

MINUTES OF MEETING

**UNIVERSITY PARK RECREATION DISTRICT
BOARD OF SUPERVISORS WORKSHOP MEETING
Tuesday, March 2, 2021 at 10:00 a.m.**

Board Members present at roll call:

James Case	Chairperson
Steve Ludmerer	Vice Chairperson
Sally Dickson	Assistant Secretary
Karen Pagano	2nd Vice Chairperson
Bill DiPaolo	Treasurer

Also, Present:

Vivian Carvalho	District Manager-PFM	(via zoom)
Venessa Ripoll	Assistant District Manager-PFM	(via zoom)
Mark Barnebey	District Counsel- Blalock Walters Law Firm	(via zoom)
Laurie Evans	General Manager- Country Club	
Curtis Nickerson	Director of Properties & Facilities- Country Club	
John Fetsick	Director of Finance- Country Club	
Rico Alcala	Director of Operations- Country Club	
John Scott	Fawley Bryant	(via zoom)
Emmett Gregory	Kimley Horn & Associates	(via zoom)
Aaron Jacobson	Fawley Bryant	(via zoom)
Chris Ciantaglione	Kimley Horn & Associates	(via zoom)

Over 42 participants joined the meeting via zoom.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order at 10:00 a.m. by Mr. Case. Ms. Carvalho proceeded with roll call and confirmed quorum as outlined above to proceed with the workshop.

SECOND ORDER OF BUSINESS

Organizational Matters

Opening Comments

Mr. Case provided opening remarks for the workshop meeting.

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Discussion

John Scott introduced the individuals that worked on the UPCC Master Plan. It consists of himself, Emmett Gregory with Fawley Bryant and their partners from Kimley Horn & Associates which consist of Aaron Jacobson and Chris Ciantaglione. John Scott initiated the presentation with the UPCC Master Plan Matrix. This matrix outlined the areas of improvement based on the suggestions from the 5 Board Members and individual members that are part of the Strategic Planning Group. The matrix is addressing the site improvements as well as the building improvements.

Emmett Gregory and John Scott provided an overview of the proposed area of improvements that consist of the following Options:

Option 1

1. Entry Boulevard
2. Grille & Banquet Renovation
 - a. Diner
 - b. Specialty Restaurant
 - c. Carryout Restaurant
 - d. Fire Dining Restaurant
 - e. Event Venue
3. Outdoor Dining
4. Outdoor Bar
5. Fire Pits
6. Gathering Space
7. Cart Barn
8. Bag Drop
9. Restroom/ Locker Room
10. Cart Staging
11. Varsity Club
 - a. Wine or Cocktail Bar
12. Playground
13. Future Program Build Out
 - a. Grab & Go
 - b. Meeting Space
 - c. Library/ Reading
 - d. Crafts Studio
 - e. Fitness/ Flex Space
18. Plaza
19. Walking Trail
20. Pickleball Complex
21. Tennis Pro-Shop / Fitness
 - a. Gym

- b. Yoga
- 22. Plaza
- 23. Walking Trail
- 24. New Parking
- 25. Existing Parking Expansion
- 27. Future Growth
- 28. Gazebo
- 29. Tennis Structure
- 30. Water Feature

Option 2

Emmett Gregory and John Scott reviewed the Phase 1 & Phase 2 Improvements that consist of the following immediate needs:

- 2. Grille & Banquet Modernization
- 3. Outdoor Dining
- 4. Outdoor Bar
- 5. Firepits
- 11. Varsity Club Modernization
- 19. Walking Trails in Parcel L
- 20. Pickleball Complex
 - Cost Savings Option
- 23. Multi-Use Outdoor Space
- 25. Existing Parking Expansion

Emmett Gregory and John Scott reviewed the consensus from most of the members that the following areas needs to be implemented in Phase 1 and Phase 2 and while most of the areas are included in both phases it will depend in the order the improvements will occur.

- It was discussed at length the proposed plan of the pickleball courts to be completed in the Parcel L within the community for 4 additional courts implemented in the Parcel L. Mr. Ludmerer stated that the additional courts will impact the tennis court members. Ms. Evans commented that most homeowners are looking for pickleball when moving into a community. Ms. Pagano stated not having pickleball as a sport within the community will be a disadvantage to our community and further behind to the competition. Mr. Case commented that the consensus of the Board is to have pickleball courts implemented within the facilities provided for the community. The question becomes the cost option to proceed and the location.

Lengthy discussion ensued in having the pickleball constructed in Parcel L and or retrofitting the tennis courts option. Furthermore, there was discussion among the Board Members about concerns with the noise of the sport. Emmett Gregory and John Scott will proceed with the consensus of having pickleball courts however the option of location of the courts versus retrofitting the tennis courts is still under consideration and review.

It was discussed Parking Space #25 to be implemented in the Phase 1 improvement plan. Mr. Case commented about the proximity of the parking space to Hole #10 as it relates to the golf balls. Emmett Gregory provided the space of single parking space versus double side parking space and the thick vegetation that will be placed between the proposed parking space and the Hole #10. Ms. Evans questioned is the resurfacing of all the existing parking spaces included in the Phase 1. John Scott and Emmett Gregory will look into including the cost as part of Phase 1.

There were questions from John Scott to the Board for confirmation for future phases improvement to areas part of the master plan. Those areas are as follows:

- #14- Future Program Build Out
 - a. Grab & Go
 - b. Meeting Space
 - c. Library/ Reading
 - d. Crafts Studio
 - e. Fitness/ Flex Space
- #30- Water Features
- #28- Gazebo
- #1 & #24- Parking Areas needs to be revisited
- #29- Potential Extension of the Fitness Center

Aaron Jacobson with Kimley Horn & Associates provided an overview of the cost associated with the following areas:

Phase 1

The total cost for Phase 1 area is approximately \$2.4M to \$3.1M. He stated that the cost estimate does not include soft cost or FF&E.

Phase 2

Fire Pit Area- \$80-\$200K

Walking Trails- \$15-\$60K

Vertical Construction

New Construction- \$250-\$300/SQFT

Renovation- \$120-\$150/SQFT

Metal Building- \$70-\$90/SQFT

Metal Building Space Buildout- \$130-\$150/SQFT

All of this information may be located in the presentation listed on the website from Fawley Bryant.

Ms. Evans asked should there be an additional meeting between now and the final presentation.

Mr. Case asked to the audience members if they had any additional questions of the Fawley Bryant presentation.

John Scott reviewed the process from the Final 30 Day to the Final 60 Day presentation what will happen before the Final 90 Day Presentation is presented to the community. He further explained there will be some renderings, final environmental impact, storm water concept, permitting pickleball and 3d model drawings presented.

Curtis Nickerson reviewed the existing areas and the improvement to the croquet club and regulations to adhere with the court. It needs to have drainage, pitch, and location for the full-size courts. There are 45 dedicated players part of the croquet club

Short Term Projects

The Board discussed the areas outlined in Phase 1 by Fawley Bryant and the areas that needs to be removed from Phase 1. The Board agreed to the following areas outlined in Phase 1:

Renovation of the Dining Room, Outside Area, and Outside Bar.

Ms. Evans reviewed the cost estimates per chairs and the cost per tables being replaced in the renovation project. Lengthy discussion ensued regarding the pickleball courts location and croquet courts. The Board was not ready to provide a final list of areas to include in the Phase 1 of the Master Plan. The Board determined to continue the meeting to a date, time, and location in the next week to finalize the areas that will be included in Phase 1 of the Master Plan Project. Once the areas have been identified it will be provided to Fawley Bryant to adjust prior to the 90 Day Presentation is given which is scheduled for April 2, 2021.

Board Members Comments-

This item will be addressed at the continued meeting scheduled for March 9, 2021.

Membership Presentation-

This item will be addressed at the continued meeting scheduled for March 9, 2021.

Golf Course Maintenance Update

This item will be addressed at the continued meeting scheduled for March 9, 2021.

Update of Board Members Monthly Reports

This item will be addressed at the continued meeting scheduled for March 9, 2021.

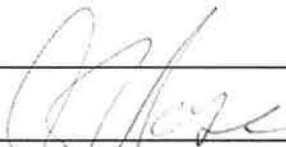
FOURTH ORDER OF BUSINESS

Continuance

Mr. Case requested a motion to continue the workshop meeting at 2:06 p.m. to Tuesday, March 9, 2021 at 1:00PM at the Varsity Club and via Zoom.

ON MOTION by Ms. Dickson, seconded by Mr. Ludmerer, with all in favor, the Tuesday, March 2, 2021 Board of Supervisors' Workshop Meeting for University Park Recreation District was continued at 2:06 p.m. to Tuesday, March 9, 2021 at 1:00PM at the Varsity Club and via Zoom.


Secretary / Assistant Secretary


Chairperson / Vice Chairperson