

## **MINUTES OF MEETING**

### **UNIVERSITY PARK RECREATION DISTRICT RESCHEDULED BOARD OF SUPERVISORS' WORKSHOP MEETING**

**Wednesday, October 16, 2024**

**1:30 PM**

**Business Offices**

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

Board Members present in person or via Zoom:

Sally Dickson	Chairperson	
Mark Criden	Vice Chairperson	(via Zoom)
Steve Ludmerer	2 <sup>nd</sup> Vice Chairperson	
David Murphy	Assistant Secretary	
Rusty Piersons	Assistant Secretary	

Also, Present in person or via phone:

Vivian Carvalho	District Manager - PFM Group Consulting LLC	
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 & Facilities - Country Club	
Chris Edwards	Business Planning Group Volunteer	
Various Audience Members via Zoom		

## **FIRST ORDER OF BUSINESS**

### **Organizational Matters**

#### **Call to Order and Roll Call**

The meeting was called to order at 1:36 p.m. by Ms. Dickson. Those in attendance are outlined above.

#### **Public Comments**

There were no public comments.

## **SECOND ORDER OF BUSINESS**

### **Discussion**

## **1. Five-Year Operating Financial Forecast and Five- Year Capital Expenditure Budget**

Mr. Fetsick provided an overview of the financial impacts of the storm clean up, noting a \$150,000.00 deductible with insurance that the district will be responsible for. He stated that he has contacted the CPA to determine if the district can allocate capital dollars to the cleanup of the hurricane, due to the state of emergency declaration.

Mr. Fetsick confirmed that the distributions from the UPCC Cares Fund can be tax-exempt due to the state of emergency, noting that it can be treated as reimbursement of expenses incurred during a national disaster.

Ms. Dickson inquired on members wanting to contribute more donations to the clean-up efforts.

Mr. Fetsick noted that they can add it through their member statement.

There was brief discussion around the option of utilizing FEMA aid.

Mr. Nickerson provided an overview of the clean-up efforts after Hurricane Milton, noting that the team started with cleaning up the yards and are now working on streetside areas. He stated that the golf course has the front nine holes open.

Ms. Dickson asked about the effects on the irrigation system.

Mr. Nickerson stated that a tree had fallen and minorly impacted one of the boxes. He provided an overview of the damage community-wide from the storm.

## **2. Business Plan Overview and Preliminary Discussion**

Mr. Pierson thanked the committee for their efforts.

Mr. Edwards provided an overview of the Five-Year Business Plan, noting that the financial modeling needs to be updated. He stated that this is a working document, but that all suggestions have been thoroughly discussed. He noted the efforts to leverage the strengths of the district, including the location, landscaping, amenities, dining, and steady operations. He stated one intention of the plan was to generate additional revenue to avoid incurring subsequent assessments and bonds to the residents. He noted the proposed addition of a Lifestyle membership.

There was lengthy discussion surrounding mandatory memberships and grandfathering policies.

There was lengthy discussion surrounding possible revenue generation and the limitations and benefits.

Mr. Edwards recommended the addition of homeowner advisory groups to work with the Board members and provide insights. It was suggested to model the procedures of a similar entity, Heron's Glen, which does utilize advisory groups.

Ms. Carvalho stated that Heron's Glen's Committee meetings follow all Sunshine Laws.

Mr. Barnebey will circulate the Sunshine Laws for clarification.

There was discussion on the difference between strategic and operational functions.

Mr. Ludmerer inquired on different policies for residents versus non-residents.

Mr. Edwards stated that the ideal situation would be that resident members generate sufficient revenue through greater engagement, thereby eliminating the need for non-resident members.

Mr. Criden asked about the obligation as a special District to allow public access.

Mr. Murphy noted the need to have new facility structures before making changes to membership. He suggested to prioritize member experience and increase homeowner engagement.

There was discussion surrounding next steps for the business advisory group to action. It was decided to bring back key factors for consideration and discussion at the November workshop meeting.

Ms. Dickson stated that the next workshop meeting would be October 29, 2024, and suggested that the district hold a Special Board of Supervisors' Meeting beforehand.


### **THIRD ORDER OF BUSINESS**

### **Adjournment**

There were no additional items to discuss.

On MOTION by Ms. Dickson, with all in favor, the Board adjourned the October 16, 2024, Board of Supervisors' Workshop Meeting of University Park Recreation District at 3:04 p.m.

  
Secretary / Assistant Secretary

  
Chairperson / Vice Chairperson