MINUTES OF MEETING

UNIVERSITY PARK RECREATION DISTRICT BOARD OF SUPERVISORS MEETING
Friday, April 11, 2025
1:00 p.m.
Business Offices
8301 The Park Boulevard, University Park, FL 34201

Board Members present in person or via phone:

Sally Dickson	Chairperson
Rusty Piersons	Assistant Secretary
Scott Huebner	Assistant Secretary
David Murphy	Assistant Secretary
Steve Heitzner	Vice Chairperson

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	
John Fetsick	General Manager – Country Club	
Curtis Nickerson	Director of Properties and Facilities – Country Club	

Various Audience Members and via Zoom

FIRST ORDER OF BUSINESS **Organizational Matters**

Call to Order and Roll Call

The meeting was called to order at 1:00 p.m. by Ms. Dickson. Those in attendance are outlined above.

The Pledge of Allegiance was recited.

Public Comments

Mr. Ludmerer suggested that the General Manager be the deciding factor for the membership cap and requested that the Business Advisory Group's presentation be included as part of the agenda packet for review.

Mr. Charlesworth suggested that the Board wait to take action based on the advisory group's presentation.

Mr. Alimenti expressed his thoughts on how to resolve the lawsuit issue related to the Bonds, recommending a tapering payment structure to obtain the money for capital expenditure.

Mr. Matt expressed his thoughts on the importance of a Governance Committee. He stated that there were open public records requests. He presented the tally sheet of voided ballots, complimenting the CPA firm for notating the reasons for voided ballots.

SECOND ORDER OF BUSINESS **Administrative Matters**

Consideration of the Minutes of the March 14, 2025, Board of Supervisors' Meeting

The Board reviewed the minutes.

On MOTION by Mr. Murphy, seconded by Mr. Piersons, with all in favor, the Board approved the minutes of the March 14, 2025, Board of Supervisors' Meeting.

THIRD ORDER OF BUSINESS **Staff Report Matters**

District Counsel – Mr. Barnebey recommended a neighborhood meeting to discuss updates on the hearings on the land-use changes and it was decided to add this item to the workshop meeting on April 29, 2025.

District Manager – Ms. Carvalho clarified that there were no outstanding records requests.

Ms. Carvalho will compile the Board's comments and suggestions on the committee and charter documents for circulation.

Club Management – Mr. Fetsick stated that high season was coming to an end. He provided an overview of the preceding and upcoming events, highlighting the LGA event with Palmetto Elementary Students. He stated that golf rounds and revenue continue to be down. He noted the anticipated changes to the pickleball system and need for additional courts. He reviewed the current membership counts, with a total of 441 full members, 112 racquets, and 783 social, and the anticipated membership cap increase. He noted that they are unfavorable to budget in golf rounds and dining, but that a significant factor was Hurricane Milton. He reviewed the remainder of the financials.

FOURTH ORDER OF BUSINESS **Business Matters**

Presentation by the Business Planning Advisory Group

Mr. Tevens thanked his fellow committee members, as well as Paul Fay, noting the original presentation by the Business Advisory Group in October of 2023 and the update in October of 2024. He provided an overview of the Business Planning Advisory Group's presentation. He noted the plan to offer two membership categories starting in 2026 – lifestyle, which includes all racquets, dining and events, and full, which includes all lifestyle features plus golf. He reviewed the suggested committees recommended by the group. He provided an overview of the anticipated financial plan. He reviewed the membership categories and lengthy discussion ensued. He reviewed the assumptions for the upcoming years, noting changes in fees and membership types and quantities.

Mr. Murphy commented on non-resident social members and the aging population of members.

There was discussion surrounding the need for a workshop to discuss the financial assumptions.

Public Hearing on the Adoption of Membership Caps and Initiation Fees

On MOTION by Mr. Murphy, seconded by Mr. Heitzner, with all in favor, the Board opened the Public Hearing on the Adoption of Membership Caps and Initiation Fees.

Mr. Fetsick noted that there are seven potential members on the waitlist and 441 current full members, suggesting an increase to a membership cap of 450.

Mr. Huebner inquired on the possibility of a senior member discount and discussion ensued.

There was lengthy discussion on options for membership categories.

Mr. Ludmerer reiterated that the option for the ten-member increment increase should be up to the discretion of the General Manager as it is more operational and does not need to consume more Board meeting time.

On MOTION by Mr. Murphy, seconded by Mr. Piersons, with all in favor, the Board closed the Public Hearing on the Adoption of the Membership Caps and Initiation Fees.

Consideration of Resolution 2025-10, Adopting Membership Caps and Initiation Fees

Ms. Dickson presented the resolution.

On MOTION by Mr. Piersons, seconded by Mr. Murphy with all in favor, the Board approved Resolution 2025-10, Adopting Membership Caps and Initiation Fees.

Review of RFP Responses and Consideration of Recommendation of Country Club Team

- **a) 9-Hole Golf Course Renovation**
  - **Leibold Irrigation, Inc.**
  - **Turco Golf, Inc.**
- **b) Bridge Inspection and Rebuilding**
  - **No responses were received for this project**

Mr. Nickerson stated that he sent out the RFP request for the nine-hole golf course renovation to seven companies and received two responses back, however one was incomplete. He stated that Liebold Irrigation was the lower bidder with a complete response.

Mr. Nickerson stated that he sent out the RFP request for the bridge inspection and rebuilding to four companies and received no responses back.

Ms. Dickson inquired on the method of sending the RFP requests out and Mr. Nickerson clarified that he made the companies aware of the RFP and did not solicit a response, as per statute.

Mr. Nickerson explained the reasoning behind the timeline of the golf hole renovations.

Mr. Barnebey clarified that none of the projects will be from the bond proceeds.

Mr. Nickerson stated that the bridges would cost $343,000 with an optional railing for $44,000.

Ms. Dickson inquired on the aesthetics of the optional railing and Mr. Nickerson stated that the bridge would remain similar in style.

Mr. Fetsick stated that the scope of work with Liebold for the 9-hole repairs may change and requested a not to exceed.

On MOTION by Mr. Murphy, seconded by Mr. Piersons, with all in favor, the Board approved the Contract with Liebold Irrigation and authorized the Chair to alter the scope of work if they see fit with a not to exceed of $481,555.90.

Discussion Pertaining to the Re-Appointment of a Communications Coordinator

There was discussion surrounding the role of the communications coordinator and tasks involved.

Mr. Piersons accepted the role.

FIFTH ORDER OF BUSINESS **<u>District Financial Matters</u>**

Ratification of Payment Authorization Nos. 134 – 136

Mr. Fetsick reviewed the payment authorizations.

There was brief discussion surrounding the budget process beginning at the May meeting.

On MOTION by Mr. Murphy, seconded by Mr. Heitzner, with all in favor, the Board ratified Payment Authorization No. 134 - 136.

Supervisor Requests & Comments

Ms. Dickson stated that the next Workshop Meeting will be April 29, 2025, and the next Board Meeting will be May 9, 2025.

Mr. Huebner inquired on the ten percent member discount on dining and Mr. Fetsick clarified that this was due to a ten percent price increase to the menu for the public.

Mr. Huebner inquired on the roof tile repair and Mr. Fetsick stated that they are seeking aesthetic matches to the tiles.

Mr. Heitzner noted that the District would be affected by the tariffs and discussion ensued surrounding funding and upcoming projects.

Mr. Fetsick stated that the commitment to the kitchen and fitness center projects is primary. The financing is important, but it becomes secondary to the commitment by the Board to the projects.

There was lengthy discussion on the future plans and the committee formation.

There was discussion surrounding scheduling the special Board meetings, deciding on May 5, 2025, at 2:00 p.m. and May 13, 2025, at 2:00 p.m.

SIXTH ORDER OF BUSINESS **Adjournment**

There were no further comments, so Ms. Dickson asked for a motion to adjourn.

On MOTION by Mr. Murphy, seconded by Mr. Heitzner, with all in favor, the April 11, 2025, Board of Supervisors Meeting of the University Park Recreation District was adjourned at approximately 3:39 p.m.

Secretary / Assistant Secretary

Sally Dickson

Chairperson / Vice Chairperson