

MINUTES OF MEETING

UNIVERSITY PARK RECREATION DISTRICT BOARD OF SUPERVISORS' MEETING

Friday, March 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
Scott Huebner	Interim Treasurer
Gregory Selep	Board Member
Steve Swanson	Board Member

Also, Present in person or via phone:

Vivian Carvalho	District Manager – PFM Group Consulting LLC
Kwame Jackson	ADM - PFM Group Consulting LLC (via Zoom)
John Fetsick	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, 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

It was noted that Agenda Item #7 will be moved to the end of the meeting.

There were no public comments at this time.

SECOND ORDER OF BUSINESS

Administrative Matters

Consideration of Minutes of the:

- a) February 13, 2026, Board of Supervisors' Meeting
- b) February 17, 2026, 5th Election Meeting
- c) February 17, 2026, Board of Supervisors' Special Meeting
- d) February 20, 2026, Professional Consulting Services RFP Bid Opening Meeting

The Board reviewed the minutes.

ON MOTION by Mr. Heitzner, second by Mr. Selep, with all in favor, the Board of Supervisors for the University Park Recreation District approved the Minutes of the February 13, 2026, Board of Supervisors' Meeting, the February 17, 2026, 5th Election Meeting, the February 17, 2026, Board of Supervisors' Special Meeting, and the February 20, 2026, Professional Consulting Services RFP Bid Opening Meeting.

THIRD ORDER OF BUSINESS

Staff Report Matters

District Counsel

No report.

District Manager

Ms. Carvalho gave an overview of the current public records requests and noted there have been 67 requests between 2024 and March 2026. Mr. Matt has submitted 66 of those public record requests and one was submitted by a law firm, Lewis, Longman and Walker. The law firm's request may require a deposit and is currently being reviewed. Ms. Carvalho noted that 65 of Mr. Matt's requests have been satisfied thus far, with 448 records released for those requests. The last pending request from Mr. Matt is for ID #12.

Ms. Carvalho gave an overview of the public records request process.

There was brief discussion regarding the cost of the public records requests. It was noted some of the responses require a deposit and are based on an hourly rate.

There was also brief discussion regarding including the correspondence for public records requests in meeting minutes.

Mr. Fetsick noted the District cannot ask who the law firm is representing. It was noted that anyone can make a public records request.

Club Management
a. Management
Discussion & Analysis
Report

Mr. Fetsick gave an overview of the report, including member experience events, food and beverage, golf operations, racquets operations, and fitness and wellness. He noted it is another busy season for the Club. Golf operations are favorable to budget, and it is high participation season for dining operations as well.

There was brief discussion regarding having security for the Passover Seder. Mr. Fetsick will follow up.

Mr. Fetsick noted a new F&B Manager has been hired, Kaitlyn Olmos. He also noted there will be two new receptionists in the racquets and wellness area. Ms. Kross is retiring but will be helping train the new receptionists during the transitional period.

Mr. Fetsick gave a financial update and reviewed the year-to-date operating results, the Comparative Balance Sheet, the capital sources and uses, and the Statement of Cash Flows.

Mr. Fetsick gave a summary of the operating data including rounds of golf and membership counts. He noted there are currently 456 full members, with two non-residents on the waiting list. There are 1,332 total memberships, with 295 being non-residents. It was noted there are 323 grandfathered homes regarding membership, 183 are members and 140 are not. When a grandfathered home turns over, that exemption goes away, unless it is deeded within the family.

Mr. Fetsick noted the new menus go into effect next week.

Mr. Fetsick also commented regarding the social members that play golf and pay the same rate as the public. He noted that a 10%-20% discount on social members would cost the Club about \$30,000.00. This would give the social members a slight discount compared to the public.

There was lengthy discussion regarding giving the racquets and social members a discount. It was noted the discount is an easy process to implement. Mr. Huebner recommended implementing a discount program for all memberships. This would allow full members to get guests at a discount. It was noted this should only apply to resident social memberships. Mr. Fetsick will follow up.

There was also discussion regarding summer memberships and pricing. It was noted most summer memberships are repeat customers and prepaid cards have been discontinued. Mr. Fetsick will follow up with numbers and pricing.

There was continued discussion regarding the resident social membership discount. The Board agreed to give the resident social memberships a 10% discount with direct booking only.

Committee Reports

a. Finance

Mr. Crouch provided an update within the agenda packet on the Finance Committee. It was noted the Finance Committee recommended an initiation fee of \$40,000 for Full Family Non-Residents, instead of the proposed \$50,000.00.

There was brief discussion regarding the initiation fee.

b. Strategic Planning

Mr. Freedman noted the update is within the agenda.

FOURTH ORDER OF BUSINESS

Business Matters

Review of Proposed Board Secretary Responsibilities

Mr. Selep provided an overview of the roles and responsibilities and noted the role could be split between Board Secretary and District Secretary. He noted that maintaining the District seal for any bond/note transaction documents would be maintained by the District Secretary.

It was noted the Secretary does have administrative support.

District Counsel noted this should be a resolution at the next meeting.

Consideration of Resolution 2026-12, Appointing District Officers Position

Ms. Dickson gave an overview and noted that Mr. Heitzner was previously nominated for the position of Chair.

Mr. Heitzner accepted the nomination.

ON MOTION by Mr. Selep, with all in favor, the Board of Supervisors for the University Park Recreation District appointed Mr. Heitzner as Chair.

There was brief discussion regarding the responsibilities of the Treasurer.

ON MOTION by Mr. Heitzner, with all in favor, the Board of Supervisors for the University Park Recreation District appointed Mr. Swanson as Treasurer.

ON MOTION by Ms. Dickson, second by Mr. Heitzner, with all in favor, the Board of Supervisors for the University Park Recreation District appointed Ms. Dickson as Vice Chair.

There was brief discussion regarding the roles of Board Secretary and District Secretary.

ON MOTION by Mr. Heitzner, with all in favor, the Board of Supervisors for the University Park Recreation District agreed to have two official Secretary roles, Board Secretary and District Secretary.

ON MOTION by Mr. Selep, with all in favor, the Board of Supervisors for the University Park Recreation District appointed Mr. Selep as Board Secretary.

ON MOTION by Ms. Dickson, with all in favor, the Board of Supervisors for the University Park Recreation District appointed Ms. Carvalho as District Secretary.

There was brief discussion regarding the 2nd Vice Chair position.

ON MOTION by Ms. Dickson, with all in favor, the Board of Supervisors for the University Park Recreation District appointed Mr. Huebner as 2nd Vice Chair.

There was brief discussion regarding the roles of Assistant Secretaries and Assistant Treasurers.

ON MOTION by Ms. Dickson, with all in favor, the Board of Supervisors for the University Park Recreation District appointed Mr. Jackson as Assistant Secretary.

ON MOTION by Ms. Dickson, with all in favor, the Board of Supervisors for the University Park Recreation District appointed Mr. Fetsick as Assistant Treasurer.

ON MOTION by Ms. Dickson, with all in favor, the Board of Supervisors for the University Park Recreation District appointed Mr. Fay as Assistant Treasurer.

ON MOTION by Mr. Heitzner, second by Mr. Selep, with all in favor, the Board of Supervisors for the University Park Recreation District approved Resolution 2026-12, Appointing District Officers Position.

Public Hearing on the Amending Rates and Fees to Utilize District Facilities

- a. Public Comments and Testimony
- b. Board Comments
- c. Consideration of Resolution 2026-08, Amending Rates and Fees to Utilize District Facilities

Ms. Dickson requested to open the public hearing at 2:00 p.m.

ON MOTION by Mr. Heitzner, second by Mr. Selep, with all in favor, the Board of Supervisors for the University Park Recreation District opened the Public Hearing on the Amending Rates and Fees to Utilize District Facilities.

Mr. Fetsick gave an overview of the proposed membership dues and fees. He also reviewed the facility use fees.

There was brief discussion regarding golf and tennis lessons. It was noted members and non-members pay the same fee at this time. Mr. Fetsick will follow up.

Mr. Heitzner commented on the Fitness and Training Sessions line. Mr. Fetsick will adjust the published public rate line for consistency.

Ms. Dickson commented on the Golf Greens and Golf Cart fees. It was noted that this is currently a bundled fee. Mr. Fetsick will review the way this is printed on the receipt.

Mr. Fetsick reviewed the Full Family Membership dues increase.

*Mr. Huebner left the meeting at 2:11 p.m.

Ms. Dickson called for public comments.

Mr. Ludmerer agreed with the recommendation of the Finance Committee.

Mr. Freedman commented regarding the increase in Full Family Membership dues. It was noted the Board does not have to vote on the increase.

There were no further public comments at this time.

There was brief discussion regarding the increase in Full Family Membership based on the recommendation of the Finance Committee. It was noted that Lakewood Ranch is increasing their membership to \$95,000.00 and they are always booked. The membership dues can always be adjusted as needed based on the economy.

*Mr. Huebner rejoined the meeting at 2:19 p.m.

Mr. Fetsick commented on the membership agreement and noted if the fee is lowered within a certain amount of time, the fee is then prorated.

There was continued discussion regarding the rate for the Full Family Membership and the marketing standpoint. The Board agreed to increase the Full Family Membership rate to \$50,000.00.

Mr. Huebner commented regarding the additional fee rates, such as purchase of golf balls, the range program, etc. He noted they are on the lower end and recommended bundling the summer membership and the range program.

There was brief discussion regarding increase to the additional fee rates. Mr. Fetsick will follow up.

Ms. Dickson closed the public hearing.

ON MOTION by Mr. Heitzner, second by Mr. Selep, with all in favor, the Board of Supervisors for the University Park Recreation District approved Resolution 2026-08, Amending Rates and Fees to Utilize District Facilities, with amending the Fitness and Training Sessions line.

**Consideration of Strategic
Planning Committee Ranking
Recommendation of Professional
Consulting Services RFP
Responses**

Ms. Dickson gave an overview of the Strategic Planning Committee's rankings for the professional consulting services RFP. It was noted the highest ranked proposer was Strategic Club Solutions.

Mr. Freedman gave an overview of the proposals and cost. He noted negotiations will need to take place once the proposer is chosen, based on the needs of the district.

There was brief discussion regarding the Strategic Plan needs. It was noted an a la carte proposal will need to be submitted to include a timeline and deliverables.

Mr. Barnebey recommended ranking the proposers and moving forward with negotiations with the first proposer. Once a cost is finalized, an agreement will be put in place.

There was discussion regarding the process of negotiation and scope of work needed.

ON MOTION by Mr. Hetizner, second by Mr. Selep, with all in favor, the Board of Supervisors for the University Park Recreation District approved the Strategic Planning Committee Ranking Recommendation of Professional Consulting Services RFP Responses, with Strategic Club Solutions ranked as No. 1.

Consideration of Cart Barn Garage Door Replacement Proposals

- a. A Better Overhead Door
- b. D&D Garage Door
- c. Precision Garage Door
- d. Quick Garage Repair

Mr. Fetsick gave an overview of the proposals and noted there are seven doors and this is an emergency replacement. Mr. Fetsick recommended moving forward with the impact rated doors, with a cost of \$23,000.00. It was noted that it is cheaper to do all the doors at the same time, than one at a time. This amount will be taken from the capital reserves.

There was brief discussion regarding the garage door options. It was noted a motor can always be added in the future if needed.

ON MOTION by Mr. Selep, second by Mr. Swanson, with all in favor, the Board of Supervisors for the University Park Recreation District approved the proposal from A Better Overhead Door for the Cart Barn Garage Door Replacement Proposal in the amount of \$23,000.00.

It was noted there is a four-to-six-week timeline to have the garage doors completed.

Discussion and Consideration of Capital Improvement Projects

- a. Golf Course Front Nine Project
- b. Boardwalk Replacement Project

Mr. Fetsick gave an overview and noted the Finance Committee has discussed the Golf Course Front Nine Project. It was noted the high priority minimal impact projects will be completed at this time, instead of the full project due to budget constraints. The total cost is approximately \$400,000.00. This project discussion will be deferred to the March 31, 2026, meeting.

Mr. Fetsick gave an overview of the boardwalk replacement project and noted the estimates range from \$150,000.00 - \$200,000.00. This will come out of the capital reserves. He would like to get proposals for the Board's review.

There was lengthy discussion regarding the boardwalk options and other possible designs for function and lower cost. This is a safety issue. It was noted this is not included in the Master Plan.

Mr. Fetsick gave an overview of the previous updates.

There was brief discussion regarding the Project Management Group and the Master Plan.

It was noted the boardwalk should be shut down for the time being for liability issues. This information will be sent out to the residents.

Mr. Fetsick will follow up with Mr. Beaumier and the Project Management Group.

**Consideration of Proposed
Amendments to Board Meetings**

- a. Changing Workshops to Board Meetings**
- b. All Regularly Scheduled Meetings at 2:00 PM**
- c. Meeting Agenda Format**

Ms. Dickson gave an overview and noted that decisions can be made at all board meetings.

Ms. Carvalho gave an overview of the schedule. It was noted the schedule will remain the same and all meetings will be held at 2:00 p.m. These amendments will begin March 31st, 2026.

There was brief discussion regarding the meeting agenda format. Ms. Carvalho noted the agenda can be adjusted as the Board chooses.

ON MOTION by Mr. Heitzner, second by Mr. Swanson, with all in favor, the Board of Supervisors for the University Park Recreation District approved the Proposed Amendments to Board Meetings.

There was brief discussion regarding including correspondence with the agenda. It was noted that only correspondence that was sent to the entire Board would be included in the agenda.

Mr. Selep gave an overview of the potential process of including email correspondence.

There was lengthy discussion regarding including emails in the agenda and public records requests.

Mr. Huebner gave an example of emails he has received and noted that residents need to be aware that their emails to the Board are public records.

District Counsel recommended including a disclaimer on all emails.

Mr. Barnebey will follow up, and Ms. Carvalho will work with VGlobalTech.

Ms. Dickson noted this type of communication can go out to residents at any time and does not have to be included in the agenda. It was noted that selective correspondence will be included.

There was discussion regarding the process of including selective correspondence in the agenda and the Florida Sunshine laws.

Mr. Fetsick recommended that the Board Secretary, Ms. Carvalho, Sydney Johnson, and himself review what the procedures will be, and these can be presented at the March 31st, 2026, meeting.

Discussion and Consideration of Town Hall Meetings

This item will be deferred to the next meeting.

Nominations/Appointment of Strategic Planning Committee Member

Mr. Fetsick noted there is a resident member who has volunteered for the vacant seat on the Strategic Planning Committee. His bio has been circulated to the Committee and the Board. The Committee recommends Mr. Don Sheets appointment to the Committee.

Mr. Huebner noted this vacant seat should be opened to the community for candidates.

There was brief discussion regarding the process of appointment. Mr. Heitzner recommended allowing a small window for responses from the community.

ON MOTION by Mr. Heitzner, second by Mr. Swanson, with Mr. Heitzner, Mr. Huebner, and Mr. Selep opposed, and all others in favor, the Board of Supervisors for the University Park Recreation District did not appoint Mr. Sheets to the Strategic Planning Committee.

Mr. Fetsick will follow up with sending the vacant seat information out to residents on Monday and responses will be due no later than Friday. The Board will make a final decision at the March 31st, 2026, meeting.

It was noted the Strategic Planning Committee will hold a special meeting to review the nominees and give a recommendation.

FIFTH ORDER OF BUSINESS

District Financial Matters

Ratification of Payment Authorization Nos. 156 – 157

Mr. Fetsick reviewed the payment authorizations.

Ms. Dickson requested that the legal expenses be separated from normal fees versus litigation fees. District Counsel noted requests for public records have not been included historically in the breakdown.

ON MOTION by Mr. Heitzner, second by Mr. Selep, with all in favor, the Board of Supervisors for the University Park Recreation District ratified Payment Authorization Nos. 156-157.

Supervisor Requests & Future Agenda Items

The upcoming workshops and meetings were noted.

Date	Meeting Type	Time	Location
March 16, 2026	Finance Committee Rescheduled Meeting	3:00 PM	University Park Business Offices
March 18, 2026	Board of Supervisors' Meeting & Attorney/Client Session	1:30 PM	University Park Business Offices
March 31, 2026	Board of Supervisors' Meeting	2:00PM	Varsity Club Card Room
April 8, 2026	Strategic Planning Committee Meeting	3:00 PM	University Park Business Offices
April 10, 2026	Board of Supervisors' Meeting	2:00PM	University Park Business Offices
April 15, 2026	Finance Committee Meeting	3:00 PM	University Park Business Offices
April 28, 2026	Board of Supervisors' Meeting	2:00PM	University Park Business Offices

It was noted Mr. Huebner will not be able to attend the Attorney/Client Session.

All meetings have been converted to normal Board meetings. There will no longer be workshops. All Board meetings will be held at 2:00 p.m.

Mr. Fetsick will follow up with Mr. Freedman regarding scheduling a special meeting of the Strategic Planning Committee. Approving the Committee recommendation for the vacant seat will be on the next agenda.

There was brief discussion regarding the length of the meetings. Mr. Fetsick recommended including a time frame expectation for each topic on the agenda.

Ms. Dickson made a comment on the record regarding the timeline for 2026 in terms of the loan with Regions Bank for the irrigation project. She noted that if by August, there is no decision related to the bond, there will be an assessment. It will be a lump sum payment. The kitchen project will begin in the Spring 2027 and if bond funds are not available, there will likely be a second assessment. She noted the Finance Committee will be presenting a comprehensive evaluation for irrigation loan repayment and payment for capital improvement projects.

Ms. Dickson gave an overview of the current litigation and how that has affected the District and the Club.

There was brief discussion regarding assessments.

There were no further Supervisor requests at this time.

Public Comment Period


There were no public comments at this time.

SIXTH ORDER OF BUSINESS

Adjournment

There was no further business to discuss.

ON MOTION by Mr. Heitzner, second by Mr. Swanson, with all in favor, the March 13, 2026, Board of Supervisors Meeting for the University Park Recreation District was adjourned at 4:00 p.m.


Secretary / Assistant Secretary


Chairperson / Vice Chairperson

Sally Dickson

Important that we reiterate our timeline for 2026 in terms of the loan we extended with Regions Bank for the irrigation project.

By August, if the Bond has not been approved OR if the court still has not ~~decided~~; ^{decided the Bond appeal} THERE WILL BE AN ASSESSMENT. When I use the term ASSESSMENT I think we can agree that we are referring to a lump sum payment...not an installment program. There will be no getting around this. These are the facts that Dave Murphy as Treasurer and the prior Board have talked about for months. But we needed to reiterate them. now

The Board is going to proceed with the kitchen project starting in Spring of 2027 because it MUST be done. If we do not have the Bond funding, there will likely be a SECOND ASSESSMENT for this project. And I would venture that no bank will issue us another loan until the Regions loan is paid off.

IF we have to go the route of two assessments, because there has been no resolution to the Bond appeal, utilizing Bond funding for the remaining CI Projects won't be worth ^{likely} it because the amount of remaining \$\$'s needed will not attract Bond sellers and the costs for executing the Bond will be too high to justify. ^{So other less efficient, more costly options will have to be used.}

The Finance Committee is going to present to us on March 31st a comprehensive evaluation of funding options ^{both} for the irrigation loan repayment and the remaining Capital Improvement Projects ranging from the Bond, various types of loans that may or may not be available to us and assessments. I doubt there will be any surprises but we look forward to their presentation. The information will not be musings by the way. They will be based on speaking with banks and other professionals for appropriate guidance.

It has been rumored that the longer it takes the Supreme Court to take up Dean Matt's appeal, the less likely we will win. There is not credible evidence to suggest that this is even remotely true. Certainly we aren't relying on AI any more than relying on a crystal ball to get answers to our legal questions. Note that the Circuit Court has twice ruled in our favor on the validity of our Referendum result.

This entire issue can be resolved this afternoon and the Bond can move forward. It will require Dean Matt to rescind his appeal with the Supreme Court. Here's a case where one person can actually make a big difference. The overwhelming results of our Board election made it very clear that our community and members by a large majority want to proceed with the necessary improvements to our Club.

(in my opinion apparent)

Perhaps Dean Matt can set aside his ^{hate} hatred of or disgust for people in UP who disagree with him and find another outlet for his anger. Even better, ^{he could} he could provide collegial ways to work with us to make positive changes. ~~that we all~~

~~want~~ our Club needs. ^{the}