

**MINUTES OF MEETING**

**UNIVERSITY PARK RECREATION DISTRICT  
CONTINUED BOARD OF SUPERVISORS MEETING**

**Friday, December 16, 2022**

**1:00 p.m.**

**Community Center**

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

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

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

Also, Present in person or via phone:

Venessa Ripoll	District Manager – PFM Group Consulting LLC
Don Hasenbank	ADM – PFM Group Consulting LLC
John Fetsick	General Manager – Country Club
Curtis Nickerson	Director of Properties & Facilities- Country Club
Mark Barnebey	District Counsel – Blalock Walters
Various Members of the General Public	

**FIRST ORDER OF BUSINESS**

**Organizational Matters**

**Call to Order and Roll Call**

The meeting was called to order at 1:03 p.m. by Ms. Dickson and Ms. Ripoll confirmed quorum to proceed with the meeting. Those in attendance are outlined above.

**Public Comments**

There were no public comments.

**Overview of the Florida  
“Government in the Sunshine”  
Regulations  
a. Statement of Financial  
Interest, Form 1**

Mr. Barnebey reviewed the Sunshine Regulations for the new Board members and explained the Form 1.

**Review of District Contact List**

Ms. Ripoll stated that everyone's contact information has been updated and will be placed on the website.

**SECOND ORDER OF BUSINESS**

**Administrative Matters**

**Consideration of the Minutes of the November 1, 2022, Board of Supervisors Workshop Meeting, the Minutes of the November 11, 2022, Board of Supervisors Meeting, and the Minutes of the December 6, 2022, Election Meeting**

The Board reviewed the minutes.

ON MOTION by Mr. Ludmerer, seconded by Mr. Criden, with all in favor, the Board approved the Minutes of the November 1, 2022, Board of Supervisors Workshop Meeting, the Minutes of the November 11, 2022, Board of Supervisors Meeting, and the Minutes of the December 6, 2022, Election Meeting.

**THIRD ORDER OF BUSINESS**

**Staff Report Matters**

District Counsel – Mr. Barnebey stated that they have submitted information pertaining to the text amendments and are waiting for the final results as well as the Charter Amendments being refiled.

District Manager – Ms. Ripoll stated that the next workshop meeting is scheduled for January 3, 2023, at 10:00 a.m., the time was changed to 3:00 p.m. The next Board

meeting was moved to January 17, 2023, at 1:00 p.m. The following workshop meeting is scheduled for January 31, 2023, at 10:00 a.m.

Club Management (Management Discussion & Analysis Report) – Mr. Fetsick reviewed the damage caused by the rain to holes 5, 9, and 18 he stated that Mr. Nickerson is currently evaluating the situation and how much it will cost to repair. A contractor had come out to look at hole 18 and gave a rough estimate of a \$15,000 - \$17,000 for repair work.

The pickleball program continues to grow. They are rolling out a two courts open/two courts reserved policy for pickleball as there are too many people using the courts at once at some points during the day. There are currently 409 full members, 130 rackets, and 762 social members. There are an expected 25 resignations from the club.

The TGI Friday events have been going very well and had about 100-150 at the last event. He has received a lot of positive feedback. The Christmas Party for the members was a success. The New Year's Eve Gala was cancelled as there was not enough interest in the event.

Mr. Fetsick also reviewed the budget with the Board. They are under Budget going into the New Year. He also reviewed the changes in the kitchen staff.

#### **FOURTH ORDER OF BUSINESS**

#### **Business Matters**

##### **Public Hearing on Adopting Revised Rules of Procedure Pertaining Membership Categories and Amounts**

##### **a. Presentation of the Membership Categories and Amounts**

##### **b. Public Comments and Testimony**

##### **c. Board Comments**

Ms. Dickson opened the continued public hearing at 1:40 p.m.

Mr. Barnebey and Mr. Fetsick gave a brief overview regarding the membership categories and amounts. The increase in dues have been very nominal this year. There were no public comments.

Ms. Dickson closed the continued hearing at 1:49 p.m.

**Consideration of Resolution  
2023-03, Adopting Revised  
Rule 2023-02 and Adopting  
Revised Procedure  
Pertaining to Membership  
Categories and Amounts**

ON MOTION by Mr. Criden, seconded by Mr. Murphy, with all in favor, the Board approved Resolution 2023-03, Adopting Revised Rule 2023-02 and Adopting Revised Procedure Pertaining to Membership Categories and Amounts.

**Consideration of Resolution  
2023-04, Ratifying the  
Results of the Election  
Meeting**

ON MOTION by Mr. Criden, seconded by Mr. Ludmerer, with all in favor, the Board approved Resolution 2023-04, Ratifying the Results of the Election Meeting.

Mr. DiPaolo was recognized for his time and service on the Board.

**Consideration of Resolution  
2023-05, Appointing District  
Officers Position**

The positions of the Board members were slated as follows:  
Ms. Dickson as Chairperson, Mr. Criden as 1<sup>st</sup> Vice Chair, Mr. Ludmerer as 2<sup>nd</sup> Vice Chair and Treasurer, Ms. Carvalho as Secretary, Mr. Murphy, Mr. Piersons, and Ms. Ripoll as Assistant Secretaries, Mr. Steve Ludmerer as Treasurer / 2nd Vice Chairperson and Mr. Fetsick as Assistant Treasurer, and Paul Fay as Assistant Treasurer.

ON MOTION by Mr. Ludmerer, seconded by Mr. Murphy, with all in favor, the Board approved Resolution 2023-05, Appointing District Officers Position as presented.

**Update on Phase 1 and  
Phase 2 Project**

The outdoor dining is moving along with construction. They are still looking at a February 2023 completion date. They are expecting quotes from three different contractors for the kitchen remodel.

**Ratification of Payment  
Authorizations # 81**

ON MOTION by Mr. Criden, seconded by Mr. Murphy, with all in favor, the Board ratified Payment Authorization #81.

**Supervisor Requests &  
Comments**

Mr. Ludmerer thanked John Bondur and his team for the efforts given to the election process. Mr. Barnebey and PFM were also thanked. There was some discussion concerning information gathering.

Mr. Case had some comments about the relationship between the Board, residents, and the UPCA as it relates to the Covenants, Codes, and Restrictions (CC&Rs) for the Association.

**FIFTH ORDER OF BUSINESS**

**Adjournment**

There were no additional items to come before the Board.

ON MOTION by Mr. Criden, seconded by Mr. Ludmerer, with all in favor, the December 16, 2022, Continued Board of Supervisors Meeting of University Park Recreation District was adjourned at 2:30 p.m.

  
Secretary / Assistant Secretary

  
Chairperson / Vice Chairperson