

MINUTES OF MEETING

UNIVERSITY PARK RECREATION DISTRICT BOARD OF SUPERVISORS' MEETING

Friday, February 13, 2026

1:00 p.m.

Business Offices

8301 The Park Boulevard, University Park, FL 34201

Board Members present in person or via phone:

Sally Dickson	Chairperson
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	ADM - 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
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 1:00 p.m. by Ms. Dickson. Those in attendance are outlined above.

The Pledge of Allegiance was recited.

Public Comments

Mr. Selep commented on an email that was received from Mr. Dean Matt. The email noted that Mr. Matt has a five-year plan for the District. Mr. Selep recommended forming an impartial committee to review the plans for agreement. It was recommended that a member of both the Finance Committee and Strategic Planning Committee attend. Mr. Selep will be the moderator.

There was brief discussion regarding a resident proposing a five-year plan and review of the plan. It was agreed that one member of each committee and Mr. Selep will review the plan prior

to forming a committee.

Mr. Ludmerer commented on the increase in initiation fees for racquet membership. He noted the increase is too high.

There were no further public comments at this time.

SECOND ORDER OF BUSINESS

Consideration of Updated Floor Plans for the Kitchen Project

This item was moved to the beginning of the meeting at the request of the Chair.

Mr. Fetsick and Mr. Heitzner gave an update on the kitchen plans. It was noted the architects and consultants have worked with many country clubs in South Florida.

Mr. Heitzner gave an overview of the Kitchen Advisory Group, the existing kitchen design, current kitchen issues, the impact of the current working conditions on members and staff, and key planning outcomes. It was noted financing is not yet in place for the new design.

Mr. Gallagher and Mr. Aultman gave an overview of the new kitchen space design, proposed square footage, and bar updates. There was brief discussion regarding the dry storage area and prep kitchen area. It was noted the bar updates can be completed as a separate project.

Mr. Fetsick gave an overview of the new kitchen location. The Board reviewed the site plan pictures. It was noted there is not a direct connection from the kitchen to the Varsity Club.

There was discussion regarding savings from buying in bulk due to increased available storage area and ability to hold larger events, while still serving the dining room.

Hoyt Architects gave an overview of the various country clubs they have worked with previously, including Riverfield and Laurel Oaks.

There was discussion regarding the new kitchen design.

Mr. Heitzner requested that the Board approve a not-to-exceed amount of \$15,000.00 for Willis Smith Construction to start the bidding process.

Mr. Baumier gave an overview of the design and bidding process. It was noted the next steps include walkthroughs with the various engineers and creation of a final pre-construction design with the sub-contractors.

There was brief discussion regarding the options for setting up a temporary kitchen during construction and location.

Ms. Dickson commented on the budget for the project.

It was noted the \$15,000.00 is for Willis Smith Construction and the originally approved \$36,000.00 was for Hoyt Architects. There is enough money in the capital reserve budget for these amounts.

There was discussion regarding the budget and expenses. Mr. Piersons noted the new Board members will be seated on Tuesday and should have a vote on this project. Mr. Beaumont noted the Board should vote on the first plan design to prepare pricing, but the not-to-exceed amount can be voted upon by the new Board at the next meeting.

Ms. Dickson noted concern with Board candidates speaking with Board Supervisors outside of a meeting.

ON MOTION by Mr. Heitzner, second by Mr. Murphy, with all in favor, the Board of Supervisors for the University Park Recreation District approved the Willis Smith Construction First Plan Design in order to Prepare Pricing.

The not-to-exceed monetary amount for Willis Smith Construction will be on the next meeting agenda.

THIRD ORDER OF BUSINESS

Administrative Matters

Consideration of Minutes of the:

- a. December 12, 2025, Board of Supervisors' Meeting**
- b. December 19, 2025, Board of Supervisors' Continued Meeting**
- c. January 9, 2026, Board of Supervisors' Meeting**
- d. January 16, 2026, Board of Supervisors' Workshop Meeting**

The Board reviewed the minutes.

Mr. Huebner noted he requested amendment to the minutes of January 16, 2026, regarding his request to go in Mr. Murphy's stead to the Finance Committee meeting. Mr. Murphy denied that request. This is not reflected in those minutes.

There was discussion regarding the changes to the meeting minutes.

Mr. Jackson noted that exact details of all conversations are not given in meeting minutes. It was noted the recordings of all meetings are available on the District's website for reference and can also be requested at any time from District Management.

ON MOTION by Mr. Heitzner, second by Mr. Piersons, with Mr. Huebner opposed, and all others in favor, the Board of Supervisors for the University Park Recreation District approved the Minutes of the December 12, 2025, Board of Supervisors' Meeting, the December 19, 2025, Board of Supervisors' Continued Meeting, the January 9, 2026, Board of Supervisors' Meeting, and the January 16, 2026, Board of Supervisors' Workshop Meeting.

FOURTH ORDER OF BUSINESS

Staff Report Matters

District Counsel

Mr. Barnebey gave an update on the Supreme Court litigation. It was noted the District won the lower court case and the court validated the issuance of the bonds.

Mr. Barnebey noted, in respect of the Bond Alternative document on the agenda provided by Mr. Huebner, that neither he nor anyone in his office coordinated with Mr. Huebner on his analysis of the litigation. District Counsel is not in agreement with the risk analysis, but financing options can be discussed. Settlement options have previously been discussed, but Mr. Barnebey recommended discussion in an attorney-client session moving forward.

District Manager

Ms. Carvalho noted there are eight open public records requests; six are new requests and two are follow-up requests. It was noted the Election is Tuesday, February 17, and polls open at 9:00 a.m. and close at noon.

Club Management

a. Management

Discussion & Analysis Report

Mr. Fetsick gave an overview of the report, including member experience, golf operations, racquets operations, and fitness and wellness. He reviewed previous and upcoming events. It was noted that the Valentine's Ball is sold out.

Mr. Fetsick gave an overview of the Men's Member Guest Golf Tournament and noted it has a waitlist. There are currently 60 teams participating. Brian Cook, a new tennis and pickleball

professional has been hired, and Trey Cunningham, a new fitness and wellness instructor, has been hired.

Mr. Fetsick gave an update on memberships and noted there is now a waitlist.

Mr. Fetsick gave an overview of the Statement of Operations, Comparative Balance Sheet, Capitol Sources and Uses, Statement of Cash Flows, and General Fund Actual to Budget.

There was brief discussion regarding a racquets campaign. It was noted that Mr. Heitzner is working with the Racquets Advisory Group and Staff on marketing and a campaign plan.

Mr. Piersons recommended testing out two seating schedules based on the dining room sales.

Mr. Fetsick noted he will discuss it at the next Food and Beverage meeting.

Mr. Piersons commented on the golf tournament and the number of people participating.

There was discussion regarding the cost of the golf tournament.

Mr. Murphy recommended implementing a charitable component and increasing the price of participation.

Mr. Fetsick will follow up on these possibilities.

Committee Reports

a. Finance

Mr. Crouch gave an update on the Finance Committee. He noted the club is only increasing the net worth by 2% each year; the benchmark is 4%. The investment portfolio has been reviewed by the committee, and the recommendation is not to take any further risk. Capital income options are still being discussed. There is a continuing project on the cost of home ownership. The Finance Committee recommends discussing the increase in tennis fees. The P-card has been denied by Chase Bank. It was noted the club is an asset of the District. The Finance Committee has created a draft of the capital improvement process and will be reviewing it. Mr. Crouch also noted the five-year limit is statutory, not charter driven, regarding short-term financing. He recommended having a workshop with the new Treasurer.

There was discussion regarding the statutory requirement and the note. Mr. Crouch noted that while the bond issuance is outstanding, there cannot be any short-term financing for any items within the bond validation.

There was also brief discussion regarding a referendum and options to pay off the note.

b. Strategic Planning

Ms. Loundy gave an update and noted the Strategic Planning Committee has discussed the RFP for consulting services.

Mr. Fetsick noted the deadline for RFP submissions is February 20, and one proposal has been received thus far. The bid award date is March 13, which is the date of the March Board meeting. The Strategic Planning Committee will give a recommendation at that meeting.

Ms. Loundy also noted that the committee has discussed a joint communication project with the RD and PBM to provide clarification of roles and responsibilities. The committee has also discussed holding a community meeting to increase attendance and provide information.

FIFTH ORDER OF BUSINESS

Business Matters

Review of Proposed Amendments to Country Club Facility Usage Policy and Fee Structure – Initiation Fees

Mr. Fetsick gave an overview and noted the rule making hearing is in March. There have been no changes since the initial recommendation of the Finance Committee.

There was lengthy discussion regarding the increase in fees. It was noted the Finance Committee recommendation for racquet membership was \$6,500.00.

Mr. Heitzner noted the full membership is underpriced and gave a historical overview of the membership dues.

There was continued discussion regarding the increase in fees and the timing of the increase.

Mr. Piersons recommended increased marketing of the tennis facilities. He also commented on golf initiation fees for non-members and members.

Ms. Loundy noted that reviewing membership levels is a task that the Strategic Planning Committee will be working on, once the consulting company has been hired.

Ms. Dickson noted this decision is for the upcoming budget, not the long term.

Mr. Murphy reviewed membership numbers and initiation fees.

There was discussion regarding the Public Hearing and requirement for advertisement. Mr. Jackson noted the Public Hearing advertisements have already been submitted. It was noted that anyone can request the details regarding the increase in membership.

There was continued discussion regarding the exact numbers for increase. Mr. Huebner recommended increasing everything by 5%.

There was discussion regarding the increase in resident membership fees and the final amounts.

The Board agreed on the following membership fees:

Full Resident Membership \$25,000.00

Full Non-Resident Membership \$50,000.00

Racquet Resident Membership \$4,500.00

Racquet Non-Resident Membership \$5,500.00

Social Resident Membership \$3,500.00

ON MOTION by Mr. Piersons, second by Mr. Heitzner, with all in favor, the Board of Supervisors for the University Park Recreation District approved the Proposed Amendments to Country Club Facility Usage Policy and Fee Structure – Initiation Fees, as amended.

**Clarification of Provision of Office
Space for UPCA Staff Under the
Mutual Cooperation Agreement
Between the District and UPCA**

Mr. Huebner introduced the item.

Ms. Dickson gave an overview of the previously approved amendments to the Mutual Cooperation Agreement. She noted the second amendment will be brought to the new Board for review.

There was discussion regarding the agreement.

Mr. Huebner noted he would like clarification on what the RD's obligation is to house staff for PBM.

Ms. Dickson provided clarification of the wording within the agreement. It was noted there is no obligation to house staff for PBM as they are owned by the HOA.

Mr. Fetsick gave an overview of the PBM staff. There is no technical requirement of the RD to provide office space for any PBM employee.

There was brief discussion regarding the financial responsibilities of the RD and the UPCA.

Ms. Dickson noted that UPCA is making changes as needed for their staff. Any office space that will be paid for by the RD will be for Country Club staff.

There was brief discussion regarding changing the amendment to the agreement. The amendment will state that the UPCA will house their employees within their facilities, and the RD will do the same. District Counsel will add these changes to the second amendment.

Consideration of Resolution 2026-09, Adopting Revised Fiscal Year 2025 General Fund Budget

Mr. Fetsick gave an overview and noted this is an annual requirement. It was noted these have been reviewed and approved by the Finance Committee. The line items are adjusted based on actual expenditures.

Consideration of Resolution 2026-10, Adopting Revised Fiscal Year 2025 Enterprise Fund Budget

The Board reviewed the resolution and revised budget.

ON MOTION by Mr. Murphy, second by Mr. Piersons, with all in favor, the Board of Supervisors for the University Park Recreation District approved Resolution 2026-09, Adopting Revised Fiscal Year 2025 General Fund Budget and Resolution 2026-10, Adopting Revised Fiscal Year 2025 Enterprise Fund Budget.

Consideration of Mauldin & Jenkins, LLC Proposal for Election Ballot Counting Services

Mr. Fetsick gave an overview of the accounting firm that has agreed to complete the election ballot counting for the District. Mr. Daniel Anderson and Associates will be on campus to conduct the ballot counting. The proposal charge is estimated to be \$2,000.00 - \$3,000.00. It was noted there is an addendum to the proposal drafted by District Counsel addressing governmental requirements.

ON MOTION by Mr. Piersons, second by Mr. Heitzner, with all in favor, the Board of Supervisors for the University Park Recreation District approved the Mauldin and Jenkins, LLC Proposal for Election Ballot Counting Services, and addendum addressing governmental requirements.

**Discussion of Bond Alternative –
Submitted by Supervisor Scott
Huebner**

Ms. Dickson noted concern with Mr. Huebner's document and the contact sources. She recommended that Mr. Huebner present this to the Finance Committee and come back to the Board with the Finance Committee's recommendation.

ON MOTION by Mr. Murphy, second by Mr. Piersons, with all in favor, the Board of Supervisors for the University Park Recreation District authorized Mr. Huebner to present his Bond Alternative to the Finance Committee for review and recommendation.

Mr. Huebner reviewed the bond timeline.

There was brief discussion regarding the bond alternative and presentation to the Finance Committee.

Mr. Crouch noted the Finance Committee will review the bond alternative presentation prior to the Finance Committee meeting. He extended an invitation to Mr. Huebner to attend the next meeting. He noted the next Finance Committee will be discussing options for paying off the Note and options for bond financing.

SIXTH ORDER OF BUSINESS

District Financial Matters

**Ratification of Payment
Authorization Nos. 154 – 155**

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. 154-155.

Supervisor Requests & Future Agenda Items

The upcoming workshops and meetings were noted.

Date	Meeting Type	Time	Location
February 17, 2026	General Election	9:00 AM – 12:00 PM	Varsity Club
February 17, 2026	Board of Supervisors' Special Meeting	4:30 PM	University Park Business Offices
February 18, 2026	Finance Committee Meeting	3:00 PM	University Park Business Offices
March 3, 2026	Workshop Meeting	2:00 PM	University Park Business Offices
March 11, 2026	Strategic Planning Committee Meeting	3:00 PM	University Park Business Offices
March 13, 2026	Board of Supervisors' Meeting	1:00PM	University Park Business Offices
March 18, 2026	Finance Committee Meeting	3:00 PM	University Park Business Offices
March 31, 2026	Workshop Meeting	2:00 PM	University Park Business Offices

There was brief discussion regarding a quorum at the upcoming meetings and agenda items for the workshop meetings.

Mr. Huebner noted he will not be present at the March 3 Workshop.

Mr. Huebner commented regarding his suggested items for Workshop and Board meeting topics. He noted the Finance Committee is not reviewing items in a timely manner.

It was noted that the Finance Committee was given a deadline of March 31 for review of options

for bond alternatives.

Ms. Dickson noted this is Mr. Murphy's last Board meeting and gave an overview of his contribution and service to the District.

Mr. Murphy thanked the Board and gave an overview of his time on the Board.

There were no further Supervisor requests.

Public Comment Period

Mr. Ludmerer commented regarding the increase in membership fees.


There were no further public comments at this time.

FIFTH ORDER OF BUSINESS

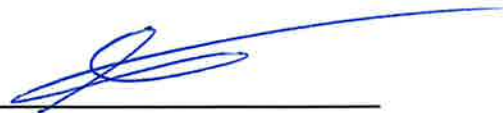
Adjournment

There was no further business to discuss.

ON MOTION by Mr. Murphy, second by Mr. Heitzner, with all in favor, the February 13, 2026, Board of Supervisors Meeting for the University Park Recreation District was adjourned at 3:53 p.m.



Secretary / Assistant Secretary



Chairperson / Vice Chairperson