

MINUTES OF MEETING

**UNIVERSITY PARK RECREATION DISTRICT
SPECIAL BOARD OF SUPERVISORS WORKSHOP MEETING
Wednesday, March 24, 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)
Marisa Powers	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	
Emmett Gregory	Kimley Horn & Associates	
Aaron Jacobson	Fawley Bryant	
Chris Ciantaglione	Kimley Horn & Associates	

Over 130 participants via zoom from the public

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order at 10:01 a.m. by Mr. Case. Ms. Carvalho conducted the roll call. Those in attendance are outlined above.

SECOND ORDER OF BUSINESS

Organizational Matters

Opening Comments

Mr. Case provided opening remarks for the workshop meeting.

Public Comments

Homeowner comments will be addressed after the presentations.

THIRD ORDER OF BUSINESS

Discussion

Update of Membership Dues, Categories, Access and Other Considerations

John Fetsick presented the revised membership categories and recommendation to the Board based on the discussion that occurred at the Board Meeting held on March 12, 2021. A copy of the presentation can be obtained on the RD website and or through District Management office.

Jim Case had a question about the membership categories in comparison with the competitors.

Laurie Evans had some perspective about the membership categories in relation to recommendation from management.

Homeowner questioned the number of full membership and tennis membership currently. Laurie Evans confirmed currently there are 302 full memberships and 106 tennis memberships.

Homeowner commented on concerns with removing the Food & Beverage from the membership categories however is comfortable with the outside guest paying a premium of 20% of Food & Beverage.

Homeowner questioned about the pricing of categories proposed amount. Management reflected in the screen the slide in which this item was reviewed during the presentation.

Homeowner questioned the % of increase of take outs. Laurie Evans provided an overview of how volatile the market has been doing the circumstances with the Pandemic.

Homeowner suggested eliminating the Food & Beverage from the membership packets in phases instead of all at once.

Homeowner questioned about the summer membership and if there will be an increase. John Fetsick provided an overview that the summer membership did increase and the Board took action at the last Board Meeting in which members are starting to sign up since this will be the last summer in which this membership bracket will be offered to the members.

Homeowner asked to clarify the changes with the tennis and fitness membership package. Management confirmed there is no increase with this membership category and social will be included without an additional cost to the members.

The Board recessed the meeting at 11:22AM for 1 minutes. The Board reconvened the meeting at 11:23AM.

Update of Fawley Bryant Master Plan

Steve Ludmerer provided an overview of the Master Planning Process that occurred leading to today's presentation. He further explained that the Strategic Master Planning Group has been part of the process with suggestion and recommendation leading to the discussion that will occur today.

Fawley Bryant staff provided a 3D Model presentation of the proposed improvements. They stated the presentation is not in final form, but it does provide ideas of the elements and components that is being proposed to be changed and or improve. The presentation and design are a work in progress and there will be section in which the Board will have to make a final decision prior to the completion of the master plan.

The Board recessed the meeting at 12:31PM. The Board reconvened the meeting at 1:00PM.

The Board had a lengthy discussion in regard to the master plan and the areas of improvement.

Homeowner- commented of an excellent presentation with the master plan. He is in support of the pickle ball but concern of the noise in which the location is currently being proposed.

Laurie Evans provided an overview of the upcoming special workshop scheduled for April 1, 2021 that will be in the Lakeside Room. This will be the final presentation that Fawley Bryant will prepare and present to the Board for review. This is considered the Town Hall Meeting presentation of the Master Plan for the community from Fawley Bryant.

FOURTH ORDER OF BUSINESS

Adjournment

Mr. Case requested a motion to adjourn the workshop meeting at 1:39 p.m.

ON MOTION by Mr. Ludmerer, seconded by Ms. Dickson, with all in favor, the Wednesday, March 24, 2021 Special Board of Supervisors' Workshop Meeting for University Park Recreation District was adjourned 1:39 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

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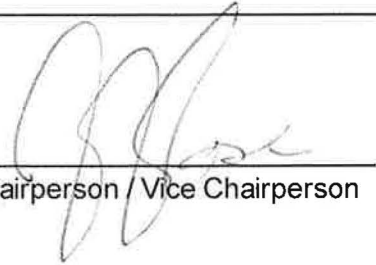
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