MINUTES OF MEETING

UNIVERSITY PARK RECREATION DISTRICT BOARD OF SUPERVISORS WORKSHOP MEETING
Thursday, July 29, 2025
2:00 p.m.
Business Offices
8301 The Park Boulevard, University Park, FL 34201

Board Members present in person or via phone:

Steve Heitzner	Vice Chairperson
Rusty Piersons	2nd Vice Chairperson
David Murphy	Treasurer

Also, Present in person or via phone:

Vivian Carvalho	District Manager - PFM Group Consulting LLC	(via phone)
Kwame Jackson	ADM – PFM Group Consulting LLC	(via phone)
John Fetsick	General Manager - Country Club	
Curtis Nickerson	Director of Properties & Facilities – Country Club	
Janette Gatesy	UPCAI Board of Directors	
Pat Thompson	UPCAI Board of Directors	
Tom Christopher	UPCAI Board of Directors	
Bill Lockhorn	UPCAI Board of Directors	(via phone)
Bob Grady	UPCAI Board of Directors	(via phone)
Renee DeLeo	UPCAI Community Association Manager	

Various Audience Members in-person and via Zoom

FIRST ORDER OF BUSINESS **Organizational Matters**

Call to Order, Roll Call, and Pledge of Allegiance

The meeting was called to order at 2:00 p.m. Those in attendance are outlined above.

The Pledge of Allegiance was recited.

Public Comments

The UPRD Board of Supervisors and the UPCAI Board of Directors were introduced.

There were opening remarks on the relationship between UPRD and UPCAI, and the combined service to the entire University Park Country Club community.

A. Steve Heitzner – UPRD Board Vice Chair
B. Tom Christopher – UPCAI Board President

Mr. Heitzner had a comment regarding membership structure changes. He noted these recommendations were from the Business Planning Advisory Group. These proposed changes would increase club operating revenues that could be used to fund capital improvements.

Mr. Grady gave an overview of the insurance coverage regarding gate repair. He noted there has been approximately $20,000.00 in damages billed thus far.

Mr. Christopher gave an overview of the Mutual Cooperation Agreement between the two Boards and reviewed the benefit of the Boards working together.

There were no further public comments at this time.

SECOND ORDER OF BUSINESS **<u>Discussion Matters</u>**

UPCAI Director and Management Reports

A. President's Report: Tom Christopher
i. Irrigation Pumping Stations Upgrade
B. Vice President's Report: Bill Lockhorn

Mr. Christopher gave an overview of the irrigation pumping stations upgrade program. He noted that 920,000 gallons of water is used per day within the community, with 428,300 being able to be used by the golf course. The permits for this are set by SFWMD. It was noted the upgrade program began in the spring of 2024 based on events that happened during that year.

Mr. Christopher gave an overview of the issues with the irrigation pumping stations that happened in 2024, noting that 9 of the 15 stations failed during that time which resulted in $104,242.00 being spent on repairs. Hoover was the best choice vendor for the new system. Mr. Christopher reviewed the scope of supply. He gave an overview of the phases for installation of the pumps and noted that three of the new irrigation pumps were installed in November 2024 in Whitebridge, Kenwood, and Notting Hill. All phases were planned to be completed by 2027.

Mr. Christopher gave an overview of the pumping stations' finances, with the most current analysis as of June 2025. It was noted the overall cost for the nine stations would be $1,223,317.00.

It was noted that Mr. Nickerson is in communication with SFWMD regarding the water permits. He is requesting that UPCAI be in control of the water allocation to allow residents to have more water usage.

Creation of the Enforcement Committee and Community-wide Enforcement

Mr. Lockhorn gave an update on the strengthening of compliance and enforcement. He gave an overview of the database for violations and how those violations are reported and analyzed. It was noted there have been 802 violations since the inception of the database.

Mr. Lockhorn reviewed the Compliance and Enforcement Initiatives. He noted that traffic controls will be changing and gave an overview of those changes. He also noted that there will be stronger screening of all guests, and all residents will be urged to abide by ALC guidelines.

Park Boulevard Management Report: Renee DeLeo

i. Flood prevention program

Ms. DeLeo gave a summary of the post storm review and of the inspections of the storm drain boxes. It was noted the Infrastructure Manager, Fidel, has inspected 89 of the storm drains and 18 of the storm drain boxes. He is continuing inspection as there are 264 total storm drains and 62 storm drain boxes in the community.

Ms. DeLeo also noted that the drain grates were also inspected and cleaned. The drainpipe located between Kenwood Park and University Parkway was also cleaned out and downed trees were removed.

It was noted that the engineering firm, RESPEC, has been hired to help with the SFWMD permits and to analyze the drainage system. They have given recommendations on where to use the portable pumpers if flooding were to occur again.

There was a brief discussion regarding the State of Florida aerial mapping. This can be used to predict where the water flows and why certain areas flood faster than others.

Ms. DeLeo stated that FPL has trimmed the trees on the main road to help residents keep their power during storms. She noted that a contract has been signed with GDR Solutions to help with hurricane clean up.

Discussion on UPRD Business Planning Advisory Group (BPAG) unofficial proposal to change membership levels

A. Pat Thompson, UPCAI Treasurer
B. Bob Grady, UPCAI Director

Mr. Christopher gave an overview of the Neighborhood Chair feedback regarding the Business Plan Advisory Group proposal regarding the update to membership categories.

Mr. Thompson gave a summary of the key concerns. He noted that in 2019, the objective was to have a resident owned, resident controlled community. He reviewed the UPCAI and UPRD Ordinances and the Mutual Cooperation Agreement. According to the agreement, UPRD is required to consult with the HOA if there are changes to membership.

Mr. Thompson discussed the rights associated with Social Membership and Resident Membership. He noted the current capital plan is to be financed through the issuance of municipal bonds, which was approved by residents in January 2024.

Mr. Grady gave an overview of the market analysis regarding the golf demographics and University Park in general.

Mr. Murphy discussed the changing demographic in the UPRD versus the average, as well as the number of memberships for new residents. He noted that during the last survey, it was assessed that 20% of residents use the fitness center at least once a week, but 40% use an outside fitness facility or class.

Mr. Grady reviewed the real estate and economic market in general. He noted the main concern is if the demographics within the community align with the proposal from the BPAG.

Mr. Murphy noted he agrees with the option of lifestyle membership but not making it mandatory. He reviewed the costs associated with that membership. He also noted the importance of keeping the Club profitable. The purpose of the Club is to give people the best experience for the lowest cost. Mr. Murphy also discussed profitability and funding capital reserves.

There was discussion regarding the memberships and local country clubs.

Mr. Fetsick discussed ways to finance the future and the suggestions of the Business Advisory Planning Group.

There was brief discussion regarding the upgrades to the amenities. It was noted that the Club needs to be competitive, and the upgrades will aid that in the future.

Mr. Charlesworth, a resident, commented regarding the importance of building the reserves.

Ms. DeBuys, a resident, commented on Social Membership, noting that it should continue.

Ms. Grudzinskas, a resident, commented regarding the changes in the market and how that affects the community. She also spoke about the increase in fees for membership.

Supervisor Requests and Public Comments

The upcoming workshops and meetings were noted.

Date	Meeting Type	Time	Location	Note
August 12, 2025	BOS Meeting	1:00 PM	University Park	Business Offices

September 2, 2025	Workshop Meeting	2:00 PM	University Park	Business Offices
September 12, 2025	BOS Meeting	1:00 PM	University Park	Business Offices

There were no further Supervisor requests or public comments.

THIRD ORDER OF BUSINESS **Adjournment**

ON MOTION by Mr. Murphy, second by Mr. Piersons, with all in favor, the July 29, 2025, Board of Supervisors Workshop for the University Park Recreation District was adjourned at 3:19 p.m.

Secretary / Assistant Secretary

Sally Dickson

Chairperson / Vice Chairperson