses, and members/residents are the ones who pay those costs. He also noted that any bond issuance delay would ultimately delay all projects and the entire Capital Improvement Plan.

THIRD ORDER OF BUSINESS

Adjournment

There were no additional items to come before the Board.

Ms. Dickson adjourned the May 6, 2024, Workshop Meeting of University Park Recreation District at 3:56 p.m.



Secretary / Assistant Secretary



Chairperson / Vice Chairperson