

# University Park Recreation District

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The Meeting of the **Board of Supervisors of the University Park Recreation District** will be held on **Friday, January 9, 2026, at 2:00 PM** at the Business Offices located at 8301 The Park Boulevard, University Park, FL 34201 and or virtually.

**Meeting ID: 648 161 1158**      **Passcode: 597609**

**Join meeting via Zoom:**

<https://us02web.zoom.us/j/6481611158?pwd=eWEwQ01tWUFSNDJRTUpNbCtoQmpHUT09&omn=4588938513>

## **BOARD OF SUPERVISORS' MEETING AGENDA**

### **Organizational Matters**

- Call to Order
- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

### **Administrative Matters**

1. Consideration of Minutes of the December 2, 2025, Workshop Meeting

### **Staff Report Matters**

2. District Counsel
  - a. Resolution 2026-06, Amended General Election Rules
3. District Manager
4. Club Management
  - a. Management Discussion & Analysis Report
5. Committee Reports
  - a. Finance
  - b. Strategic Planning

### **Old Business Matters**

6. Update on 2026 Election
  - a. Election Chair
  - b. Candidates
  - c. Firm for Election Ballot Counting Services
7. Discussion of Membership Caps
  - a. Consideration of **Resolution 2026-03, Adopting Membership Caps**

### **New Business Matters**

8. Public Hearing on the Adoption of Revision to the Rules of Procedure – Rule No. 1.3
9. Consideration of **Resolution 2026-05, Adopting Revision to the Rules of Procedure**
10. Consideration of **Resolution 2026-07, Setting a Public Hearing Date for Country Club Facility Usage Policy and Fee Structure**

### **District Financial Matters**

11. Ratification of Payment Authorization Nos. 152 – 153

<b>Date</b>	<b>Meeting Type</b>	<b>Time</b>	<b>Location</b>
January 13, 2026	Finance Committee Workshop	10:00 AM	University Park Business Offices
January 14, 2026	Strategic Planning Committee Meeting	3:00 PM	University Park Business Offices
January 16, 2026	Rescheduled Workshop Meeting	2:00 PM	University Park Business Offices
January 21, 2026	Finance Committee Meeting	3:00 PM	University Park Business Offices

12. Supervisor Comments & Future Agenda Items
13. Public Comments

### **Adjournment**



# **University Park Recreation District**

**Consideration of Minutes of  
the December 2, 2025,  
Workshop Meeting**

## **MINUTES OF MEETING**

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

**Tuesday, December 2, 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	2 <sup>nd</sup> Vice Chairperson
David Murphy	Treasurer
Scott Huebner	Assistant Secretary

Also, Present in person or via phone:

Vivian Carvalho	District Manager - PFM Group Consulting LLC
Kwame Jackson	ADM - PFM Group Consulting LLC
John Fetstick	General Manager - Country Club
Curtis Nickerson	Director of Properties & Facilities - Country Club
Mark Barnebey	District Counsel - Blalock Walters
Various Audience Members in-person and via Zoom	

### **FIRST ORDER OF BUSINESS**

#### **Organizational Matters**

#### **Call to Order, Roll Call, & 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**

Mr. Dean Matt commented regarding the Core Values, censorship, and Ms. Dickson hiring District Counsel. He also commented regarding Mr. Fetstick and spending District funds.

There were no further public comments.

### **SECOND ORDER OF BUSINESS**

#### **Discussion Matters**

## **Update on the Upcoming 2026 Election**

It was noted all communication regarding the election has been sent out to residents.

Mr. Piersons noted that Mr. Steve Parkinson has volunteered to be the Election Chair.

The selection of an Election Chair will be done at the next Board meeting. If there is no viable candidate, an outside individual will have to be hired.

Mr. Barnebey noted hiring an accounting firm or outside individual could cost approximately \$5,000.00 - \$10,000.00.

There was brief discussion regarding choosing the Election Chair and the process of getting volunteers to help with the election. It was noted most outside clubs have volunteers to be the Election Chair.

Ms. Carvalho reviewed the timeline and candidate document.

There was discussion regarding the candidates running for election and having neighborhood forums. It was noted that during the last election there were neighborhood meetings which candidates attended. There should be structure related to these forums with proper communication to the residents and support from the HOA.

There was lengthy discussion regarding candidate attendance at the neighborhood meetings, the presentation process, and coordination. It was noted these meetings are to allow resident access to all the candidates.

The Board agreed to hold neighborhood candidate forums. Dates will be discussed at the next Board meeting. It was noted the neighborhood Chairs should give input regarding the dates.

Mr. Barnebey recommended contacting accounting firms for proposals to provide the Election Chair service. These can be brought back to the next Board meeting. Ms. Carvalho will follow up.

Items for the next Board meeting will include consideration of the Election Chair or accounting firm proposals for the Election Chair service, and a possible CPA to tally the votes. Mr. Fetsick is working with the Finance Committee for possible vendors to tally the votes.

## **Supervisor Comments & Future Agenda Items**

The upcoming workshops and meetings were noted.

<b>Date</b>	<b>Meeting Type</b>	<b>Time</b>	<b>Location</b>
December 10, 2025	Strategic Planning Committee Meeting	3:00 PM	University Park Business Offices

December 12, 2025	Board of Supervisors' Meeting	1:00PM	University Park Business Offices
December 17, 2025	Finance Committee Meeting	3:00 PM	University Park Business Offices
January 9, 2026	Board of Supervisors' Meeting	1:00 PM	University Park Business Offices
January 16, 2026	Rescheduled Workshop Meeting	2:00PM	University Park Business Offices

Mr. Piersons commented regarding having an Action List for the items that need to have follow up or continued discussion. He also commented about creating agenda items for the committees. It was noted the Committee Chairs should be coming to the Board meetings to give updates.

There was brief discussion regarding the café shades and previous approval of purchase. It was noted this was discussed 12 to 18 months ago. Mr. Fettsick noted a proposal has been received for hurricane resistant shades in the amount of \$75,000.00, but they have not been purchased. These would be an upgrade from the current sunshades. The previous Board approval needs to be confirmed, and this needs to be a follow up item.

Ms. Carvalho gave an overview of new agenda structure. This will be addressed at the upcoming Board meeting. She noted updates from the Strategic Planning Committee and Finance Committee will be under the Staff Report section on the agenda. The Advisory Committee updates will be given under the General Manager's Report section of the agenda as needed.

Mr. Murphy noted the Advisory Committee monthly notes that are sent out are very detailed. These updates will be included in the next Board meeting.

There was brief discussion regarding having the Advisory Committee Chair attending Board meetings to give updates as well.

There was discussion regarding the Action List and what items to include. It was recommended that the Action List be created from the minutes and be reviewed by the Board for additional recommendations. It was noted each Action item should be agreed upon by the Board.

Ms. Carvalho noted the committee meetings also have minutes that are posted on the website.

There was brief discussion regarding the timing of updates from the committees. It was noted the Finance and Strategic Planning Committees should give updates on a regularly scheduled basis, while the Advisory Group should give updates as needed.

It was noted the rule making public hearing will be held during the January Board meeting. Changes will be reviewed by the Board. Ms. Carvalho gave an overview of the process.

There was discussion regarding the committee process. It was noted the process for the Finance and Strategic Planning Committee needs to be adjusted for the Advisory Group. This needs to be a follow up item.

There was brief discussion regarding the RFP request from the Strategic Planning Committee. It was noted this will be decided at the next meeting.

Mr. Fetsick commented regarding facility planning. There was discussion regarding the current approved facility planning and conflicting overlap. This needs to be a follow up item.

Mr. Huebner commented regarding the Series 2024 Note and avoiding the special assessment. He noted that he has communicated with the Finance Committee, but no solutions have been discussed. He also noted he has given several topics of discussion to Mr. Crouch, the Finance Committee Chair. These topics were given to the Board. Mr. Huebner gave an overview of the topic questions and possible solutions.

Mr. Murphy discussed the capital reserves that are underfunded and the current capital needs that are not getting fixed. He noted the topic from Mr. Huebner was tabled by the Finance Committee due to the District's current creditworthiness and current Series 2024 Note extension status.

There was lengthy discussion regarding the Series 2024 Note and payback scenario options.

Mr. Barnebey stated the Note can be extended for five years, without referendum. There may be several options with the bank that would incur additional fees. It was recommended that this topic be submitted to the Finance Committee.

Mr. Murphy noted the topic has been deferred by the Finance Committee at this point.

Mr. Huebner recommended charging an irrigation fund fee or capital fee for all members. It was noted an amendment to the fee structure would have to take place.

There was brief discussion regarding charging a monthly payment related to the Series 2024 Note to property owners versus members. This included discussion on collecting through Manatee County. It was noted the District does not have the ability to assess non-resident members, but there is the possibility of an additional fee being charged. However, members did not agree to additional fees being charged.

There was brief discussion on reviewing the scenarios presented by Mr. Huebner with the Finance Committee. It was noted the committee is working on multiple projects at this time and this can be deferred until January.

There was also brief discussion regarding the special assessment and how that will affect the sales of homes.

**\*Action List:**

1. Shade Structure Decision
2. Process for Advisory Group to mimic Finance and Strategic Planning Committees
3. Finance Committee to give opinion on options for the Note, within the first quarter of 2026.

### **Public Comments**

Mr. Crouch commented regarding the timing of giving opinion on the Note. He noted it is too early to discuss an extension or payment plans. He also commented regarding the assessments and

charging additional fees to members. This is a complicated proposal that would involve discussion with District Counsel and with banks.

There were no further Supervisor requests or public comments.

**THIRD ORDER OF BUSINESS**

**Adjournment**

ON MOTION by Mr. Murphy, seconded by Mr. Piersons, with all in favor, the Board adjourned the University Park Recreation District Board of Supervisors' Workshop Meeting, at 3:35 p.m.

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Secretary / Assistant Secretary

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Chairperson / Vice Chairperson



# **University Park Recreation District**

## **Staff Reports**



# **University Park Recreation District**

## **District Counsel**

- a. Resolution 2026-06, Amended  
General Election Rules**

## **RESOLUTION 2026-06**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS AMENDING GENERAL PROCEDURES FOR THE 2026 ELECTION OF SUPERVISORS, REPEALING RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the University Park Recreation District (the “District”) is a local unit of special-purpose government located in Manatee County, and established pursuant to Manatee County Ordinance 18-29, as amended; and

**WHEREAS**, the Board has scheduled the election of Supervisors for Seats 2 and 4 for February 17, 2026; and

**WHEREAS**, the Board adopted general guidelines for the operation of such election via Resolution 2025-15, as amended by Resolution 2026-02; and

**WHEREAS**, the Board desires to amend Section IV(A), Candidate Forum, to amend the deadline for candidate forums to be held on or before February 10, 2026, and to clarify that additional candidate forums may be held if determined appropriate by the Election Chair.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of the District that:

Section 1. The Board adopts the WHEREAS clauses set forth herein as findings of fact.

Section 2. The Board approves the amendment to Section IV(A), Candidate Forum and adopts the Second Amended General Procedures for the 2026 General Election of Supervisors as set forth in Exhibit “A” attached hereto and incorporated by reference.

Section 3. This Resolution shall supersede any resolutions in conflict.

Section 4. This Resolution shall become effective upon adoption and shall remain in effect unless rescinded, superseded or repealed.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**ATTEST:**

**BOARD OF SUPERVISORS  
UNIVERSITY PARK RECREATION  
DISTRICT**

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**Secretary/Assistant Secretary**

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**Sally Dickson, Chair**

**EXHIBIT A**  
**UNIVERSITY PARK RECREATION DISTRICT**  
**2026 SUPERVISOR ELECTION**  
**SECOND AMENDED GENERAL PROCEDURES**  
**January, 2026**

**I. PRELIMINARY DUTIES AND OBSERVATIONS**

- A. The Board of Supervisors shall appoint a person to serve as Election Chair, who shall work with the District Manager and District Counsel to oversee and facilitate the Election process. The Election Chair shall oversee the election process and is the final arbiter of issues related to the election process. Preferably, the Board shall select a resident of the District to serve as Election Chair. The Board may retain an independent entity to serve as Election Chair, but if it does so, there shall be a District liaison appointed by the Board to assist the Election Chair particularly to assist regarding communications with the Owners and Residents. A Board Supervisor may not serve as Election Chair. The Election Chair may recruit other volunteers to assist. A notice shall be posted on the District website for a minimum of seven (7) days to provide for those owners or residents interested in volunteering to assist the Election Chair. The Election Chair shall determine who shall assist with the election. Except for possibly testifying at a future proceeding concerning the election, the Chair's duties will be completed at the end of the election scheduled for February 17, 2026.
- B. Notice of the Election shall be published by the District Manager once a week for two consecutive weeks in a newspaper of general circulation in the area of the University Park Recreation District. The last day of which shall not be fewer than 14 days nor more than 28 days before the date of election.

**II. OWNERS and REGISTRATION OF RESIDENTS ON OR BEFORE December 31, 2025**

**On or before December 31, 2025**

- A. Owners shall be identified as those owning a residence (all Lots have houses on them/no vacant Lots) based on the property owners as identified on the Manatee County Property Appraiser's website as of December 31, 2025, ("Owners"). Owners are defined in the Charter as :

"...the owner of a freehold estate located in the UPRD, as appears by the deed of record, including a trustee, a private corporation or owner of a condominium unit; this definition does not include a

reversioner, remainderman, mortgagee or any governmental entity, who shall not be counted and need not be notified of proceedings under this article or undertaken by the UPRD”.

Residents are defined in the Charter as :

”...a person over eighteen (18) years of age who resides at one specific address within the UPRD for at least 183 days per calendar year”.

On or about October 1<sup>st</sup>, 2025, the District Manager shall send out correspondence to each residence within the District asking the occupants to confirm the Owners and Residents within the District. This information will be compiled from the most recent voter database available to the District. Residents shall fill out an affidavit on the District website verifying eligibility to vote in the election. The District Manager shall provide a means to register as a Resident if one is not an Owner. Residents, who meet the definition of Resident as set forth in the Charter, shall be identified as any residents who have registered and been verified with the District Manager by December 31, 2025 (“Residents”). Information requested to assist in determining Residency eligibility may include, but shall not be limited to, the following questions:

1. Do you swear or affirm that you have resided in with University Park for 183 days of 2025? (to be done by affidavit)
2. What is your University Park address?
3. Do you have a secondary address?
4. Which address should correspondence and ballot information be sent?
5. Can you provide documentation of residency within University Park through a Driver’s License, Property Tax Bill or Utility Bill in your name for the address of your residency in University Parkway?

### **Affidavit Exemption**

You do **not** need to submit an affidavit if you provide **one** of the following instead:

- **A copy of the property deed or deed of trust**, listing all owners, principals, or trustees.
- **A government-issued ID** that includes your **name, University Park residential address, and an issuance date confirming residency for at least 183 days prior to Election Day**.

- A **government-issued document or county-issued bill or statement** that includes your **name, University Park residential address, and a date confirming residency for at least 183 days prior to Election Day.**

**New UP Lot Owners** who may not have been listed in our databases before ballots were distributed may present a property deed or deed of trust, listing all owners, principals, or trustees, along with a valid photo ID, as confirming ownership eligibility to receive a ballot.

Information related to registration shall be posted on the website and in a public location at the Clubhouse. The Resident shall be responsible to update and verify the information on an annual basis. Failure to register for non-owner Residents by December 31, 2025, shall result in an inability to vote in an election for Supervisors.

- B. Corporations and Trusts shall be entitled to cast one ballot.

### **III. FILING TO RUN**

- A. On or before 5:00 p.m. on December 17, 2025, applications to run for Board Supervisor must be received by the District Manager, Vivian Carvalho at PFM. Applications can be submitted to the District Manager via email at [carvalhov@pfm.com](mailto:carvalhov@pfm.com) or via U.S. Mail to Vivian Carvalho, PFM, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817.
- B. Only Residents, which is defined by the Charter as a person over eighteen (18) years of age who have (or will have) resided within the UPRD for at least 183 days in 2025 may be file to run for Office of Board Supervisor.
- C. Information related to the qualifications and the filing process shall be posted on the website and in a public location at the Clubhouse. It may also be included in other media as appropriate.
- D. If there are fewer or equal people filing to run to the number of seats up for election, the candidate(s) shall be declared elected, assigned seat numbers by the Board and no election shall be held.

### **IV. CANDIDATE FORUM**

- A. A minimum of two candidate forums, inviting all of the candidates to participate, shall be held on or before February 10, 2026. Additional candidate forums may be held inviting all of the candidates, if determined appropriate in the discretion of the Election Chair.
- B. The forums will be held in substantially the manner as provided in Exhibit “A.”

- C. No campaigning, other than by the candidates during the forum, shall be allowed in the room where the candidate forms are being held or within 150 feet of the room during the day of the debate.

## **V. VOTER'S GUIDE**

- A. On or before January 9, 2026, a Voter's Guide shall be placed on the District website in substantially the form as provided in Exhibit "B."

## **VI. MAILED NOTICE OF THE ELECTION AND ABSENTEE BALLOTS**

### **On or before January 9, 2026**

- A. Mailed notice of the election and related voting materials shall be sent to the Owners and Registered Residents at least 30 days in advance of the election. District Management shall be responsible for mailing the notice. The Official Ballot Form to be mailed out shall be substantially in the form as attached in Exhibit "C." If the mail is returned as undeliverable and there is a second address on record with the district, then District will make reasonable effort to send the mailed notice to the second address. The mailed notice shall explain who is eligible to vote pursuant to the Charter.
- B. Information related to registration shall be posted on the website and in a public location at the Clubhouse. It may also be included in the advertisement for the election and other media as appropriate. The mailed notice shall include an absentee ballot for voting and a ballot envelope for returning to the district. If voting by absentee ballot, the voter shall place the absentee ballot inside the ballot envelope, which shall be returned to the RD office at UPCC. Sole receiver will be the Election Chair District Management Office. Absentee ballots may also be cast during office business hours in a locked box in the administrative office of the University Park Country Club located at 7671 The Park Boulevard up until 5:00 p.m. on the day before election day. The locked box shall not be opened by the Election Chair and election volunteers until the day before the election. Ballot envelopes shall not be opened until after the polls are closed. The District Management Office shall be the sole receiver of ballots. The ballot envelope shall be marked with an identifier to determine the property for which the ballot is being cast and whether the voter is an Owner or a Resident.
- C. All ballot envelopes shall remain sealed until Election Day.
- D. The notice to the Owners shall identify when the election date shall be, where the election shall be held, where absentee ballots are to be sent or filed consistent with this resolution, and how for Residents, who are not Owners, to register for the election prior to Election Day.

**Election Day**  
**At the University Park Community Center**  
**located at 7671 The Park Boulevard, University Park, FL 34201**

**February 17, 2026**  
**9:00 a.m. - Noon**

No campaigning shall be allowed in the room where voting is occurring or within 150 feet of the room during the day of the election.

**VII. VOLUNTARY CHECK IN AND OBTAINING BALLOTS**

- A. A Resident, as defined on the Charter, or Owner may vote in person, by absentee ballot, or by proxy. Each voter may cast a vote for the number of vacant seats open during the election but can only cast a single vote for a candidate. Proxies shall be substantially in the form as set forth in Exhibit "D." Ballots on Election Day shall be substantially in the form as set forth in Exhibit "E."
- B. Check voting against the list of Registered Owners and Residents and ensure no votes have already been cast by the owner or resident.
- C. Compare the proxies to the voting list.
- D. Identify any irregularities in the proxies.
- E. Resolve any irregularities in the proxies, if possible.
- F. If there are any irregularities, they should be noted and brought to the attention of the Election Chair, and if needed, District Counsel.
- G. Pass out ballots if the voter has valid proxies and include the number of voting units represented and voting on the top right-hand corner of the ballot and initial.

**VIII. CASTING AND COLLECTION OF BALLOTS FOR BOARD OF SUPERVISORS (Residents/Owners)**

- A. The ballot, along with any proxies, shall be placed in the ballot boxes prior to the closing of the polls.
- B. The number of votes that may be cast by a voter shall be equal to the number of vacancies that exist at the time of the election. For 2026, each voter may vote for a maximum of two (2) candidates. Only one vote per candidate is permitted.
- C. Once a ballot is cast, one may not delete, amend or change one's ballot or vote again.
- D. Ballots not contained in sealed ballot envelopes shall not be counted.
- E. More than a one ballot in a single sealed ballot envelope shall not be counted, unless the identity of separate voters can be validated by the Election Chair.

- F. Ballots with votes cast for more than the numbers of positions open shall not be counted.
- G. If there is no clear indication on the ballot that the voter has made a definite choice for an office, the elector's ballot shall not be counted for that office, but the ballot shall not be invalidated as to those names which are properly marked.
- H. Ballots not counted shall be identified for the reason the ballot was not counted.

The information contained in this Article VIII shall be noted on the website by the District Manager by December 31, 2025.

## **IX. TABULATION OF BALLOTS FOR BOARD OF SUPERVISORS**

- A. Voting and Ballot Management shall be substantially in the manner set forth in Exhibit "F."
- B. Provisional ballots shall be reviewed by the Election Chair, and if needed, District Counsel.
- C. The ballots shall be counted by independent accounting firm retained by the District.

## **X. MISCELLANEOUS**

- A. The District Manager and Club Manager and, as necessary, District Counsel, shall assist the Election Chair.
- B. Where issues are unclear in these rules, the Election Chair may supplement these rules either verbally or in writing, as may be appropriate, provided such direction shall not be inconsistent with the Charter.

## **XI. ELECTION RESULTS**

- A. The Election Chair announces the vote totals for each candidate.
- B. The election results shall be placed on the District Website promptly by the District Manager and certified at the next meeting at the Board of Supervisors.
- C. All ballots shall be retained by the Accounting firm. If there is a Court challenge, the ballots will be retained by the Accounting firm until the election results are finalized. Once the period for a challenge has expired, the ballots shall be sent to the District Manager.

## **XII. MISCELLANEOUS**

- A. The District Manager and Club Manager and, as necessary, District Counsel, shall assist the Election Chair.

B. Where issues are unclear in these rules, the Election Chair may supplement these rules either verbally or in writing, as may be appropriate.

Exhibit “A”

Guidelines for Candidate Forums

The University Park Recreation District (UPRD) is conducting an election for two open Board of Supervisor positions in 2026. The final election date is February 17, 2026. To prepare, two in-person candidate forums will be held to give registered candidates an opportunity to present their backgrounds, relevant skills, and views on UPRD challenges. These forums also allow University Park residents to participate in a Q&A exchange.

**Forum Dates and Location**

- \_\_\_\_\_, 1:00 PM – 3:00 PM
- \_\_\_\_\_, 1:00 PM – 3:00 PM

All forums will be held in the \_\_\_\_\_. These events will not have virtual (Zoom) access.

**Forum Format**

- **Setup:** The Lakeside Room will have a panel table with microphones for the candidates and the moderator (Election Chair). Theater-style seating will be arranged for attendees. Two standing microphones will be positioned midway along the left and right sides of the room for residents to ask questions.
- **Opening Statements:** The moderator will begin the forum with an overview of the format and ground rules. Each candidate, in alphabetical order by last name, will have 2 minutes to make an opening statement, with a 10-second warning before time expires.
- **Q&A:** Residents will line up at the standing microphones to ask questions. The moderator will alternate between microphones, directing questions to the candidates indicated by the resident. The moderator will ensure candidates stay on topic and allow equal time for responses.
- **Closing Statements:** At the 1-hour, 50-minute mark, each candidate, in reverse alphabetical order, will have 1 minute for a closing statement, with a 10-second warning before time expires.

## **Guidelines for Candidates**

Candidates should review and follow these guidelines to ensure a fair, respectful, and informative forum:

1. Time Limits: Adhere to the allotted time for opening and closing statements.
2. Focus on Questions: Keep responses relevant to the specific question asked. Avoid unrelated topics or lengthy speeches.
3. Respectfulness: Do not interrupt or criticize other candidates personally. Allow others to express their views.
4. Clarity and Conciseness: Provide clear, direct answers that stay on topic.
5. Rebuttals: If you wish to address another candidate's response, request a rebuttal. Rebuttals should focus on differences of opinion and should not escalate into personal attacks or prolonged arguments. The moderator will manage rebuttal time and ensure the discussion remains constructive.

Note: Excessive rebuttals can disrupt the forum. Use them sparingly and only for matters of significant importance.

## **Guidelines for Attendees (Lot Owners/Residents of University Park)**

Lot owners and residents are encouraged to follow these guidelines to maintain a productive and respectful forum:

1. Asking Questions: After opening statements, residents may ask questions by lining up at one of the standing microphones. The moderator will alternate between microphones.
2. Introduce Yourself: Begin your question by stating your name and the neighborhood you reside in.
3. Keep Questions Focused: Ask one clear question on a specific topic. Avoid multi-part questions or speeches.
4. Be Respectful: Do not criticize or attack candidates personally. Keep questions objective and related to UPRD issues.
5. Direct Questions: Indicate which candidate(s) you want to respond. Avoid asking multiple candidates different questions at the same time.
6. Follow-ups: If you feel a response was unclear or incomplete, you may request a follow-up. The moderator will manage these requests to ensure they remain relevant and concise.

### **Additional Notes for All Participants**

- Time Management: The moderator will enforce time limits for all statements and responses to ensure fairness and efficiency.
- Respectful Atmosphere: Applause, interruptions, or vocal disapproval are discouraged to maintain a constructive environment.
- Forum Purpose: The forums aim to illuminate critical topics for UPRD's future and provide residents with clarity on each candidate's views and qualifications.
- No campaigning, other than by the candidates during the debate, shall be allowed in the room where the candidate forums are being held or within 150 feet of the room during the day of the debate.

We thank all participants for their cooperation in making these forums productive and respectful.

## **Exhibit “B”**

### **Voter Guide for the UPRD Board Supervisor Election on February 17, 2026**

#### **Overview:**

The University Park Recreation District (UPRD) is holding an election to fill two (2) open Supervisor positions on the Board. Supervisors play a critical role in making decisions that impact Club operations, including financial matters such as debt repayment, dues, fees, and capital commitments. These decisions affect the community significantly, making it essential for residents to participate in this election.

#### **Eligibility to Vote:**

You are eligible to vote if:

- You are a Lot Owner listed on the deed for the property (each person listed is an eligible voter). For example, co-owners of a property both have a vote. Corporations have one vote. Trusts have one vote.
- You are a Resident who has lived at a University Park address for at least 183 days in the last 12 months and are 18 years or older. These are usually renters but could also be guests of the owner.

#### **Candidate Forums:**

To help you make an informed decision, the 2026 UPRD candidates will participate in two public forums:

- \_\_\_\_\_ : 1:00 pm - 3:00 pm
- \_\_\_\_\_ : 1:00 pm – 3:00 pm

All forums will take place in the \_\_\_\_\_. These events include opening statements from the candidates, followed by a guided Q&A session led by the Election Chair. We encourage you to attend and ask questions. Candidate bios and additional information are available at UPRD Election Website.

#### **Introducing the 2026 Election Team:**

The 2026 Election Team consists of dedicated volunteers selected by the Election Chair, \_\_\_\_\_, to assist in ensuring a smooth and fair election process. The following individuals are members of the Election Team:

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

We extend our gratitude to these individuals for their commitment to serving the community during this important election.

### **Vote materials package**

- A vote materials package will be mailed out to all eligible voters on January 15, 2026. The package consists of:
  - Cover letter explaining the contents and voting procedures
  - Proxy Voter Form
  - Official Ballot Form
  - Unsealed return envelope with voter ID on outside left upper corner (to use for mail in or drop off ballot)

### **Voting Methods:**

#### **Option 1: Paper Ballot**

- Fill out the enclosed Ballot Form.
- Submit your ballot by mailing it in the provided envelope or depositing it in the secure Ballot Box located at the UPCC administrative Office.
- Ballots must be received no later than 12:00 pm on February 17, 2026.
- Lost, damaged, or inaccessible ballots can be replaced on election day. Bring an acceptable ID to the voting location (The Varsity Club) to obtain a replacement.

#### **Option 2: Proxy Voting**

- If you authorize someone to vote on your behalf, complete the enclosed Proxy Form.
- Your proxy holder must present the completed Proxy Form at the voting location in the Varsity Room between 9:00 am and 12:00 pm on February 17, 2026. After validation of both voter and proxy holder identity, the proxy holder can then complete the official ballot form and place ballot and proxy form in provided envelope which is placed in the ballot box.
- Important Note: A proxy is not obligated to vote according to the original voter's preferences, even if those preferences were discussed prior to voting or even if the original voter fills in the official ballot with his/her preferred choices. Ensure you trust your proxy to act in your best interest.

### **Mail-in Ballot Guidelines:**

- Place the completed ballot in the sealed return envelope provided, ensuring your name, address, and ID# are visible in the upper left corner of the envelope.
- Mail the envelope or deposit it in the secure Ballot Box at the UPCC Administrative Office.

### Special Mail-in/Drop Off Scenarios:

1. Intact Sealed Envelope with Sender Descriptors on outside left corner of envelope arrives by mail or is dropped off at the UPCC Admin Office: Ballots in this condition are processed directly.
2. Undeliverable/Returned Ballots: UPRD Admin will attempt to contact the voter, issue a replacement, and destroy the original ballot.
3. Opened or Unsealed Envelope with or without ballot inside: UPRD Admin will attempt to verify voter intent. If the voter cannot be reached, the ballot shall not be counted.
4. Non-standard Voting Envelopes: UPRD Admin will attempt to verify voter intent. If the voter cannot be reached, the ballot shall not be counted.
5. Proxy Vote Forms in Envelopes: Proxy votes not cast according to procedure will be canceled.
6. Ballots not in Envelopes: Ballots shall not be counted.

### **Walk-in Voting:**

- Voting takes place on February 17, 2026, from 9:00 am to 12:00 pm at the Varsity Club.
- Bring acceptable photo ID (e.g., driver's license or passport) to verify your identity.
- Replacement ballots are available if required.

### **Walk-in Scenarios:**

1. Voter submits a sealed envelope with ballot: The Election Committee ensures the envelope is secured and processes it according to standard procedures.
2. Voter requests a new ballot due to loss or damage: After verifying the voter's identity and eligibility, the Election Committee issues a replacement ballot.
3. New property owners confirm eligibility through property deed verification: Persons purchasing property after December 31, 2025 shall not be eligible to vote.
4. Proxy holders cast votes after validation by the Election Committee: The committee reviews the Proxy Form to confirm authenticity and allows the proxy holder to vote on behalf of the original voter.

## **Key Election Details:**

- Election Day: February 17, 2026
- Voting Location: Varsity Club
- Voting location hours: 9:00 am – 12:00 pm, February 17, 2026
- Ballot Submission Deadline: 12:00 pm (noon), February 17, 2026
- Candidate Forums: \_\_\_\_\_, and \_\_\_\_\_, in the \_\_\_\_\_ Room
- Website for Candidate Bios and Information: UPRD Election Website
- Contact for Questions: \_\_\_\_\_, 2026 Election Chair (lmakosky@interquest.ca)

## **Additional Notes:**

- Ballots and voting procedures will be verified and counted by an independent CPA firm.
- The final tabulated results are provided by the CPA firm to the Election Chair who delivers the results in person and announces the vote totals for each candidate. The election results are placed on the UPRD website and certified at the next meeting of the Board of Supervisors.
- The Election Chair and Election Review Team will oversee the election process to ensure fairness and accuracy.

We encourage all eligible voters to participate in this important election. Your vote helps shape the future of our community and its governance. For any questions or further assistance, please contact the Election Chair or visit the UPRD website.

## EXHIBIT C



## OFFICIAL BALLOT FORM

**University Park Recreation District, Manatee County, Florida**

**Board of Supervisors Election – February 17, 2026**

For the election of TWO (2) Supervisors. The two candidates receiving the most votes shall be elected to three-year terms.

### **COMPLETING YOUR BALLOT**

Use this ballot to record your vote in this election. **CHOOSE ONE OF THE OPTIONS BELOW:**

1. **VOTE BY MAIL:** Mail your ballot in the return envelope provided. Your ballot must be received **no later than Noon on February 17, 2026**, for your vote to be tabulated in the election results.
2. **BALLOT BOX:** A secure ballot box will be available at the Club Office from 9AM to 5PM (Monday through Friday) beginning January 16, 2026, so that you can deliver your ballot **in the return envelope provided** by placing it in the ballot box. On Election Day, **February 17, 2026**, deposit this ballot in the secure ballot box provided at the UPRD polling place located at the Club between the hours of 9AM and Noon.
3. **DESIGNATE A PROXY:** See below.

### **YOUR VOTE**

Indicate your votes by placing an **X** in the box next to the names of the two (2) candidates who you vote to serve on the Board of Supervisors. **Yes, you can vote for a maximum of two candidates (including any write-in candidate).** Candidates listed in alphabetical order. You may use the two blank lines for write-in candidates, if any. PRINT THE NAMES OF WRITE-IN CANDIDATES.

Candidate A

Candidate B

Candidate C

Write-in Candidate (print) \_\_\_\_\_

Write-in Candidate (print) \_\_\_\_\_

### **DESIGNATE A PROXY HOLDER**

If you designate a Proxy whom you authorize to vote for you, **DO NOT COMPLETE THIS BALLOT.** Instead use the enclosed Proxy Form, legibly enter all the required information, and provide the Proxy Vote Form **to your designated Proxy Holder who is eligible to vote.** Be certain that the designated Proxy Holder agrees to present the Proxy Form and complete the voting process for you on Election Day, February 17, 2026, between the hours of 9AM and Noon.

**Exhibit D**



**University Park Recreation District, Manatee County, Florida**

**PROXY VOTE FORM**

**BOARD OF SUPERVISORS ELECTION FEBRUARY 17, 2026**

**THE VOTER MUST GIVE OR SEND THIS FORM TO THE DESIGNATED PROXY  
HOLDER FOR THE PROXY HOLDER TO SUBMIT HER/HIS VOTE**

The undersigned, being the Owner or Resident of the property identified below, does hereby constitute and appoint \_\_\_\_\_ ("Proxy Holder") as my agent, in my name, place and stead, to vote as my proxy in the Election of the Board of Supervisors of the University Park Recreation District to be held at the University Park Country Club Election Room located at 7671 The Park Boulevard on February 17, 2026 from 9:00AM to 12 noon, or at any adjournment or adjournments thereof. Any proxy previously given by the undersigned for said election is hereby revoked.

The Proxy Holder shall be entitled to vote for me as the Owner or Resident of the property identified below that I would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said Election including, but not limited to the election of members of the Board of Supervisors. This Proxy shall be effective until 90 days after February 17, 2026, or until sooner revoked by me.

IN WITNESS WHEREOF, I have signed this Proxy on \_\_\_\_\_, 2026.

OWNER/RESIDENT: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Address: \_\_\_\_\_

**(If more than one property is owned, complete a separate Proxy Vote Form for each eligible voter for each address)**

*[If the fee simple landowner is not an individual, and instead is a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.)]*

*NOTE: If you choose to designate a Proxy, whom you authorize to vote for you, this Proxy Form must be sent to your designated Proxy Holder who is eligible to vote. The voter may express his wishes by filling in the ballot form before giving to the Proxy Holder, however, Proxy Holders have the authority to vote for whomever they want on Election Day and are not bound by the wishes of the voter. The completed Form may be faxed or scanned. Be certain that the Proxy Holder agrees to present the Proxy Form and complete the voting process for you on Election Day, February 17, 2026, between the hours of 9:00 AM and 12 noon. The surest means to ensure that votes are cast as desired is to vote by ballot yourself.*

## Exhibit E



### OFFICIAL BALLOT FORM FOR USE ONLY ON FEBRUARY 17, 2026

University Park Recreation District, Manatee County, Florida

**Board of Supervisors Election – February 17, 2026**

For the election of TWO (2) Supervisors. The two candidates receiving the most votes shall be elected to three-year terms.

#### **COMPLETING YOUR BALLOT**

Use this ballot to record your vote in this election. Deposit the ballot in the secure ballot box provided no later than Noon today.

#### **YOUR VOTE**

Indicate your votes by placing an **X** in the box next to the names of the two (2) candidates who you vote to serve on the Board of Supervisors. **Yes, you can vote for a maximum of two candidates (including any write-in candidate).** Candidates listed in alphabetical order. You may use the two blank lines for write-in candidates, if any. PRINT THE NAMES OF WRITE-IN CANDIDATES.

Candidate A

Candidate B

Candidate C

Write-in Candidate (print) \_\_\_\_\_

Write-in Candidate (print) \_\_\_\_\_

## **EXHIBIT “F”**

### **Voting and Ballot Management for UPRD Board Supervisor election on Tuesday, February 17, 2026**

#### **Mail-in ballot alternatives**

1. An intact sealed envelope with ballot inside and with original sender descriptors (name, address, ID#) in upper left corner of envelope arrives at ballot box at UPRD admin office.
2. Intact sealed envelope with ballot inside is returned to UPRD admin office as undeliverable, or return to sender marked, etc. UPRD office researches present location of voter, contacts voter and time permitting, sends new envelope with ballot inside to relocated voter address. Original envelope and ballot destroyed. Official list of eligible voters does not show a ballot cast at this point. If resent envelope with ballot is returned in time to the ballot box, it will be processed as per following procedure outline.
3. Original envelope arrives but opened/unsealed and with or without ballot inside. UPRD administration will attempt to contact the voter and the voter will be asked to submit the vote in a proper sealed envelope.
4. An intact sealed envelope arrives that has the appearance of a voting envelope and may or may not contain a legitimate completed ballot, but is not exactly the same as a voter envelope and/or has some but not all the proper sender ID info on the envelope, etc (i.e. it clearly is not the return voter envelope sent out by UPRD but may in fact be a legitimate voter with a legitimate ballot inside. UPRD Admin or the Election Review Team will attempt to contact the voter and the voter shall be asked to submit in the vote in a proper sealed envelope.
5. An intact sealed envelope arrives, and it is not evident but in fact it contains a proxy vote form (which appoints a proxy to vote) plus an official ballot form. After processing by the election committee, the CPA will open the envelope and discover the proxy contents. However since the originating voter and proxy holder have not followed the required procedure which is to cast the proxy vote in person on election day, the ballot must be cancelled and the vote record associated with the envelope must be negated.

Note: Eligible University Park voters may choose to attend at the UPRD admin office and place their mail-in envelope (with ballot enclosed) in the secure ballot box any time before 5:00 p.m. on Feb 17. Such envelopes/ballots will be extracted from the ballot box and processed as part of the pool of collected ‘mail-in’ ballots, even they were technically not mailed in but dropped off in the ballot box in person.

## Walk in ballot alternatives (9:00 am to 12:00 pm Feb 17)

1. Eligible University Park voter walks into the voting station (Varsity Club) with an intact sealed envelope with ballot inside and with original sender descriptors (name, address, ID#) in upper left corner of envelope and is processed by the election committee.
2. Eligible University Park voter walks into the voting station and declares he/she has lost, damaged, destroyed, etc. the mailer package (either or both the return envelope and the ballot) and wishes to vote. Election committee validates voter's ID (voter must show acceptable ID), checks voter property address on voter list to ensure a vote has not yet been cast, then provides a new envelope (with relevant voter name, address, ID number) enabling voter to fill ballot and place in envelope and place envelope in ballot box.
3. Eligible University Park voter walks into the voting station and declares that he/she purchased the property resided in University Park prior to December 31, 2025, and understands or believes that the sale is not yet fully registered in the Manatee County property appraiser data base and/or suspects the property ownership change is not yet updated in the UPRD voter list and hence suspects he/she does not appear as a legitimate voter....and understands he/she is entitled to vote and wishes to do so so (or any combination of the previous descriptors). The Recreation District Manager office (2 staff will be present all election day) will deal with this by: checking the person's ID; checking the voter is not on the voter list as the owner of the property concerned; checking the Manatee County property appraiser list to see if the property ownership is updated to include the new owner; and if all the previous checks do not confirm the new ownership; then check the new ownership by checking the name on the deed of sale and if confirmed, then create a new envelope with new owner ID and with ballot and enable new owner to complete ballot, insert in envelope and place in ballot box.
4. A proxy holder walks into the voting station. The election committee: checks the ID of the proxy holder against the proxy vote form; then checks that the proxy holder has an eligible voter status; then checks that the originating voter is a verified voter who has not yet cast a ballot; then checks off the originating voter/property owner on the voter list as having voted. The proxy holder is provided an envelope with original owner ID on outside and invited to enclose the completed ballot in the envelope, seal it and deposit it in a ballot box.

Note: eligible voters from UP can be proxy holders. Any prospective proxy holder can engage any number of eligible voters, receive a proxy designation/appointment from those legitimate voters, and hold any number of completed Proxy Vote Forms which if filled out correctly will designate the proxy holder to vote as a proxy for the originating voter that has signed and appointed that proxy holder. The proxy holder must collect the signed proxy form and an Official Ballot Form from each originating voter. The proxy holder can cast the vote by presenting the signed proxy form and Official Ballot Form to the election committee on election day between 9 am and

12 noon and upon validation can submit the ballot into the ballot box. Note that the Official Ballot form collected from the originating voter can be used by the proxy holder in any of three ways:

1. Ballot form is empty and originating voter has not expressed any wish to have the ballot completed in any way and leaves the decision on how to vote to the proxy holder
2. Ballot form is empty but the originating voter has expressed his wishes to the proxy holder in some fashion on how the ballot vote preferably is to be completed, but both parties understand that the proxy holder is under no obligation to comply with the originating voters wishes and can ignore them and complete the ballot vote as the proxy holder wishes
3. Ballot form is filled in, representing the originating voter's wishes for how the ballot vote should be completed, however both parties understand that the proxy holder is under no obligation to comply with the originating voters wishes, and can ignore them, destroy the completed ballot and request a new one on arrival at the voting location and complete the ballot vote as the proxy holder wishes.

**Voting and ballot procedure for UPRD Board Supervisor election on  
Tuesday, February 17, 2026**

Election Review Team consists of 5 Election Committee Representatives (ECRs), the Election Chair and 2 Certified Professional Accountants (CPA)

The Election Chair acts as supervisor of process, addresses any questions from voters arriving for in person voting, addresses questions arising from other ECRs managing the review, manages/deals with any tensions or conflicts arising in voting process and in the voting building (Varsity Club).

<i>All ECRs manage</i>	<i>Election Chair welcomes, directs to relevant ECR to manage</i>	<i>Election Chair welcomes, directs to relevant ECR to manage</i>
<b>Mailed Ballots or Dropped off before Feb 17 – Review on Feb 16</b>	<b>Walk in (in person) Ballots on Feb 17 Review*</b>	<b>Mailed Proxy or Walk in Proxy Ballots on Feb 17 - Review</b>
Check sealed envelope label against master list – validate name, address, ID#	If voter has envelope with ballot (received by mail but not sent in), check name, address, ID# on envelope against master list.*	Check the originating voters who delegated their vote to a proxy, validate the voter name, address, ID#

Check off property owner as voted	Process this envelope same as mailed ballot review (first column). Check off owner, close vote, place envelope in ballot box.	Check originating voter has not voted by mail or in person. Check proxy rep ID against proxy delegation form. Check proxy has a voter status.
	If voter does not have mailed envelope and/or ballot in possession, first check ID link to property address, then check vote has not been cast for this property.**	Provide envelope to proxy containing ballot with original owner ID# on envelope; allow proxy to complete ballot (or use already completed ballot), place in envelope, seal and place envelope in ballot box
Pass sealed envelope (with completed ballot inside) to CPA rep	Provide voter with new closed envelope with unfilled ballot inside and write ID# on envelope ***	Check off each property owner who has delegated his/her vote to a proxy, as having voted.
	Allow voter to complete ballot; place ballot in envelope; seal and place envelope in ballot box.	

<b>Tally ballots – 2 CPA reps</b>
Receive sealed ballot envelopes from: mailed or dropped off before Feb 18 ballot review (col 1); walk in (in person) on Feb 18 review (col 2); mailed proxy or walk in proxy review (col 3)
Open envelope, extract folded ballot (DO NOT unfold or look at ballot choice)
Place empty envelope in envelope container – retain container for later review or recount if needed
Place folded ballot in ballot container
Tally ballots – prepare summary candidate count votes, certify totals
Insert certified vote summary in sealed envelope and deliver in person to Election Chair who will deliver in person to current UPRD Chairperson.

\*For in person voting, voter will need to bring a form of legal identification.

Voter may bring previously received envelope with ballot for use on day. If voter does not have either or both the envelope or mailed ballot, then at sign in on voting day, an envelope (with added ID#) and/or ballot will be provided to the owner that needs to cast the vote after it has been verified at sign in that they have not previously voted by mail

\*\* If necessary, to verify ownership information, access the Manatee County Property Appraiser's website:

<https://www.manateepao.com/ManateeFL/search/commonsearch.aspx?mode=address>. Search for the property and verify with the proof identification provided by the owner.

\*\*\*Once it has been verified that the owner has not mailed a ballot previously; than release a ballot with envelope to the resident and add the relevant ID# (located on the master list) to the outside left upper corner of the envelope.



# **University Park Recreation District**

## **Club Management**

a. Management Discussion & Analysis Report

University Park Recreation District  
Management Discussion & Analysis Report  
As of December 31, 2025

**New Year, New Energy, continued Member Experience!**

The Team is coming off a VERY busy Holiday Season. Beginning with Thanksgiving Dinner (feeding almost 700 members and guests over two days) and concluding with a very successful NYE Dinner, the Team did an amazing job delivering several memorable events!

Member events included Thanksgiving (including to-go), our Racquets Holiday Party (12/6), Member Christmas Party (12/13), Hanukkah Dinner (12/15), Wine Club Holiday Tasting (12/20), Christmas Eve Breakfast with Santa (12/24), and a New Year's Eve Dinner (12/31). In addition, we also hosted many other Holiday Parties including several for UP neighborhoods. All of these events in addition to our standard Bingo (12/4), Trivia (12/18), Trucks and Tunes (12/22), among many others.

We now turn our attention to the New Year and a very busy calendar of events over the next four (4) months.

**Golf Operations**

Golf Operations are currently \$95k favorable to Budget through December with Outside Rounds favorable to Budget by 863 rounds.

We have several MGA/LGA/9-holer events upcoming including 4-Members, "Member Member" and Member Guest Tournaments.

**Racquets Operations**

The Tennis and Pickleball courts continue to be action packed, notably during the morning hours.

On the tennis side, Lee and Ryan have introduced a few new events including a 3-week "Fit & Hit" Tennis Movement Program and will host an Australian Open Team Competition, including F&B. Lee is also introducing an afternoon Mixed Doubles Program with a concerted effort to add play later in the day.

On the pickleball side, Lee, John and Tracy are hosting a Pickleball "Open House" on 1/16. This is open to ALL Members, regardless of membership status, to introduce the game to those who are unfamiliar or haven't played too often.

**Fitness & Wellness**

Suzanne is hosting an inaugural Wellness Open House "Ignite Your Health" on 1/17. Group Fitness Classes, Wellness Assessments, Nutritional Coaching and other Wellness Experts/Vendors will be on site this for multi-faceted member event.

University Park Recreation District  
Management Discussion & Analysis Report  
As of December 31, 2025

**Membership**

		Full	Racquets	Social	Net Change in Memberships	Trial Full	Trial Rac/Fit	Trial Fit/Soc	Trial Social	Sum Golf	Sum Tennis	Wait List	
2024 Totals 12/31/24		445	108	786	1339	2	0	0	2	0	0	9	
January		-1	1	0	0	3							Full- R-235 /NR-139 /GF-70 Racq- R-53 /NR-40 /GF-16 Soc- R-546 /NR-122 /GF-118
February		-4	1	3	0								Full- R-234 /NR-137 /GF-69 Racq- R-53 /NR-40 /GF-17 Soc- R-550 /NR-122 /GF-117
March		1	2	-6	-3	-2		2	-2			-2	Full- R-237 /NR-136 /GF-68 Racq- R-54 /NR-41 /GF-17 Soc- R-546 /NR-120 /GF-117
April		2	1	4	7	-3				41	14	-6	Full- R-235 /NR-141 /GF-67 Racq- R-55 /NR-41 /GF-17 Soc- R-550 /NR-121 /GF-116
May		5	-1	-1	3				-2	29	33		Full- R-235 /NR-146 /GF-67 Racq- R-54 /NR-42 /GF-16 Soc- R-552 /NR-119 /GF-115
June		1	1	-1	1					5	2		Full- R-235 /NR-145 /GF-67 Racq- R-54 /NR-43 /GF-16 Soc- R-552 /NR-117 /GF-115
July		-2		2	0					0	2		Full- R-235 /NR-145 /GF-67 Racq- R-54 /NR-43 /GF-16 Soc- R-554 /NR-117 /GF-115
August		5	-1	1	5								
September		3	-2	-1	0							1	Full- R-244 /NR-145 /GF-66 Racq- R-49 /NR-44 /GF-17 Soc- R-557 /NR-118 /GF-112
October		7	4	-7	4					-75	-51	1	Full- R-249 /NR-146 /GF-67 Racq- R-49 /NR-48 /GF-17 Soc- R-552 /NR-117 /GF-111
November		2	1	0	3							-2	
December	12/22	-18	-8	-2	-28	1							
<b>Total Members</b>		<b>446</b>	<b>107</b>	<b>778</b>	<b>1331</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	
Social Access		102	27		129								
Fitness		21	2	130	153								
Range			5	51	56								
Twilight Tennis				21	21								
Pickleball		2		52	54								
<b>Total Passes</b>					<b>413</b>								

\*138 grandfathered non-members (+4 to prior month), 189 grandfathered members (-5 to prior month)

\*\*293 non-resident memberships (-22 to prior month)

**UNIVERSITY PARK COUNTRY CLUB STATEMENT OF OPERATIONS**

YTD OPERATING RESULTS, 2 MONTHS THROUGH 11/30/25	Actual Results of UPCC Operations	Budget	\$ Variance	% Change	COMMENTS
<b>Total Revenues</b>	<b>\$2,278</b>	<b>\$2,223</b>	<b>\$55</b>	<b>2.5%</b>	
<b>Less: Outside Golf Capital Allocation</b>	<b>(43)</b>	<b>(39)</b>	<b>(4)</b>	<b>11.4%</b>	<b>10% of Outside Golf Allocated to Capital</b>
<b>Total Revenues, Less Capital Allocation</b>	<b>2,235</b>	<b>2,184</b>	<b>51</b>	<b>2.3%</b>	
<b>Total Expenses</b>	<b>2,132</b>	<b>2,150</b>	<b>18</b>	<b>0.8%</b>	
<b>Net Operating Surplus (Deficit)</b>	<b>103</b>	<b>34</b>	<b>68</b>	<b>199.5%</b>	<b>Net Operating impact</b>
<b>Revenues and Expenses, Details</b>	<b>Actual</b>	<b>Budget</b>	<b>\$ Variance</b>	<b>% Change</b>	
Dues revenue	\$1,015	\$1,025	(\$ 10)	(1.0%)	
Golf operations revenue	627	588	39	6.7%	
Dining operations revenue	554	536	18	3.5%	
Racquets/Fitness/Other operations revenue	39	36	3	8.0%	
<b>Subtotal, Revenues</b>	<b>2,235</b>	<b>2,184</b>	<b>51</b>	<b>2.3%</b>	
Golf operations	287	308	21	6.8%	
Golf maintenance	609	553	(56)	(10.1%)	Projects that were budgeted for later in the year completed early
Dining operations	720	752	33	4.3%	
Racquets & Fitness operations	105	104	(1)	(0.7%)	
General & Adm	412	432	20	4.7%	
<b>Subtotal, Expenses</b>	<b>2,132</b>	<b>2,150</b>	<b>18</b>	<b>0.8%</b>	
<b>Net Operating Surplus (Deficit), net of \$43k outside golf capital allocation</b>	<b>\$103</b>	<b>\$ 34</b>	<b>\$ 68</b>	<b>199.5%</b>	<b>Variance is \$68k, 199.5% from budget</b>

**UNIVERSITY PARK COUNTRY CLUB COMPARATIVE BALANCE SHEET AS OF NOVEMBER 30, 2025 AND 2024**

Assets	UPCC Operating Fund		Capital Irrigation Fund		Comments & Assumptions
	Unaudited 11/30/25	Unaudited 11/30/24	Unaudited 11/30/25	Unaudited 11/30/24	
Operating Cash & Short-Term Investments	\$155		\$459		
Accounts Receivable	6,516		6,166		
Inventory	364		349		
Deposits & Prepays	617		295		FY25 - 207k Prepaid Insurance & 191k Prepaid Cart Lease
Future Assessments based on BAN or Long-Term Bonds					Amounts drawn from BAN, \$4,059 + Amounts borrowed from UPCC Capital Reserves, \$1,835 as of FY25, \$42 accrued interest
<b>Subtotal, operating assets</b>	<b>7,653</b>	<b>7,269</b>	<b>5,936</b>	<b>5,181</b>	
Board Designated Cash & Investments & Receivable from Irrigation Fund:					
Operating Reserves	400		400		BOS designated for future use.
Capital Reserves	634		4		
Capital Reserves Used for Irrigation Project--Due from Capital Irrigation Fund	1,835		1,326		Portion of irrigation project paid out of UPCC reserve funds
<b>Sub total, Board Designated Cash, Capital Reserves &amp; Capital Irrigation Fund Receivable</b>	<b>2,869</b>	<b>1,730</b>	<b>-</b>	<b>-</b>	
Property and Equipment - Net	27,604		20,212		
Property and Equipment - CIP	158		5,691		
<b>Total Assets</b>	<b>\$38,283</b>	<b>\$34,901</b>	<b>\$5,936</b>	<b>\$5,181</b>	
Liabilities & Net Position:					
Accounts Payable					
Operations Related	\$874		\$762		
Accrued Liabilities & Other Payables	381		369	42	Sales tax payable 422k in FY25 & 377k in FY24
Gift Cards & Store Credits	121		111		
<b>Subtotal, operating liabilities</b>	<b>1,376</b>	<b>1,243</b>	<b>42</b>	<b>-</b>	
Deferred Revenue	6,258		5,874		
Capital Lease Obligations	2,009		418		
Capital Projects Payable	9		45		New cart lease and GCM Equipment
Due to UPCC Operating Fund			\$1,835	\$1,326	
BAN Payable to Bank			4,059	3,855	
<b>Total Liabilities</b>	<b>9,652</b>	<b>7,580</b>	<b>5,936</b>	<b>5,181</b>	
Beginning Balance, Purchase of UPCC assets in 2019	16,750		16,750	-	
Due From Capital Irrigation Fund	1,835		1,326		
Prior Years' Operating Surplus	9,868		7,281		
Current Period Operating Surplus	178		1,964		
<b>Net Position</b>	<b>28,631</b>	<b>27,321</b>	<b>-</b>	<b>-</b>	
<b>Total Liabilities &amp; Net Position</b>	<b>\$38,283</b>	<b>\$34,901</b>	<b>\$5,936</b>	<b>\$5,181</b>	

**UNIVERSITY PARK COUNTRY CLUB CAPITAL SOURCES AND USES AS OF NOVEMBER 30, 2025**

Sources		Notes
<b>2019, Construction Fund after UPCC club purchase</b>	<b>\$4,157</b>	
<b>2021, Loan Forgiveness</b>	<b>856</b>	
<b>2024-5, Bond Anticipation Note for Irrigation Project</b>	<b>3,757</b>	\$1,835 was paid out of Operating Cash and needs to be repaid from either BAN assessment or 2024 Bond funds when available.
<b>Sub total, Bond Proceeds and Loan Forgiveness</b>	<b>8,769</b>	<b>Bonds &amp; Loan Forgiveness</b>
<b>FY 2021 Init Fees &amp; 10% Outside Golf</b>	<b>673</b>	
<b>FY 2022 Init Fees &amp; 10% Outside Golf</b>	<b>666</b>	
<b>FY 2023 Init Fees, Cap Dues &amp; 10% Outside Golf</b>	<b>1,330</b>	
<b>FY 2024 Init Fees, Cap Dues &amp; 10% Outside Golf</b>	<b>1,850</b>	
<b>FY 2025 Init Fees, Cap Dues &amp; 10% Outside Golf</b>	<b>1,439</b>	
<b>FY 2026 Init Fees, Cap Dues &amp; 10% Outside Golf</b>	<b>435</b>	
<b>Sub total, Init Fees, Capital Dues &amp; 10% Outside Golf</b>	<b>6,393</b>	<b>Capital raised through Operations</b>
<b>Total Sources of Capital</b>	<b>15,162</b>	
Uses		
<b>2022, Parking Lot - Asphalt</b>	<b>136</b>	
<b>2021-2025, Golf Course Improvement &amp; Irrigation</b>	<b>7,412</b>	
<b>2023, Tennis/Pickleball Courts</b>	<b>810</b>	
<b>2022-2023, Buildings - Renovations, A/C and Upgrades</b>	<b>291</b>	
<b>2023-2025, Range Picker, Bag Drop/Pro Shop FF&amp;E</b>	<b>127</b>	
<b>2022-2024, Grille - Kitchen Equipment</b>	<b>289</b>	
<b>2023, Golf Course Maintenance Equipment</b>	<b>459</b>	
<b>2023, IT Equipment - Computers, Server etc</b>	<b>91</b>	
<b>2023-2024, Racquets And Fitness Equipment</b>	<b>89</b>	
<b>2021-2023, Indoor Dining Renovation</b>	<b>1,066</b>	
<b>2023-2024, Outdoor Dining (Cafe) Renovation</b>	<b>2,326</b>	
<b>Subtotal, Uses</b>	<b>13,096</b>	
<b><u>FY2025 Uses</u></b>		
<b>2025, Varsity Club Renovation</b>	<b>49</b>	
<b>2025, Admin Office Renovation</b>	<b>31</b>	
<b>2025, (4)Toro Greensmasters</b>	<b>29</b>	
<b>2025, Back 9 Renovation</b>	<b>1,164</b>	
<b>2025, Ice Machine</b>	<b>9</b>	
<b>Subtotal, FY2025 Uses</b>	<b>1,282</b>	
<b><u>Construction In Progress</u></b>		
<b>2020, Master Plan Project</b>	<b>151</b>	
<b>Locker Room Renovation</b>	<b>3</b>	
<b>Other - Carpeting</b>	<b>5</b>	
<b>Subtotal, CIP</b>	<b>158</b>	
<b>Total Uses</b>	<b>14,536</b>	
<b>Remaining Capital Reserves</b>	<b>626</b>	<b>Capital Account Balance at 11/30/2025</b>
<b>Due to operating capital from BAN or Bond</b>	<b>1,835</b>	
<b>Total Capital Reserves</b>	<b>2,461</b>	<b>Balance with Irrigation Project repayment</b>

<b>MTD &amp; YTD STATEMENT OF CASH FLOWS, 2 MONTHS THROUGH 11/30/25</b>			
		<b>November</b>	
		<b>MTD</b>	<b>YTD</b>
<b>Cash Flows From Operating Activities:</b>			
Cash Receipts From Members & Guests		\$ 422	\$ 850
Cash Payments To Vendors & Suppliers		(569)	(912)
Cash Payments To PBM Staff Serving UPCC & UPRD		(562)	(1,155)
<b>Net Cash Provided (Used) By Operating Activities</b>		<b>(709)</b>	<b>(1,218)</b>
<b>Cash Flows From Capital, Financing, And Other Non-Operating Activities:</b>			
Initiation Fees		\$ 219	\$ 382
Capital Dues		10	20
Purchase Of Equipment & Capital Projects		(59)	(324)
Transfer to General Fund			(50)
Interest From Investments			1
<b>Net Cash Provided (Used) By Capital And Other Non-Operating Activities</b>		<b>170</b>	<b>29</b>
<b>Net Increase (Decrease) In Cash</b>		<b>(538)</b>	<b>(1,189)</b>
<b>Cash At Beginning Of Period</b>		<b>1,728</b>	<b>2,378</b>
<b>Cash At End Of Period</b>		<b>\$ 1,189</b>	<b>\$ 1,189</b>

University Park Recreation District  
Summary Operating Data  
As of November 30, 2025

**Rounds of Golf (as of November 30, 2025):**

	November			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
Member Rounds	4,220	4,411	(191)	7,468	8,310	(842)
Outside Rounds	2,846	2,524	322	5,409	4,880	529
	7,066	6,935	131	12,877	13,190	(313)

**Rounds of Golf (as of November 30, 2024):**

	November			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
Member Rounds	4,344	4,228	116	6,476	7,927	(1,451)
Outside Rounds	2,444	2,864	(420)	3,284	5,296	(2,012)
	6,788	7,092	(304)	9,760	13,223	(3,463)

Overall revenue is \$55K favorable to budget, variance driven primarily by Golf and Dining operations. Golf operations revenue is \$39k favorable to budget, with higher outside rounds producing a \$44K favorable variance in greens fees, which helped offset lower member rounds resulting in a \$10K unfavorable variance in cart fees. Merchandise sales also surpassed budget, contributing an additional \$11K favorable variance.

Golf course maintenance expenses continue to remain over budget due to various projects that were scheduled for later in the year but were completed earlier. We anticipate this trend will continue over the next couple of months, with expenses realigning to budget by summer.



# **University Park Recreation District**

## **Update on 2026 Election**

- a. Election Chair**
- b. Candidates**
- c. Firm for Election Ballot  
Counting Services**

## **RESUME OF DON FERRIS**

I am a retired attorney who practiced in Ann Arbor, Michigan from 1976 to 2020. I practiced with my wife Heidi Salter-Ferris under the name Ferris & Salter, P.C. until we retired together. I still have an active status with the Michigan State Bar.

### **Education and Career:**

College: University of Notre Dame, graduated 1973, summa cum laude and Phi Beta Kappa

Law School: Graduated from The University of Michigan Law School in 1976.

Early Career: Worked as a public defender for four years before entering private practice in 1980.

Firm: Co-founded Ferris & Salter, P.C. in 1995 with my wife, Heidi Salter-Ferris.

### **Areas of Practice:**

Criminal Defense, both State and Federal, trial and appellate. Tried numerous serious felony cases in many circuit courts in Michigan, and in the federal court for the Eastern District of Michigan. Argued appellate cases in the Michigan Court of Appeals, Michigan Supreme Court, the 6th Circuit Federal Court of Appeals, and one case before the United States Supreme Court.

Civil Litigation, both State and Federal, trial and appellate. Tried numerous cases in both Michigan state and federal court. Argued appellate cases in the Michigan Court of Appeals, the Michigan Supreme Court, and in the 6th Circuit Federal Court of Appeals.

### **Recognition:**

AV rated Martindale-Hubbell - highest attorney peer reviewed rating for licensed attorneys.

Super Lawyers: Selected as a Super Lawyer in both Criminal and Civil Litigation from 2006 to 2020, a distinction awarded to only 5% of attorneys in Michigan.

Best Lawyers in America: Selected in both Criminal and Civil Litigation from 2006 to 2020, a distinction awarded to only 5% of attorneys in Michigan.

### **Organizations:**

Served as an executive board member of the Michigan Association for Justice, and as president of the Criminal Defense Lawyers of Washtenaw County and the Washtenaw Trial Lawyers Association.

Taught trial practice courses for the Michigan Institute of Continuing Legal Education and lectured extensively on trial skills to various legal organizations.

Volunteer attorney in United States Presidential Elections for Voter Protection in 2008, 2012, 2016, and 2020.

My wife Heidi and I bought our home on Abingdon Court in 2017. We live in Florida from December 1 to May 1 and live in Michigan the rest of the year.

Contact Information:

Don Ferris

Address: 8187 Abingdon Court, University Park 34201

Phone: (734) 730-5200

Email: [dferrissalt@aol.com](mailto:dferrissalt@aol.com)



Russell "Rusty" Piersons

6723 Curzon Terrace  
Bradenton, Fl. 34201

508-737-9938

[rapon11@yahoo.com](mailto:rapon11@yahoo.com)

PRESENT  
UPRD  
BOARD MEMBER

Candidates personal description and pertinent background:

1. Grew up in Valley Forge, Pennsylvania attended Ashland University, received a BS in Business and Economics. 4 year baseball. Senior class VP.
2. Career in multi-media/Magazines/TV/Digital/Marketing and sales.
3. Entrepreneur/Owner of several businesses including Cape Cod Life and Lighthouse Media Solutions. Consulted with the PGA of America.
4. Served on Boards including: United Way of Cape Cod; Willowbend Country Club, Vice President.
5. Three children including spouses/children: Tim and Tara Piersons (Lucy, Cash, Dylan). Jeff and Sarah Piersons (Jacob and Ryan).

Elizabeth and Stephen Buckley (Meghan and Colin).

6. Spouse: Mary Pat Piersons

Qualities and pertinent experiences you will bring to service as an RD supervisor:

1. Owned several growth oriented companies. Focused on strategic planning, sales, marketing, financial aspects.  
Developed long and short term strategic plans focused on profit, growth and creative expansion.
2. Meet and exceed budgeted profit, revenue and expenses.
3. Innovative leader of change management and brand development.
4. Executive leader recognizing and developing high performing talent...fostered team driven customer service success.
5. Vice President of Willowbend CC Board. We implemented the acquisition of the club, included 27 holes, 12 tennis courts, fitness center, swimming pool. 300 homes in a gated community. It also included HOA responsibility.
6. Invested my time the last 3 plus years working on the UPRD Board.
7. As promised in my 2022 campaign, I continue to meet and listen to members and residents at their request. Including previous UPCC Board members, club staff, active and non-active members and homeowners. I continue to talk to Board members

and GMs of other clubs. To strengthen my knowledge to further enhance my vision and best practices for UPRD.

An expression of my understanding of the requisite investment of time required. To serve in supervisor role to fulfill full term:

1. Continue my time commitment, dedication, and positive approach, I have delivered the past 3 plus years while serving on the UPRD. Trying to deliver results and Board cooperation, for the good of the residents and the UPRD.
2. As a board member of UPRD I made major time commitments.

These time commitments include 10 to 40 hours a week. However, it also includes constant listening, feedback and knowledge gathering from our residents and members. While supporting club management/staff as requested.

Priorities I envision for RD in near and longer term?

1. Open dialogue to Identify and solidify homeowner expectations.
2. Resolve the legal matter against the UPRD with diplomacy.
3. Ensure my recommendation from 3 years ago become untethered reality. Hire professional Club consultant to facilitate, review and recommend

improvements to all aspects of the business with specific direction aligned to UPRDs strategic plan, financials and proposed capital investments before any more dollars are invested. The final outcomes must fulfill our required needs for the future. All while engaging our membership from start to finish.

4. In 2024, thru my leadership and vision the board unanimously approved the new golf course irrigation system. At the conclusion of #3 (above), I'd like to implement one approved capital investment project, driven by the consultant and membership. Tied to a realistic budget and delivered on time, with the results exceeding member expectations.
5. Drive new sustainable profitable business that align with #3 and #4 (above).
6. Relocate all UPRD Board meetings to the Lakeside room to promote inclusiveness.

Assessing the current and future needs of the RD what steps do you see as necessary?

1. Implement succession and strategic processes for the board, club management and committees to assure alignment with our recurring 5 year strategic plan, our evolving financials, resident expectations and influenced by the professional club consultant 5-10 year recommendations..
2. Review and restructure PBM agreement.

3. Open bids for UPRD legal representation to ensure best practices and demonstrate fiscal responsibility.
4. Open bids for UPRD district management duties to ensure best practices and financial stewardship by the board.
5. Revise club charter to expand Board members from 5 to 7 seats.
6. Grow resident involvement. Develop advisory committees reporting to the board. NOT under sunshine law requirements.
7. Board to set on-going expectations and requests to each committee with fact based results-oriented feedback.



Gregory Selep

7130 Prestwick Court – Virginia Water

[gselep618@comcast.net](mailto:gselep618@comcast.net)

630-660-6496

My name is Greg Selep my wife and I purchased our home in Virginia Water in 2010. My undergraduate degree is a BS in Business, and I have an MBA with a specialization in Information Systems. I retired from Deloitte at the end of 2017 as an Engagement Management Director with extensive project management experience.

In 2020 I ran for and was elected to our HOA Board in Wisconsin. We are a 211-home community with seven parks and playgrounds, a community hall, beach, public pier, boat launch and 1.5 miles of lake front shoreline. I am currently at the end of my second three-year term. For the past six years I have been the secretary of that board where I am responsible for the agenda, meeting minutes, lease transfers and all board communications to the residents.

I have seen and been part of our transition from developer-owned and controlled property to an RD. I am a full member of the club, an active golfer and tennis player, I am in the gym at least three times a week and a member of the wine club. I have been on the Virginia Water operating committee since 2015 and the Neighborhood Chair for the last 5 years. I was part of the software selection committee tasked to enable electronic voting and a member of the first HOA election committee. I was also part of the first RD business planning committee.

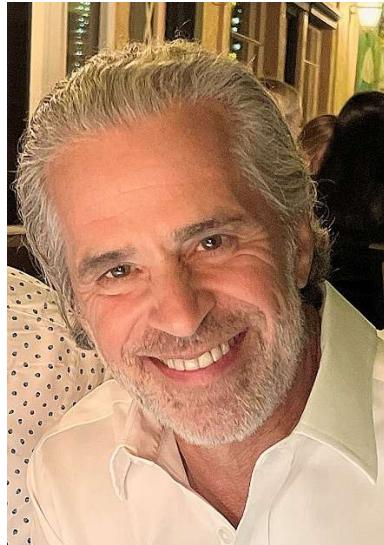
Since I attend all the Chair Council, HOA and RD board meetings and workshops, as well as some of the committee meetings, I believe I understand the time required. As an HOA board member in Wisconsin and the Chair of Virginia Water I already willingly commit a significant amount of time to the community.

One of our immediate needs is to improve communications with the community and build consensus around the projects. Board meetings are not well attended, and information is primarily distributed via email, which has not been very effective. Another high priority should be to expedite the Florida Supreme Court decision and resolve the open appeal. Failing that we need to identify and vet all possible financing alternatives and put ourselves in a position to start and finish the projects. Over the next few years, the priority would be to manage those projects to a successful completion.

If elected I will propose a joint, in person, HOA / RD quarterly Town Hall to improve communications and give the residents an opportunity to understand all the projects in a "big picture" format. I will volunteer to assume the Assistant Secretary role so, I can help the District Manager to set a better agenda for both the business meetings and workshops.

## STEVE SWANSON

### University Park Country Club Full-time Resident



Steven Swanson is hereby nominated as a candidate for the 2026 University Park Recreation District Board of Supervisors election.

7346 Eaton Ct

(313) 475-8214 (cell)

[steve@levelsetsolutions.com](mailto:steve@levelsetsolutions.com)

#### **Candidate Statement – Recreation District Board**

As a homeowner, full-time resident, and active golf member, my wife Patti and I have a strong vested interest in the long-term vibrancy and success of University Park Country Club. We fell in love with the natural beauty of the grounds and golf course and purchased our home in Eaton Place in June 2022. University Park is a unique and thriving community within the Sarasota area — truly a hidden gem with no comparable alternative.

I hold an undergraduate degree in Business and Computer Engineering from Northwood University in Michigan, along with a graduate degree in Advanced Information Systems from Walsh College. Throughout my career, I have served in several senior technology and operational leadership roles, including Chief Information Officer and Chief Operating Officer, where I led large teams and managed multi-million-dollar budgets.

In 2008, I founded **LevelSet Solutions**, a business transformation, consulting, and digital delivery firm serving clients with revenues up to \$2 billion. I successfully sold the company in 2018 and have remained professionally active, continuing to provide consulting services to high-value clients.

Prior to moving to University Park, we lived in West Bloomfield, Michigan, where I served as President of our Homeowners Association. Our community shared several similarities with UPCC. I assumed the presidency at the time the developer transitioned governance to the residents — a situation not unlike where UPCC has been in recent years. I believe this experience provides a strong foundation to serve the University Park community effectively.

As full golf members, Patti and I play regularly and are beginning to participate in pickleball. We also enjoy dining at the club and have made many meaningful friendships since moving here. I have served on the Social & Dining Advisory Committee and currently serve on the Strategic Planning Committee.

Active participation in UPCC committees and attendance at HOA meetings show that responsible planning for the future needs careful leadership and effort. Having successfully balanced HOA leadership responsibilities alongside a demanding professional career, I am confident in my ability to apply my experience, judgment, and commitment to the needs of the University Park community.

#### **Priorities for the Recreation District**

##### **Near Term and Long Term (4+ years):**

- 1) As a member of the newly formed Strategic Planning Committee, I believe establishing a comprehensive long-term strategic plan is essential to guide UPCC's investments, decision-making, and priorities.
- 2) Identifying and aligning appropriate financial levers that allow us to enhance the member experience while maintaining fiscal responsibility and long-term sustainability.

#### **Addressing Current and Future Recreation District Needs**

- 1) Develop a clearly defined **5–10 year Strategic Plan**.
- 2) Ensure a **financial roadmap** that is fully aligned with the long-term strategic vision.
- 3) Establish a **clear, concise, and consistent communication strategy** that keeps residents informed, engaged, and confident in the direction of the Recreation District.



**Lee Underwood  
7522 Eaton Court  
University Park, Florida 34201  
Cell: 214-384-6182  
[Leeunderwood2nd@yahoo.com](mailto:Leeunderwood2nd@yahoo.com)**

Patsy and I moved to University Park 6 years ago from Santa Rosa Beach, Florida. We are full time residents and full family members of UPCC. We chose UP due to its natural beauty, convenience to major malls and excellent healthcare facilities.

I retired in 2019 after spending 55+ years in the financial services profession all in the Dallas, Texas area. This included 18+ years as CEO of several banks and one Saving and Loan Association, ranging in size from \$400M to \$8B. I was responsible for the reorganization and restructuring of these institutions. I spent the last 17 years of my career in the Real Estate title profession as Director of Commercial Sales for the largest title insurance company in the US. These experiences exposed me to considerable chaos and confusion dealing with both state and federal regulatory authorities, shareholders, law firms, clients and communities. I gained significant experience in team building, financial expertise, transparency in responsibilities and communication. I am a strong believer in constructive criticism and hiring individuals where I have weaknesses.

I have spent many years as a member of various boards: Southern Methodist University, The Mustang Club, SMU fund raising for athletics and two Economic Development boards. I have also served on several HOA boards, one as President. I spent 15 years as a member of the Fresh Water Control District, Denton County, Texas. Since relocating to UP I am a past board member of the UPCC Men's Golf Association, member of Eaton Place HOA and for the last two years I have served as an Ambassador of UPCC.

In my opinion, the purchase price of UP was excessive given facilities were dated

and many had outlived their useful life. Both Boards, particularly UPRD, and PBM have exhibited poor decisions as UP and UPCC has transitioned from developer mentality to homeownership. Mistakes have been legal, exhibited lack of financial responsibility, facilities mismanagement and weakness in leadership. Change is imperative if UP homeowners and UPCC membership are going to enjoy the quality of life that we all desire. Let's learn from the past and focus on the future. Financial stability is most critical for without such, many problems which occurred in the past will continue.

Any future cost decisions should be considered with the input of the Financial and Business Strategy committees. All costs of UPCC and UP are increasing and cannot be ignored. I strongly support renovation/ expansion of kitchen facility and perhaps expansion of fitness facility. Total costs must be considered not just facilities costs.

The future of UPCC is much intertwined with UP and PBM and thus strengthening the alliance between the three entities is extremely important and which I am most supportive.

I understand the time and energies required to serve as potential UPRD Board member. If elected, I will passionately commit to fulfil to the best of my ability all Board responsibilities.

If I am elected to represent UPCC members and guests, I would be privileged to do so.



# **University Park Recreation District**

## **Discussion of Membership Caps**

- a. Consideration of Resolution 2026-03,  
Adopting Membership Caps**

## RESOLUTION 2026-03

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNIVERSITY PARK RECREATION DISTRICT AMENDING THE MEMBERSHIP CAP; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the University Park Recreation District (“District”) was established by the Manatee County Commission, Florida, effective August 2, 2018; and

**WHEREAS**, in November 2019, the District acquired the University Park Country Club (“Country Club”) and has begun operating and maintaining the Country Club; and

**WHEREAS**, pursuant to Chapters 120 and 418, Florida Statutes, and Manatee County Ordinance 18-29, the University Park Recreation District through its Board of Supervisors (“Board”) may adopt rules and regulations regarding usage of District property and facilities; and

**WHEREAS**, on June 4, 2024, the Board adopted rules and regulations related to the rates and fees for the usage of District property (including the Country Club); and

**WHEREAS**, On April 11, 2025, the Board amended the rules and regulations regarding the rates and fees for usage of District Property pursuant to Rule 2025-01 and Resolution 2025-10; and

**WHEREAS**, the Board desires to amend the rules and regulations solely to increase the full membership cap by ten (10) (to be surpassed only by District Homeowners); and

### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE UNIVERSITY PARK RECREATION DISTRICT:

1. **ADOPTION OF INCREASED MEMBERSHIP CAP.** Pursuant to Rule 2025-01 and Resolution 2025-10, the full membership cap may be increased by ten (10) at regular meetings of the Board. Thus, the membership cap shall be increased by ten (10) and now shall be limited to 460 members, which may be only surpassed by District Homeowners. This increase is reflected in Exhibit “A,” attached hereto which is incorporated herein by reference.
2. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.**

ATTEST:

UNIVERSITY PARK  
RECREATION DISTRICT

Secretary

By: \_\_\_\_\_  
Sally Dickson, Chair



# **University Park Recreation District**

**Public Hearing on the Adoption of  
Revision to the Rules of Procedure  
– Rule No. 1.3**



# **University Park Recreation District**

**Consideration of Resolution 2026-05,  
Adopting Revision to the  
Rules of Procedure**

## **RESOLUTION 2026-05**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNIVERSITY PARK RECREATION DISTRICT AMENDING THE RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the University Park Recreation District (“District”) was established by the Manatee County Commission, Florida, effective August 2, 2018; and

**WHEREAS**, in November 2019, the District acquired the University Park Country Club (“Country Club”) and has begun operating and maintaining the Country Club; and

**WHEREAS**, pursuant to Chapters 120 and 418, Florida Statutes, and Manatee County Ordinance 18-29, the University Park Recreation District through its Board of Supervisors (“Board”) may adopt rules and regulations regarding usage of District property and facilities; and

**WHEREAS**, on September 26, 2018, the Board adopted Resolution 2018-10 to establish rules and regulations related to District property rules of procedure; and

**WHEREAS**, the Board desires to amend the rules and regulations to allow Supervisors to add items to the agenda for meetings or workshops; and

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE UNIVERSITY PARK RECREATION DISTRICT:**

1. **ADOPTION OF AN AMENDMENT TO RULE 1.3 (3)** adopted by Resolution 2018-10 as reflected in Exhibit “A” attached hereto and incorporated herein by reference.
2. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.**

ATTEST:

**UNIVERSITY PARK  
RECREATION DISTRICT**

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Secretary

By: \_\_\_\_\_  
Sally Dickson, Chair

## EXHIBIT "A"

Rule 3.1 (3) is hereby amended to read entirely as follows:

(3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare a notice and an agenda of the meeting/hearing/workshop. The notice and agenda shall be available to the public at least seventy-two (72) hours before the meeting/hearing/workshop except in an emergency. For good cause, agenda may be changed after it is first made available for distribution. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

Any Supervisor may submit a written request for an agenda item to the District Manager no later than 14 business days prior to the scheduled meeting or workshop. Supervisors may raise additional items for discussion regardless of whether the topic appeared on the published agenda, during Supervisor Comments. An item may not be placed on an agenda by the District Manager or, upon request by the District Counsel, for good cause and in such case, the reason for not placing an item on an agenda shall be provided to the submitting Supervisor by the person not placing the matter on the agenda.

The District may, but is not required to, use the following format in preparing its agenda for its regular meetings:

Call to order  
Roll call  
Public comment  
Organizational matters  
Review of minutes  
Specific items of old business  
Specific items of new business  
Staff reports  
a) District Counsel  
b) District Engineer  
c) District Manager  
1. Financial Report  
2. Approval of Expenditures  
Supervisor's requests and comments  
Public comment  
Adjournment



# **University Park Recreation District**

**Consideration of Resolution 2026-07,  
Setting a Public Hearing Date for  
Country Club Facility Usage Policy  
and Fee Structure**

## RESOLUTION 2026-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
THE UNIVERSITY PARK RECREATION DISTRICT  
SETTING A PUBLIC HEARING TO BE HELD ON  
\_\_\_\_\_, AT \_\_\_\_\_ OR AS  
SOON THEREAFTER AS SAME MAY BE HEARD AT THE  
BUSINESS OFFICES AT THE UNIVERSITY PARK  
COUNTRY CLUB, 8301 THE PARK BLVD, UNIVERSITY  
PARK, FL 34201, FOR THE PURPOSE OF HEARING  
PUBLIC COMMENT ON ADOPTING RULES RELATED TO  
USAGE AND FEES FOR THE UNIVERSITY PARK  
COUNTRY CLUB AND OTHER DISTRICT PROPERTY  
USAGE POLICY AND FEE STRUCTURE; PROVIDING AN  
EFFECTIVE DATE.**

**WHEREAS**, the University Park Recreation District (hereinafter the "District") is a recreational district created by Manatee County Ordinance 18-29 ("Charter"), pursuant to the provisions of Chapter 418, Florida Statutes; and

**WHEREAS**, the District is empowered under the Charter and Chapter 418, Florida Statutes to operate and manage the Country Club and other District property for the benefit of its residents, and in furtherance thereof to exercise the rights and privileges under the laws of the State of Florida; and

**WHEREAS**, the District is authorized, pursuant to the Charter and Section 418.22, Florida Statutes, to adopt and enforce appropriate rules following the procedures of Chapter 120, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District has from time to time adopted fees for use of Country Club and District facilities and now desires to amend such fees; and

**WHEREAS**, the proposed rule and related documents are available for public inspection at 3501 Quadrangle Boulevard, Suite 270, Orlando FL 32817 ("District Records Office").

### **NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE UNIVERSITY PARK RECREATION DISTRICT:**

1. There is hereby declared a public hearing to be held at \_\_\_\_\_, or as soon thereafter as may be heard, on \_\_\_\_\_ at the Business offices at the University Park Country Club, 8301 The Park Blvd, University Park, FL 34201, for the purpose of hearing comment and objections to the proposed Rule 2026-01, which amends use charges and rules regarding the use of the Country Club and other District

property, a copy of which is attached hereto. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of the District Manager, 3501 Quadrangle Boulevard, Suite 270, Orlando FL 32817.

**2.** Notice of said hearing shall be advertised in accordance with Section 120.54, *Florida Statutes*, and the Charter. The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

**3.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 9<sup>th</sup> day of January 2026.

ATTEST:

**BOARD OF SUPERVISORS OF THE  
UNIVERSITY PARK RECREATION  
DISTRICT**

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Secretary

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Sally Dickson, Chair



# **University Park Recreation District**

**Ratification of Payment Authorization  
Nos. 152 – 153**

# University Park Recreation District

12/2/2025

Payment Authorization No. 152

## O&M - General Fund Expenses

<u>Vendor</u>	<u>Invoice</u>	<u>Description</u>	<u>Amount</u>
Blalock Walters	40896-000-86	General Representation	\$ 12,598.22
Blalock Walters	40896-033-22	\$21 Million Bond Validation	\$ 4,036.50
Blalock Walters	40896-030-5	\$21 Million Bond- Liberty Court Reporting	\$ 524.50
PFM	139334	Preparation and remittance of FY2026 Tax Roll	\$ 10,000.00
VGlobalTech	7861	ADA Website Maintenance - November 2025	\$ 400.00
US Bank	7978379	Bond Administration Fee	\$ 6,687.00

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O&M - General Fund Expenses Total \$ 34,246.22

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Asst. Secretary/Secretary

Asst. Treasurer

*JL* 12/3/2025



WE MAKE A DIFFERENCE

802 11th Street West Bradenton, Florida 34205  
ph: 941.748.0100 fx: 941.745.2093

UNIVERSITY PARK RECREATION DISTRICT  
PFM FINANCIAL ADVISORS, LLC  
3504 LAKE LYNDA DRIVE, SUITE 107  
ORLANDO, FL 32817

Page: 1  
October 31, 2025  
Account # 40896-000  
Invoice# 40896-000-86

ATTN: ACCOUNTSPAYABLE@UNIVERSITYPARK-FL.COM

GENERAL REPRESENTATION

MPB

*For Professional Services Rendered Thru 10/31/2025*

			HOURS	
10/01/2025	MJP	Review communications regarding committee meetings and disclosure.	0.40	106.80
	REG	Research and prepare 2025 legislative update	1.00	236.00
	MJP	Review communication from John Fetsick regarding Cleaning Pros contract.	0.20	53.40
	MJP	Review various communications by and between John Fetsick and Attorney Barnebey regarding Cleaning Pros contract.	0.60	160.20
	REG	Work on gun regulations memorandum; Telephone conference with John Fetsick and Attorney Barnebey	1.00	236.00
	REG	Work on memorandum regarding gun regulations	0.10	23.60
	MPB	Review draft memorandum to Board of Supervisors; Telephone call with John Fetsick on alcoholic beverage licenses; Review and respond to John Fetsick memo; Review and revise draft memorandum.	1.30	347.10
10/02/2025	MPB	Work on public records responses to Dean Matt public records requests.	0.30	80.10
	MPB	Telephone conference with John Fetsick and Paul Fay regarding collection of delinquent; Telephone conference with Chair regarding open gun regulations.	0.60	160.20
	JA	Review emails regarding public records request. Research for response to public records request.	0.40	53.60
10/03/2025	REG	Finalize memorandum regarding gun regulations	0.40	94.40
	MPB	Prepare memo to the Board of Supervisors and John Fetsick on open carry regulations.	0.60	160.20
10/06/2025	MPB	Prepare memo to the Board on Committee Sunshine Law and Public Records.	0.60	160.20
10/07/2025	MPB	Review and prepare Sunshine Laws and public records presentation; Review and respond to Vivian Carvalho memo; Memo on Bond compliance.	0.50	133.50
10/08/2025	MJP	Various communications with John Fetsick regarding Willis Smith addendum.	0.40	106.80
	MJP	Prepare for strategic planning committee meeting to provide Sunshine overview; prepare communication to Vivian Carvalho and Kwame Jackson.	0.80	213.60

UNIVERSITY PARK RECREATION DISTRICT  
 GENERAL REPRESENTATION  
 MPB

Page: 2  
 October 31, 2025  
 Account # 40896-000  
 Invoice# 40896-000-86

				HOURS
10/09/2025	MJP	Conference with Attorney Barnebey to discuss agenda for next meeting, election chair, and open carry memo; review open carry memo.	0.50	133.50
	MJP	Participate in agenda call.	1.60	427.20
	MJP	Review of issues with Attorney Barnebey regarding strategic planning commission; review recording of meeting; prepare communication to Attorney Barnebey; various communications with Kwame Jackson regarding governing documents of committee.	1.20	320.40
	MJP	Review communication from Attorney Barnebey regarding auditor selection committee.	0.20	53.40
	MPB	Telephone conference with Kwame Jackson on scheduling issues. Telephone conference with David Murphy on committees quorum options; Attend Agenda pre-app meeting; Telephone conference with Vivian Carvalho; Prepare memos to Vivian Carvalho on Audit committee requirements; Review issues related to extension on rollover of loans.	1.20	320.40
10/10/2025	MJP	Prepare communication to Sally Dickson, John Fetsick, Vivian Carvalho and Kwame Jackson regarding strategic planning committee.	0.30	80.10
	MJP	Review of issue relating to auditor selection committee.	0.20	53.40
	MJP	Review of issue relating to agenda preparation.	0.20	53.40
	MJP	Review of issue relating to short term loans.	0.20	53.40
	MPB	Review and respond to inquiry related to several questions regarding borrowing; Review and respond to inquiries related to placing items on the agenda; Forward information regarding the Mahan Group to Fred Moore.	2.50	667.50
10/13/2025	REG	Research exceptions to illegal gambling	0.90	212.40
	MPB	Review Scott Huebner memo on a variety of issues.	0.20	53.40
10/14/2025	JA	Review emails related to public records request. Email to Vivian Carvalho.	0.70	93.80
	MPB	Review public records response; Review Scott Huebner memo related to Varsity Club renovation; Telephone conference with Chris D'Agostino on the Sheriff's Department; Prepare memo to Sally Dickson and John Fetsick on gambling complaint by Dean Matt; Telephone conference with Scott Huebner on various matters; Telephone conference with Vivian Carvalho on Public records matters.	1.60	427.20
10/15/2025	REG	Research gaming regulations and relevant AGOs; review file for previous opinions issued by FL gaming commission; review emails from Attorney Barnebey regarding gambling; Telephone conference with Attorney Barnebey regarding same	1.40	330.40
	MJP	Conference with Attorney Barnebey; conference with Vivian Carvalho; review of communication from Attorney McKay; research open carry on private property laws; prepare response.	2.70	720.90
	MPB	Review open carry law changes; Review and respond to John Fetsick memo.	0.30	80.10
10/16/2025	MJP	Call with Attorney Barnebey to discuss agenda matters.	0.20	53.40
	MJP	Prepare response to John Fetsick regarding open carry on Association property.	0.20	53.40
	MJP	Review of agenda items.	0.40	106.80

UNIVERSITY PARK RECREATION DISTRICT  
 GENERAL REPRESENTATION  
 MPB

Page: 3  
 October 31, 2025  
 Account # 40896-000  
 Invoice# 40896-000-86

			HOURS	
	MJP	Review of issue relating to collection letters.	0.20	53.40
	MJP	Review of issue relating to invoices.	0.20	53.40
10/17/2025	MJP	Call with Vivian; research regarding exemptions.	0.50	133.50
	MJP	Prepare for board meeting.	0.70	186.90
	MJP	Attend Board of Supervisors meeting; meeting with Chair.	4.50	1,201.50
	MPB	Review Dean Matt memo on Election procedures.	0.10	26.70
10/20/2025	MJP	Conference with Attorney Barnebey regarding 10/17 meeting and action items; prepare resolution and revise general election procedure; prepare communication to Kwame Jackson and Vivian Carvalho regarding resolution.	1.10	293.70
	MPB	Discussion on Marisa Powers on Election Law issues; Prepare a memo to the Board of Supervisors on provisions related to Election Laws.	1.10	293.70
10/21/2025	MPB	Review and respond to Rusty Pierson memo regarding procurement of services; Telephone conference with Kwame Jackson on procurement and resolution on membership caps; Conference call on agenda with John Fetsick, Kwame Jackson and Vivian Carvalho; Prepare resolution 2025-03.	1.10	293.70
10/22/2025	MJP	Review of issue relating to resolution for general election procedure; review and respond to Kwame Jackson.	0.40	106.80
	MJP	Conference with Attorney Barnebey to discuss agenda items; prepare communication to Vivian Carvalho.	0.50	133.50
	MJP	Review and respond to Kwame Jackson regarding updated general election procedures.	0.40	106.80
	MJP	Review communication from Vivian Carvalho regarding continued meeting agenda item.	0.20	53.40
	MJP	Review communication from Vivian Carvalho regarding updates to general election procedure; revise document; prepare communication to Vivian Carvalho.	0.60	160.20
	MPB	Prepare memo to Dean Matt; Review and respond to Dean Matt memo related to public records deposit and public records redactions; Telephone conference with the Chair on public records matters.	0.60	160.20
	JA	Assist with revisions to Ordinance 2026-03 regarding Membership Cap.	0.60	80.40
10/23/2025	MPB	Prepare for and attend continued Board meeting	2.80	747.60
	JA	Email to MCSO regarding public records.	0.30	40.20
10/24/2025	JA	Review public records received from MCSO.	0.40	53.60
10/27/2025	REG	Research gambling regulations and exceptions for public entities	0.80	188.80
	MPB	Review public records request.	0.20	53.40
	JA	Work on public records search. Email to Vivian Carvahlo.	0.70	93.80
10/28/2025	JA	Review Vivian Carvahlo email. Work on public records response.	0.50	67.00
10/29/2025	REG	Conduct research on AGOs and statutory language regarding gambling; review of MCSO report; discuss research with Attorney Barnebey	1.20	283.20
	JA	Work on public records response. Email to vivian Carvahlo. Work on new		

UNIVERSITY PARK RECREATION DISTRICT  
GENERAL REPRESENTATION  
MPB

Page: 4  
October 31, 2025  
Account # 40896-000  
Invoice # 40896-000-86

			HOURS	
		public records request.	0.70	93.80
10/30/2025	JA	Work on public records request. Email to Vivian Carvahlo.	0.30	40.20
10/31/2025	REG	Gambling regulations research; discuss same with Attorney Barnebey	1.00	236.00
	MPB	Review issues relating to gambling complaint; Telephone conference with John Fettsick; Work on responses to public record requests; Work on gambling complaint.	0.40	106.80
		TOTAL FOR THE ABOVE SERVICES	48.00	11,962.40
10/01/2025		Online Legal Research		588.71
10/31/2025		E-Certified Mail Receipt Paul Johnson		10.29
10/31/2025		E-Certified Mail Receipt Professional Lift Solutions, LLC		10.29
10/31/2025		E-Certified Mail Receipt Sharon Wedgbury-Mount		5.95
10/31/2025		E-Certified Mail Receipt Sharon Wedgbury-Mount		10.29
10/31/2025		E-Certified Mail Receipt Alan Amero		10.29
		TOTAL EXPENSES		635.82
		TOTAL CURRENT WORK		12,598.22
		PREVIOUS BALANCE		\$8,879.00
		<u>PAYMENTS RECEIVED</u>		
10/23/2025		Payment received on account. Thank you!		-8,879.00
		AMOUNT DUE (includes Previous Balance if shown above)		\$12,598.22

If you prefer to receive paperless invoices by email, please complete the information below or email [billing@blalockwalters.com](mailto:billing@blalockwalters.com).

Yes, I would prefer paperless billing by email.

Email Address for paperless billing purposes:

Please Provide Invoice Number With Payment to:  
Blalock Walters P A 802 11th Street West Bradenton, FL 34205  
Federal Tax ID # 59-1950976



**BLALOCK  
WALTERS**  
ATTORNEYS AT LAW

WE MAKE A DIFFERENCE

802 11th Street West Bradenton, Florida 34205  
ph: 941.748.0100 fx: 941.745.2093

UNIVERSITY PARK RECREATION DISTRICT  
PFM FINANCIAL ADVISORS, LLC  
3504 LAKE LYNDA DRIVE, SUITE 107  
ORLANDO, FL 32817

Page: 1  
October 31, 2025  
Account # 40896-033  
Invoice # 40896-033-22

ATTN: ACCOUNTSPAYABLE@UNIVERSITYPARK-FL.COM

\$21 MILLION BOND VALIDATION

FEM

*For Professional Services Rendered Thru 10/31/2025*

			HOURS
10/06/2025	FEM	Prepare revised bullet point settlement points; review notes in preparation of shade meeting.	1.10 322.30
	FEM	Attend shade meeting.	2.70 791.10
	MPB	Review and revise draft settlement language; Prepare for and attend the Attorney client meeting; Conference with Rusty Pierson; Conference with Scott Huebner; Conference with vivian Carvalho.	4.30 1,259.90
10/10/2025	FEM	Receipt and review of notice of appearance for Jesse Butler.	0.20 58.60
	FEM	Receipt of notice of appearance.	0.20 58.60
10/14/2025	FEM	Telephone conference with David Murphy.	0.40 117.20
	FEM	Email exchange with Dean Matt.	0.30 87.90
10/21/2025	MPB	Conference with Fred Moore regarding strategy.	0.30 87.90
		TOTAL FOR THE ABOVE SERVICES	<u>9.50</u> <u>2,783.50</u>
10/08/2025		LIBERTY COURT REPORTING- INV# 200802- UNIVERSITY PARK RECREATION DISTRICT	626.50
		TOTAL EXPENSES	626.50
10/15/2025		LIBERTY COURT REPORTING- INV# 200802- UNIVERSITY PARK RECREATION DISTRICT	626.50
		TOTAL ADVANCES	626.50
		TOTAL CURRENT WORK	4,036.50
		PREVIOUS BALANCE	\$3,348.00

UNIVERSITY PARK RECREATION DISTRICT  
\$21 MILLION BOND VALIDATION  
FEM

Page: 2  
October 31, 2025  
Account # 40896-033  
Invoice # 40896-033-22

PAYMENTS RECEIVED

10/23/2025	Payment received on account. Thank you!	-3,348.00
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AMOUNT DUE (includes Previous Balance if shown above)	<u>\$4,036.50</u>
-------------------------------------------------------	-------------------

If you prefer to receive paperless invoices by email, please complete the information below or email [billing@blalockwalters.com](mailto:billing@blalockwalters.com).

Yes, I would prefer paperless billing by email.

Email Address for paperless billing purposes:

---

*Please Provide Invoice Number With Payment to:  
Blalock Walters P A 802 11th Street West Bradenton, FL 34205  
Federal Tax ID # 59-1950976*



**BLALOCK  
WALTERS**  
ATTORNEYS AT LAW

WE MAKE A DIFFERENCE

802 11th Street West Bradenton, Florida 34205  
ph: 941.748.0100 fx: 941.745.2093

UNIVERSITY PARK RECREATION DISTRICT  
PFM FINANCIAL ADVISORS, LLC  
3504 LAKE LYNDA DRIVE, SUITE 107  
ORLANDO, FL 32817

Page: 1  
October 31, 2025  
Account # 40896-030  
Invoice # 40896-030-5

ATTN: ACCOUNTSPAYABLE@UNIVERSITYPARK-FL.COM

\$21,000,000.00 BOND FOR FACILITIES

MPB

10/22/2025	LIBERTY COURT REPORTING- INV# 2008849- UNIVERSITY PARK RECREATION DISTRICT	524.50
	TOTAL ADVANCES	<u>524.50</u>
	TOTAL CURRENT WORK	524.50
	AMOUNT DUE (includes Previous Balance if shown above)	<u>\$524.50</u>

If you prefer to receive paperless invoices by email, please complete the information below or email [billing@blalockwalters.com](mailto:billing@blalockwalters.com).

Yes, I would prefer paperless billing by email.

Email Address for paperless billing purposes:

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Please Provide Invoice Number With Payment to:  
Blalock Walters P A 802 11th Street West Bradenton, FL 34205  
Federal Tax ID # 59-1950976



Date	Invoice Number
November 24, 2025	139334
Payment Terms	Due Date
Upon Receipt	November 24, 2025

**Bill To:**

University Park Recreation District  
c/o PFM Group Consulting District Accounting  
Department  
3501 Quadrangle Blvd., Suite 270  
Orlando, FL 32817  
United States of America

**Company Address:**

1735 Market Street  
42nd Floor  
Philadelphia, PA 19103  
+1 (215) 5676100

**Remittance Options:****Via Mail:**

PFM Group Consulting LLC  
PO Box 65126  
Baltimore, MD 21264-5126  
United States of America

**RE:** For the preparation and remittance of the FY2026 Tax Roll.

Professional Fees	\$10,000.00
<b>Total Amount Due</b>	<b><u>\$10,000.00</u></b>



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number:	7978379
Account Number:	252986000
Invoice Date:	11/25/2025
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

University Park Recreation District  
Attn- Director of Finance  
7671 The Park Boulevard  
University Park, FL 34201  
United States

**UNIVERSITY PARK RECREATION DISTRICT NON-AD VALOREM ASSESSMENT BONDS SERIES 2019**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

**STATEMENT SUMMARY**

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

<b>TOTAL AMOUNT DUE</b>	<b>\$6,687.00</b>
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All invoices are due upon receipt.

10-7070

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**UNIVERSITY PARK RECREATION DISTRICT NON-AD  
VALOREM ASSESSMENT BONDS SERIES 2019**

Invoice Number:	7978379
Account Number:	252986000
Current Due:	\$6,687.00
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 252986000  
Invoice # 7978379  
Attn: Fee Dept St. Paul

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7978379  
Invoice Date: 11/25/2025  
Account Number: 252986000  
Direct Inquiries To: Schuhle, Scott A  
Phone: (954)-938-2476

UNIVERSITY PARK RECREATION DISTRICT NON-AD  
VALOREM ASSESSMENT BONDS SERIES 2019

Accounts Included 252986000 252986001 252986002 252986003 252986004 252986005  
In This Relationship: 252986006

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04360 Administration Fee - Principal Amount O/S	21,290,000.00	0.0003	100.00%	\$6,387.00
<b>Subtotal Administration Fees - In Advance 11/01/2025 - 10/31/2026</b>				<b>\$6,387.00</b>
04167 Incidental Expense 11/01/2025 to 10/31/2026	1.00	300.00	100.00%	\$300.00
<b>Subtotal Incidental Expenses</b>				<b>\$300.00</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$6,687.00</b>



VGlobalTech  
636 Fanning Drive  
Winter Springs, FL 32708 US  
contact@vglobaltech.com  
www.vglobaltech.com



## INVOICE

**BILL TO**

University Park RD  
3501 Quadrangle Boulevard,  
Suite 270, Orlando, FL 32817

**INVOICE #** 7956**DATE** 12/01/2025**DUE DATE** 12/16/2025**TERMS** Net 15

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Web Maintenance:ADA Website Maintenance</b> Ongoing website maintenance for ADA and WCAG Compliance	1	225.00	225.00
	<b>Email:Email Hosting &amp; Maintenance</b> Monthly email hosting. Up to 5 emails customized as per need with website domain address. Up to maximum 2 GB (upgrade to 10 GB) storage per inbox. Backup and archival not included. Customers will be able to take their own local backup as needed. Customers also responsible to manage the inbox overflow by deleting unwanted emails, large attachments. Spam and virus filters included and will be configured. Email forwarding service (to any email of customer choice) included. Full access through browser from any device (tablets, mobile or desktop) provided including steps to setup the client.	5	15.00	75.00
	<b>Email:Email Hosting, Inbox Management &amp; Maintenance</b> 10 additional Email setup, inbox setup and maintenance. Spam filters, virus checks, archival of emails. Support for clients	10	10.00	100.00

Please make check payable to VGlobalTech.

**BALANCE DUE**

**\$400.00**

**Pay invoice**

# University Park Recreation District

12/17/2025

Payment Authorization No. 153

## O&M - General Fund Expenses

<u>Vendor</u>	<u>Invoice</u>	<u>Description</u>	<u>Amount</u>
Blalock Walters	40896-000-87	General Representation	\$ 8,823.80
Blalock Walters	40896-033-23	\$21 Million Bond Validation	\$ 615.30
PFM	DM-12-2025-70	District Management Fee: December 2025	\$ 5,833.33
PFM	OE-EXP-12-2025-19	November Postage	\$ 4.44
Risk Strategies	10764080	Indian Harbor Insurance-Increase limit	\$ 4,534.95

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O&M - General Fund Expenses Total \$ 19,811.82

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Asst. Secretary/Secretary

Asst. Treasurer

*JF* 12/18/2025



WE MAKE A DIFFERENCE

802 11th Street West Bradenton, Florida 34205  
ph: 941.748.0100 fx: 941.745.2093

UNIVERSITY PARK RECREATION DISTRICT  
PFM FINANCIAL ADVISORS, LLC  
3504 LAKE LYNDA DRIVE, SUITE 107  
ORLANDO, FL 32817

Page: 1  
November 30, 2025  
Account # 40896-000  
Invoice # 40896-000-87

ATTN: ACCOUNTSPAYABLE@UNIVERSITYPARK-FL.COM

GENERAL REPRESENTATION

MPB

***For Professional Services Rendered Thru 11/30/2025***

			HOURS	
11/03/2025	MPB	Prepare memo to John Fetsick; Review and respond to John Fetsick memo.	0.50	133.50
	JA	Review email from Vivian Carvahlo regarding public records request. Review records related to public records request.	0.40	53.60
11/04/2025	MJP	Review of potential conflict issue.	0.20	53.40
	REG	Research gambling regulations	1.80	424.80
	MPB	Prepare memo to the Chair on Ethics issues; Prepare memo to Vivian Carvalho on public records requests; Prepare for and attend Board workshop; Telephone conference with John Fetsick regarding membership issues.	3.60	961.20
	JA	Work on pubic records research regarding Fact Focus Issuance #2. Email to Vivian Carvahlo regarding response to public records request.	0.50	67.00
11/05/2025	REG	Work on gambling research; email correspondence to Attorney Barnebey regarding same	0.40	94.40
	MPB	Revise Rules of Procedures; Prepare Resolution 2026-05; Attend Agenda Preparation meeting; Review and respond to Rusty Pierson.	1.70	453.90
11/06/2025	REG	Review and respond to emails; work on public records research	0.40	94.40
	MPB	Review and respond to Sydney Johnson regarding the Election Chair notice.	0.40	106.80
11/10/2025	MJP	Review of agenda for 11/14 meeting.	0.20	53.40
	MPB	Review and respond to Vivian Carvalho memo related to Dean Matt records request.	0.30	80.10
11/11/2025	MPB	Review Rusty Piersons memo.	0.10	26.70
11/12/2025	MJP	Review and respond to John Fetsick regarding Hoyt amendment.	0.20	53.40
	MJP	Review follow up communication from Hoyt Architects.	0.20	53.40
	MJP	Review revised agenda for 11/14 meeting.	0.20	53.40
	REG	Public records research	1.10	259.60

UNIVERSITY PARK RECREATION DISTRICT  
 GENERAL REPRESENTATION  
 MPB

Page: 2  
 November 30, 2025  
 Account # 40896-000  
 Invoice # 40896-000-87

			HOURS
	MPB	Telephone conference with Chair regarding agenda issues; Review and respond to Vivian Carvalho memo; Telephone conference to Rusty Piersons; Review Sunshine law issue.	0.90 240.30
	MPB	Telephone conference with Robert Gang regarding bank question and District termination question.	0.20 53.40
11/13/2025	MJP	Review of agenda items with Attorney Barnebey.	0.20 53.40
	REG	Public records research; discuss same with Attorney Barnebey	1.10 259.60
	MPB	Telephone conference with Rusty Piersons; Telephone conference with Jennifer Brown; Review and respond to Vivian Carvalho; Telephone conference on insurance.	1.80 480.60
11/14/2025	MJP	Review agenda materials; prepare for 11/14 board meeting.	0.90 240.30
	REG	Public records research	0.40 94.40
	MJP	Attend Board of Supervisors meeting.	4.50 1,201.50
11/17/2025	MJP	Meeting with Attorney Barnebey to discuss 11/14 meeting.	0.20 53.40
	MJP	Review and revise consultant rfp.	1.10 293.70
	MPB	Review and respond to Paul Fay memo; Review investment policy resolution; Prepare memo to Paul Fay.	1.20 320.40
11/18/2025	MJP	Finalize revisions to RFP for consultant; prepare communication outlining revisions and process moving forward.	0.30 80.10
	MPB	Telephone conference with Robert Gang regarding 2019 Bonds and prepayment options; Review draft RFP form; Telephone conference with Vivian Carvalho regarding status of goals; Prepare memo to Vivian Carvalho; Review and respond to Vivian Carvalho memo on Election Accountant; Review and respond to Chair memo on Election Accountant.	1.30 347.10
11/19/2025	MPB	Review correspondence regarding elections, public records; Review memo from John Fetsick; Review and respond to Vivian Carvalho memo.	0.70 186.90
11/20/2025	MPB	Telephone conference with Vivian Carvalho, John Fetsick and the Chair on status on projects and public records.	0.70 186.90
11/21/2025	MJP	Revise RFQ for professional consultant; prepare communication to Vivian Carvalho and John Fetsick.	0.80 213.60
11/24/2025	MJP	Review communication from Vivian Carvalho regarding revised RFP for consultant.	0.20 53.40
	MPB	Telephone call to Chair. Review and respond to Steve Heitzner memorandum regarding possible rule changes. Legal research related to coverage.	0.60 160.20
11/25/2025	MPB	Attend discussion on workshop and meeting agenda items. Review Allison Shadden. Review 2026 Election information update. Prepare memorandum to Sydney Johnson.	1.60 427.20
11/26/2025	MPB	Review and respond to Rusty Russell memorandum on possible conflict issue. Review and respond to David Murphy memorandum on agenda matters.	0.70 186.90

UNIVERSITY PARK RECREATION DISTRICT  
GENERAL REPRESENTATION  
MPB

Page: 3  
November 30, 2025  
Account # 40896-000  
Invoice # 40896-000-87

			HOURS	
11/29/2025	MPB	Finish response to inquiries related to the Supervisor conflict.	1.80	480.60
11/30/2025	MPB	Telephone call with Chair. Legal research regarding protection of District supervisors.	0.70	186.90
		<b>TOTAL FOR THE ABOVE SERVICES</b>	<u>34.10</u>	<u>8,823.80</u>
		<b>TOTAL CURRENT WORK</b>		<u>8,823.80</u>
		<b>PREVIOUS BALANCE</b>		\$12,598.22
		<b>AMOUNT DUE (includes Previous Balance if shown above)</b>		<u>\$21,422.02</u>

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Yes, I would prefer paperless billing by email.

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Blalock Walters P A 802 11th Street West Bradenton, FL 34205  
Federal Tax ID # 59-1950976



**BLALOCK  
WALTERS**  
ATTORNEYS AT LAW

WE MAKE A DIFFERENCE

802 11th Street West Bradenton, Florida 34205  
ph: 941.748.0100 fx: 941.745.2093

UNIVERSITY PARK RECREATION DISTRICT  
PFM FINANCIAL ADVISORS, LLC  
3504 LAKE LYNDA DRIVE, SUITE 107  
ORLANDO, FL 32817

Page: 1  
November 30, 2025  
Account # 40896-033  
Invoice # 40896-033-23

ATTN: ACCOUNTSPAYABLE@UNIVERSITYPARK-FL.COM

\$21 MILLION BOND VALIDATION

FEM

***For Professional Services Rendered Thru 11/30/2025***

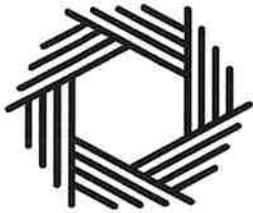
			HOURS	
11/05/2025	MPB	Review status of case; Discuss strategy with Fred Moore.	0.40	117.20
	FEM	Review of A.I. generated statement of decision; review court docket and research provided; discuss strategy with Mark Barnebey.	0.80	234.40
11/14/2025	MPB	Meet with clerk of Supreme Court.	0.40	117.20
11/17/2025	MPB	Review status of Bond Validation case; conference with Fred Moore.	0.50	146.50
		TOTAL FOR THE ABOVE SERVICES	2.10	615.30
		TOTAL CURRENT WORK		615.30
		PREVIOUS BALANCE		\$4,036.50
		AMOUNT DUE (includes Previous Balance if shown above)		\$4,651.80

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Email Address for paperless billing purposes:

Please Provide Invoice Number With Payment to:  
Blalock Walters P A 802 11th Street West Bradenton, FL 34205  
Federal Tax ID # 59-1950976



pfm

Date	Invoice Number
December 1, 2025	DM-12-2025-70
Payment Terms	Due Date
Upon Receipt	December 1, 2025

**Bill To:**

University Park Recreation District  
c/o PFM Group Consulting District Accounting  
Department  
3501 Quadrangle Blvd., Suite 270  
Orlando, FL 32817  
United States of America

**Company Address:**

1735 Market Street  
42nd Floor  
Philadelphia, PA 19103  
+1 (215) 5676100

**Remittance Options:**

Via Mail:

PFM Group Consulting LLC  
PO Box 65126  
Baltimore, MD 21264-5126  
United States of America

**RE:** District Management Fee: December 2025

Professional Fees	\$5,833.33
<b>Total Amount Due</b>	<b>\$5,833.33</b>



**pfm**

Date	Invoice Number
December 5, 2025	OE-EXP-12-2025-19
Payment Terms	Due Date
Upon Receipt	December 5, 2025

**Bill To:**

University Park Recreation District  
c/o PFM Group Consulting District Accounting  
Department  
3501 Quadrangle Blvd., Suite 270  
Orlando, FL 32817  
United States of America

**Company Address:**

1735 Market Street  
42nd Floor  
Philadelphia, PA 19103  
+1 (215) 5676100

**Remittance Options:**

Via Mail:

PFM Group Consulting LLC  
PO Box 65126  
Baltimore, MD 21264-5126  
United States of America

**RE:** November 2025 Postage \$4.44

Expenses	\$4.44
<b>Total Amount Due</b>	<b>\$4.44</b>

10-7085



# INVOICE

Customer	University Park Recreation District
Acct #	454190
Date	12/12/2025
Customer Service	Jill Levy Vita Delancy
Page	1 of 1

Payment Information		
Invoice Summary	\$	4,534.95
Payment Amount		
Payment for:	Invoice#10764080	L095632803

Thank You

Please detach and return with payment



Customer: University Park Recreation District

Invoice	Effective	Transaction	Description	Amount
10764080	11/20/2025	Policy change	Policy #L095632803 10/01/2025-10/01/2026 Indian Harbor Insurance  Executive Risk - Increase limit to \$3mm Surplus Lines Tax. - Increase limit to \$3mm Pay online at <a href="https://risk-strategies.epaypolicy.com/">https://risk-strategies.epaypolicy.com/</a> Payment is due upon receipt  <i>03-10-2050</i>	4,319.00 215.95

To send by wire transfer or ACH to: JP Morgan ChaseABA: #021000021 Insured Payment: RSC Insurance Brokerage, Inc. Premium Trust Acct# 80000453408  
Confirm invoice is paid via email [remittance@risk-strategies.com](mailto:remittance@risk-strategies.com)

Total

\$ 4,534.95

Thank You

Remit Checks to: Risk Strategies Company PO Box 736073 Chicago, IL 60673  
Remit overnight payments to: Attn: AMS - AB Receipt Lockbox & 736073 131 S. Dearborn, 6th Floor Chicago, IL 60603  
Please include the invoice number on your check. All payments must be made in US Dollars via a check drawn on a US institution or wire.

Please make sure to include the Invoice number on your check.

Risk Strategies Company  
PO Box 736073  
Chicago, IL 60673

(617)330-5700

Date

12/12/2025