

MINUTES OF MEETING

UNIVERSITY PARK RECREATION DISTRICT BOARD OF SUPERVISORS' MEETING

Friday, January 9, 2026

2:00 p.m.

Business Offices

8301 The Park Boulevard, University Park, FL 34201

Board Members present in person or via phone:

Sally Dickson	Chairperson
Steve Heitzner	Vice Chairperson
Rusty Piersons	2 nd 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	Assistant District Manager - PFM Group Consulting LLC (via Zoom)
Mark Barnebey	District Counsel - Blalock Walters
John Fetsick	General Manager - Country Club
Curtis Nickerson	Director of Properties & Facilities– Country Club
Don Feris	UPRD Election Chair
Various Audience Members in-person and via Zoom	

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order, Roll Call, and Pledge of Allegiance

The meeting was called to order at 2:01 p.m. by Ms. Dickson. Those in attendance are outlined above.

The Pledge of Allegiance was recited.

Public Comments

There were no public comments at this time.

SECOND ORDER OF BUSINESS

Administrative Matters

Consideration of Minutes of the December 2, 2025, Workshop

Meeting

The Board reviewed the minutes.

ON MOTION by Mr. Murphy, second by Mr. Heitzner, with all in favor, the Board of Supervisors for the University Park Recreation District approved the Minutes of the December 2, 2025, Workshop Meeting.

THIRD ORDER OF BUSINESS

Staff Report Matters

District Counsel

a. Resolution 2026-06, Amended General Election Rules

Mr. Barnebey gave an overview of the resolution and the changes to the candidate forum provisions. He noted that according to these changes, the candidate forums now must take place by February 10, 2026.

Ms. Carvalho gave an overview of update to scenarios regarding new property owners. It was noted this allows new property owners, who close after the year end, to vote in the election with proper documentation.

There was discussion regarding the changes. It was noted for elections; a renter and an owner can both vote. Ms. Carvalho noted at this time, this only affects approximately 10 people. Any changes are dictated by the statute. The district's charter aligns with the statute.

Ms. Dickson deemed a vote necessary on this topic due to time constraints with the Election.

ON MOTION by Mr. Heitzner, second by Mr. Murphy, with all in favor, the Board of Supervisors for the University Park Recreation District approved Resolution 2026-06, Amended General Election Rules.

Mr. Piersons recommended reviewing the election procedures for 2028. This is an action item that will be addressed in the future by the Board prior to the 2028 February election.

Mr. Barnebey reviewed the Zoom issues. He noted if any future issues arise, Zoom will not be an option for attending meetings.

Mr. Barnebey gave an update on the possible ethics violation. It was recommended that a Board Supervisor not serve on the PBM Management Committee until a formal Florida Ethics

Commission opinion is received. Mr. Barnebey reviewed alternatives. District Counsel will follow up with the Florida Ethics Commission for a formal response.

Mr. Barnebey recommended that Ms. Dickson resign from the PBM Management Committee. It will be at the discretion of UPCA to proceed as they see fit. The RD Board of Supervisors would work with UPCA on designating an RD representative.

Ms. Dickson will submit her PBM Management Committee resignation.

Mr. Barnebey noted that Mr. Matt has registered a complaint regarding the Election Chair. It was determined that the complaint had no merit and there should not be an issue moving forward. The matter is closed.

There was brief discussion regarding the Election Chair complaint. No action was required at this time.

District Manager

Ms. Carvalho noted there are five open public records requests and three requests being revisited. Ms. Carvalho reviewed the process related to requests.

There was brief discussion regarding the public records request process. It was noted if the time to retrieve requested items is determined to exceed 15 minutes, a deposit can be required.

Ms. Carvalho noted the voter ballots are being mailed out today. There are approximately 2,500 envelopes being mailed out. In addition, per the Election Procedure the voter eligibility and instructions are included on the district website.

Club Management

a. Management Discussion & Analysis Report

Mr. Fetsick gave an overview of the report, holiday events, and operations. There will be a Pickleball Open House on January 16 and a Wellness Open House on January 17.

Mr. Fetsick gave a membership update and noted there are a total of 447 full members at this time.

There was discussion regarding membership. Mr. Murphy recommended looking into the membership attrition. It was noted that four non-resident members were lost, and 18 resident members were lost. There were various reasons for ending the membership.

There was also discussion regarding senior or legacy membership.

Ms. Dickson recommended that the membership discussion be placed on the next agenda for the Strategic Planning Committee.

Mr. Fetsick gave an overview the Club financial statements.

Committee Reports

a. Finance

b. Strategic Planning

Mr. Crouch gave an update on the Finance Committee. He noted there is a workshop on Tuesday, and Bond Counsel and a PFM Financial Consultant will be in attendance to discuss bond process and alternative financing. The workshop will also include discussion on the deficiencies of capital income compared to capital requirements for the future. The Finance Committee is also researching options for a purchase card.

There was brief discussion regarding the purchase card.

Mr. Freedman gave an update on the Strategic Planning Committee. He noted the focus has been on the RFP process for a consultant. The committee is also reviewing ways to engage the community with the meetings. He noted the membership discussion will be on the next Strategic Planning Committee.

FOURTH ORDER OF BUSINESS

Business Matters

Update on 2026 Election

a. Election Chair

b. Candidates

**c. Firm for Election Ballot
Counting Services**

Mr. Ferris gave an update. He noted the candidate forums will take place on January 14 and February 10. Candidates will be given a three-minute opening statement and three-minute closing statement time frame. He will be meeting the HOA Chairs on Monday and will request that an email blast be sent out to all voters regarding candidate forums and neighborhood meetings. It was noted there are four candidates.

There was brief discussion regarding the forums. The forums and neighborhood meetings will be open to everyone, and the same rules will be applied to both.

Mr. Heitzner recommended having moderators for the forums, instead of the Election Chair. Mr. Ferris noted two of the HOA Chairs have agreed to moderate their neighborhood meetings.

There was brief discussion regarding moderation.

Discussion of Membership Caps

**a. Consideration of
Resolution 2026-03,**

**Adopting Membership
Caps**

There was brief discussion regarding the increase in memberships caps. It was noted this resolution would be the documented approval of the verbal agreement to exceed the 450-membership cap.

Mr. Barnebey noted the resolution allows an increase to 460 at any time, without Board review.

There was continued discussion regarding the membership cap and non-resident membership. It was noted that the social membership is very easy to purchase.

Mr. Piersons recommended having the Strategic Planning Committee review the membership cap.

There was brief discussion regarding the busy season. It was noted the resolution can be revisited during busy season if needed.

Mr. Fetsick gave an overview of the membership cap and waitlist process. It was noted the initiation fees are being increased in the next month. The Initiation Fee is paid when a person is placed on the waitlist.

There was continued discussion.

Mr. Barnebey reviewed the resolution.

It was noted there needs to be flexibility based on the need for increase. The Board agreed to not adopt a resolution at this time.

This item was tabled.

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

Mr. Barnebey noted this is the regarding the Rules of Procedure for agenda requests by Supervisors. Board Supervisors can send agenda items to District Management no less than 14 days before a meeting.

Mr. Barnebey gave an overview.

There was brief discussion.

ON MOTION by Mr. Murphy, second by Mr. Heitzner, with all in favor, the Board of Supervisors for the University Park Recreation District opened the Public Hearing on the Adoption of Revision to the Rules of Procedure – Rule No. 1.3.

There were no public comments at this time.

ON MOTION by Mr. Murphy, second by Mr. Heitzner, with all in favor, the Board of Supervisors for the University Park Recreation District closed the Public Hearing on the Adoption of Revision to the Rules of Procedure – Rule No. 1.3.

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

Mr. Barnebey presented the resolution.

ON MOTION by Mr. Huebner, second by Mr. Piersons, with all in favor, the Board of Supervisors for the University Park Recreation District approved Resolution 2026-05, Adopting Revision to the Rules of Procedure.

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

Mr. Fetsick noted this is for the Initiation Fee increase.

There was brief discussion regarding the date of the public hearing. The Board agreed to hold the public hearing during the March meeting, March 13, 2026, at 1:00 p.m. The revised Initiation Fee will be implemented on April 1, 2026.

The review of the proposed increase in initiation fees will be an agenda topic for the February Board meeting.

It was noted that all future Board meetings will be held at 1:00 p.m. District Management will email the updated meeting times to the Board.

ON MOTION by Mr. Piersons, second by Mr. Heitzner, with all in favor, the Board of Supervisors for the University Park Recreation District approved Resolution 2026-07, Setting a Public Hearing Date for Country Club Facility Usage Policy and Fee Structure, to be held on March 13, 2026, at 1:00 p.m.

There was brief discussion regarding the process of setting the fee amounts.

FOURTH ORDER OF BUSINESS

District Financial Matters

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

Mr. Fetsick gave an overview of the payment authorizations.

The Board reviewed the payment authorizations.

ON MOTION by Mr. Murphy, second by Mr. Piersons, with all in favor, the Board of Supervisors for the University Park Recreation District ratified Payment Authorization Nos. 152-153.

**Supervisor Requests & Future
Agenda Items**

The upcoming workshops and meetings were noted.

Date	Meeting Type	Time	Location
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	2:00PM	University Park Business Offices
January 21, 2026	Finance Committee Meeting	3:00PM	University Park Business Offices

Ms. Carvalho noted there have been 62 record requests by Mr. Matt and a total of 330 files have been released to date.

Mr. Huebner requested that the Finance Committee review payment plans and processes to pay down the 2024 Note.

Mr. Barnebey noted this is a question that should be directed to Bond Counsel, Mr. Gang. District Management will follow up with Bond Counsel.

Ms. Dickson made a comment on the record:

"I am going to make some comments here as we enter the New Year. Members of the RD Board and Management have endured two plus years of allegations and accusations of wrongdoing by Mr. Dean Matt. Dean Matt aka muchodeanaro, often referred throughout the community as "that guy from Henley" and sometimes mistakenly somebody thought to be Matt Dean.

I believe most of you dismiss his unsolicited emails without reading them, but a very few (in my opinion) buy into this stuff. It appears that Dean Matt attacks those who he perceives to be in positions of power, and those who do not agree with or support his allegations. When that is the case, he puts them on his verbal and written attacks list. Anyone who has followed his barrage of accusations knows he has relentlessly attacked John Fetsick, me, David Murphy, Bob Wood, the Circuit Court Judge who validated our Bond Referendum, our Attorney, our District Manager, our Bond Counsel, residents who have supported the Board (he has referred to them as clapping seals), residents who don't support his false claims (he announced publicly at a County Commission meeting that UP is a community of financially illiterate senior citizens), and the list goes on. Of late, he has added Steve Heitzner to his list. Congratulations! Dean apparently views Rusty and Scott positively according to Dean's public email that many of us received this morning (again, a public record.)

My point here in the New Year is this: It was inevitable that Dean would eventually set his sights on UPCA, our homeowners association. After all, the RD has a relationship with them through our mutual cooperation agreement. So very recently, Dean attached Tom Christopher, President of the UPCA Board of Directors, in an email, because apparently Tom isn't agreeing with Dean Matt regarding the structure of PBM. So on January 3rd, Dean sent out one of his oh so eloquent unsolicited emails to a group of community members and referred to Tom Christopher as feckless. Dean seems to choose his words carefully so it's worthy of noting what feckless means. A feckless person is irresponsible, lazy, and ineffective, lacking the determination, competence, or sense of duty to accomplish tasks or take responsibility for their actions, often seen as weak-willed, useless, or incompetent.

I have a feeling most would disagree with this characterization, and I suspect Tom couldn't care less what Dean Matt thinks of him. But in my opinion, this is an example of a cancer that he is trying to spread through our entire community.

I believe there is no end in sight to Dean Matt's vitriol and his list of imagined enemies.

In closing, it is high time in my opinion that we acknowledge the ongoing frequent attacks and false accusations that Dean Matt continues to make against members of our community. His targets are volunteers who invest their time and talents in service to UP as well as our management and staff whose livelihoods are dedicated toward ensuring that our Club and community continue to grow and thrive to the benefit of us all.

Don't think for a minute that all of these allegations plus seemingly endless demands for public records, etc. haven't taken a tremendous financial toll on the RD in terms of legal fees. And in my opinion, he has no intention of stopping.

Dean Matt will continue to paint himself as a victim, in my opinion of course.

I am concerned that most of you are unaware of the lengths to which Dean has gone to tear our community and Club apart. All of the actions that I have cited here are public records, and where necessary, I have indicated my personal opinions.

I ask that you take note of Dean Matt and what he has been doing."

Action Items from this meeting:

- Review 2028 Election Procedures

There were no further Supervisor requests.

Public Comment Period

Mr. Underwood commented regarding the Election. He noted his agreement with the Finance and Strategic Planning Committees and noted the committees should have been put in place previously. He also commented regarding paying back the 2024 Note and the bond.

Mr. Charlesworth commented regarding alternatives to financing. He also agreed with the comments made by Ms. Dickson regarding Mr. Matt.

There were no further public comments at this time.

FIFTH ORDER OF BUSINESS

Adjournment

There was no further business to discuss.

ON MOTION by Mr. Piersons, second by Mr. Murphy, with all in favor, the January 9, 2026, Board of Supervisors Meeting for the University Park Recreation District was adjourned at 3:43 p.m.


Secretary / Assistant Secretary


Chairperson / Vice Chairperson