

University Park Recreation District

3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817

Phone: 407-723-5900 Fax: 407-723-5901

<http://universityparkrd.com/>

The Meeting of the **Board of Supervisors of the University Park Recreation District** will be held on **Friday, May 8, 2026, at 2:00 PM** at the Business Offices, 8301 The Park Boulevard, University Park, FL 34201 and virtually.

Meeting ID: 648 161 1158

Passcode: 597609

Join meeting via Zoom:

<https://us02web.zoom.us/j/6481611158?pwd=eWEwQ01tWUFSNDJRTUpNbCtoQmpHUT09&omn=84588938513>

Join via mobile:

+16469313860,,6481611158#,,,,*597609# US

+19292056099,,6481611158#,,,,*597609# US (New York)

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters (2:00-2:10PM)

- 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.....(2:10-2:30PM)

1. Review of Candidates for Vacant Board Seat 3 *(provided under separate cover)*
2. Nominations/Appointment of Candidate to Vacant Board Seat 3 *(Term Expires February 2028)*
3. Consideration of Resolution 2026-14, Appointing District Officer Roles
4. Public Records Request Summary List
5. Correspondence Summary List

Staff Report Matters(2:30-2:45PM)

6. District Counsel
7. District Manager
8. Club Management
 - a. Management Discussion & Analysis Report *(provided under separate cover)*
9. Committee Reports
 - a. Finance
 - b. Strategic Planning

Old Business Matters.....(2:45-3:15PM)

- 10. Update of Boardwalk Project – John Fetsick
- 11. Review of Proposed FY 2027 Budgets
 - a. Operating Budget (Enterprise Fund)
 - b. Capital Budget (Enterprise Fund)
 - c. General Fund
 - d. Debt Service
 - e. Capital Irrigation Fund

New Business Matters.....(3:15-3:45PM)

- 12. Review of the Preliminary Deck for the Town Hall Meeting (*provided under separate cover*)
- 13. Discussion of Proposed Governance Committee Options – Scott Huebner
- 14. Discussion of Fitness Center Upgrade – Greg Selep

Date	Meeting Type	Time	Location
May 12, 2026	Town Hall Meeting	2:00 PM	To Be Determined
May 13, 2026	Strategic Planning Committee Meeting	3:00 PM	University Park Business Offices
May 20, 2026	Finance Committee Meeting	3:00 PM	University Park Business Offices
June 2, 2026	Board of Supervisors’ Meeting	2:00PM	University Park Business Offices
June 10, 2026	Strategic Planning Committee Meeting	3:00 PM	University Park Business Offices
June 12, 2026	Board of Supervisors’ Meeting	2:00PM	University Park Business Offices
June 17, 2026	Finance Committee Meeting	3:00 PM	University Park Business Offices
June 30, 2026	Board of Supervisors’ Meeting	2:00PM	University Park Business Offices

15. Supervisor Comments & Future Agenda Items(3:45-4:00PM)

Adjournment



University Park Recreation District

**Review of Candidates for
Vacant Board Seat 3**
(provided under separate cover)



University Park Recreation District

**Nominations/Appointment of Candidate
to Vacant Board Seat 3
(Term Expires February 2028)**



University Park Recreation District

Consideration of Resolution 2026-14, Appointing District Officer Roles

RESOLUTION 2026-14

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNIVERSITY
PARK RECREATION DISTRICT ELECTING THE OFFICERS OF THE
DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the University Park Recreation District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 418, *Florida Statutes*, being situated entirely within Manatee County, Florida; and

WHEREAS, pursuant to Chapter 418, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing a Secretary, and such other officers as the Board may deem necessary.

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

1. **DISTRICT OFFICERS.** The District officers are as follows:

- _____ is appointed Chairperson.
- _____ is appointed Vice-Chairperson.
- _____ is appointed 2nd Vice Chairperson.
- _____ is appointed Treasurer
- _____ is appointed Board Secretary
- Vivian Carvalho is appointed District Secretary
- Kwame Jackson is appointed Assistant Secretary.
- John Fetsick is appointed Assistant Treasurer.
- Paul Fay is appointed Assistant Treasurer.

2. **CONFLICTS.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 8th day of May 2026.

Attest:

**UNIVERSITY PARK RECREATION
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors



University Park Recreation District

Public Records Request Summary List

Total of All Records Request

Tally of Records	ID# Assignment	Date	Requester	Name of File / Subject/ Law Firm	Status	Files Released
1		9.6.24	Dean Matt	Additional Documents	Completed	33
1		9.26.24	Dean Matt	Insurance	Completed	8
1		10.25.24	Dean Matt	Additional Records	Completed	3
1		11.7.24	Dean Matt	Additional Document	Completed	1
1		11.12.24	Dean Matt	Additional Documents	Completed	5
1		12.12.24	Dean Matt	Additional Document	Completed	2
1		10.1.24 & 12.19.24	Dean Matt	Additional Document Pertaining to Trustee and Bond Counsel	Completed	6
1		2.6.25	Dean Matt	Election Request #1 A	Completed	20
1		2.6.25	Dean Matt	Election Request # 1B	Completed	6
1		2.20.25	Dean Matt	4th Election Voter List	Completed	2
1		3.14.25	Dean Matt	UPRD 4th Election Invalid Ballots	Completed	1
1		3.14.25	Dean Matt	Official Tally Sheet	Completed	1
1		3.31.25	Dean Matt	Records Request	Completed	1
1		4.3.25	Dean Matt	2025 Election	Completed	19
1		4.7.25	Dean Matt	Ballot Results	Completed	1
1		4.14.25	Dean Matt	4.14.25	Completed	5
1		4.14.25	Dean Matt	Business Plan Group Executive Summary	Completed	1
1		5.6.25	Dean Matt	5 Year Plan	Completed	17
1		7.15.25	Dean Matt	Organizational Charts	Completed	2
1		7.28.25	Dean Matt	Finance & Strategic Planning Committees	Completed	9
1		7.29.25	Dean Matt	Committee Expertise Summary	Completed	2
1		8.1.25	Dean Matt	July Board Meetings Attendance	Completed	4
1		8.7.25	Dean Matt	8.7.25 District Financial Reports	Completed	5
1		8.8.25	Dean Matt	MD&A Request	Completed	3
1		8.12.25	Dean Matt	District Financials	Completed	2
1		9.17.25	Dean Matt	Irrigation System Evaluation	Completed	1
1		9.18.25	Dean Matt	MB 9.18.25	Completed	1
1		9.28.25	Dean Matt	Records Request #1 Fact Focus 9.28.25	Completed	3
1		9.28.25	Dean Matt	Records Request #2 Finance and Legal Issues Club	Completed	16
1		10.27.25	Dean Matt	Records Request #4 BOS Workshop Cancellation	Completed	20
1		9.28.25	Dean Matt	Records Request #3 Stock Touting - SEC 9.28.25	Completed	5
1		10.17.25	Dean Matt	Records Request #9 Proposals (1)	Completed	2
1		10.17.25	Dean Matt	Records Request #9 Proposals (2)	Completed	2
1		10.13.25	Dean Matt	Records Request #7 Finance Cancellation	Completed	10
1		10.16.25	Dean Matt	Records Request #8 Invoice Redaction 10.16.25	Completed	2
1		9.22.25	Dean Matt	Records Request #6 9.22.25	Completed	3
1	3	11.2.25	Dean Matt	Public Records Request - ID# 3 11.2.25	Completed	1
1	1	10.29.25	Dean Matt	Public Records Request - ID# 1 10.29.25	Completed	3
1	7	7.10.24	Dean Matt	ID-7 7.10.24 (Maintenance 5- Year/ Nov - Dec 2023)	Completed	23
1	6	7.8.24	Dean Matt	ID-6 7.8.24	Completed	19
1	6	11.19.25	Dean Matt	ID-6 (Maintenance 5- Year Plan / 1 Year Ago)	Completed	25
1	8	7.8.24	Dean Matt	ID-8 7.8.24 (Maintenance Nov- Dec Flow of Funds)	Completed	5
1		7.8.24	Dean Matt	ID-5 7.8.24	Completed	4
1		7.8.24	Dean Matt	ID- 1 7.8.24	Completed	5
1		11.16.23	Dean Matt	Records Request 11.16.23	Completed	2

1		2.23.24	Dean Matt	Records Request 2.23.24	Completed	2
1		3.22.24	Dean Matt	Records Request 3.22.24	Completed	5
1		5.11.24	Dean Matt	Records Request 5.11.24	Completed	3
1		5.29.24	Dean Matt	Records Request 5.29.24	Completed	4
1		1.22.25	Dean Matt	Records Request 1.22.25	Completed	2
1		3.14.25	Dean Matt	Records Request 3.14.25	Completed	2
1		9.26.25	Dean Matt	Records Request #5 Varsity Club - Card Room Closure 9.26.25	Completed	8
1	2	10.29.25	Dean Matt	Records Request ID #2 10.29.25 (2nd Request)	Completed	16
1	4	11.2.25	Dean Matt	Insurance	Completed	1
1	5	11.16.25	Dean Matt	Records Request ID # 5 11.16.25	Completed	2
1	9	11.24.25	Dean Matt	E-mail Threats 1/4 Town Hall 30 Days	Completed	1
1	10	12.12.25	Dean Matt	E-mails from Mark Invoice	Completed	8
1	11	12.27.25	Dean Matt	Invoices from Mark B Year 2024	Completed	31
1	12	12.27.25	Dean Matt	Invoice from Mark B Year 2023	Completed	69
1	13	12.29.25	Dean Matt	Election Procedure & General Information Package	Completed	2
1	14	12.29.25	Dean Matt	Election Communication Invites	Completed	0
1	15	12.19.25	Dean Matt	Dec. Start Mtg Recording, Strategic Planning Committee	Completed	4
1	16	1.14.26	Dean Matt	D&O Limit Meeting minutes Search 7-2025 thru 11-2025	Completed	0
1	17	1.14.26	Dean Matt	Zoom Information	Completed	2
1	18	1.15.26	Dean Matt	AI Invoice from District Counsel	Completed	2
1	19	1.28.26	Dean Matt	Funds Transaction Points A, B, C	Completed	42
				Lewis Longman Walker	Completed	2
				Draft of the Opinion Letter from the Commission on Ethics	Completed	5

69	Total of Records Request	As of 5.1.26
524	Total of Files Released	As of 5.1.26



University Park Recreation District

Correspondence Summary List

**Correspondence Summary List
(as of 5/1/2026)**

Name	Date Received	Topic
Kris Higgerson	4/21/2026	Open Board Seat
Julie Grudzinskas	4/28/2026	Five Year Plan and Planning
Vincent Beni	4/28/2026	Open Board Seat



University Park Recreation District

Staff Reports



University Park Recreation District

Club Management

Management Discussion & Analysis Report
(provided under separate cover)



University Park Recreation District

Update of Boardwalk Project



University Park Recreation District

Review of Proposed FY 2027 Budgets

- a. Operating Budget (Enterprise Fund)
- b. Capital Budget (Enterprise Fund)
- c. General Fund
- d. Debt Service
- e. Capital Irrigation Fund

UNIVERSITY PARK RECREATION DISTRICT

FY 2027 Budget

October 2026 – September 2027

May 2025 Presentation

Enterprise Fund – Executive Summary

	FY'27 Budget		FY'26 Forecast		FY'26 Budget
Revenue	14,335		13,782		13,702
Expenses	13,854		13,072		13,299
Operating Income	481		710		403
Capital Allocation	1,387		1,384		1,174

Total Revenue Breakdown

MEMBERSHIP DUES GOLF OPERATIONS
RACQUETS & FITNESS DINING INCOME

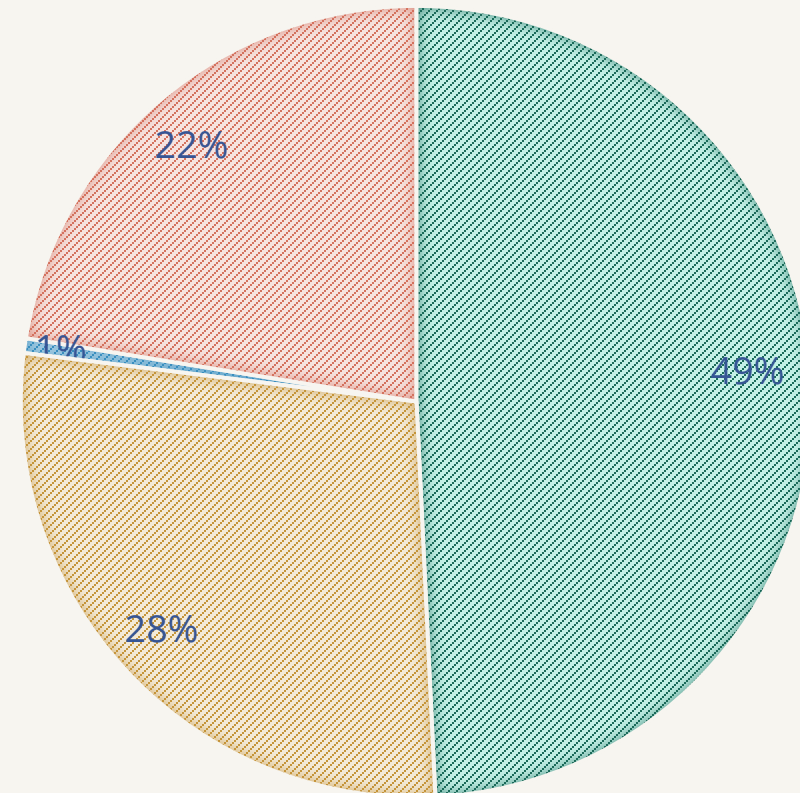
Total Revenue: \$14,335

Membership Dues \$7,056

Golf Operations \$3,972

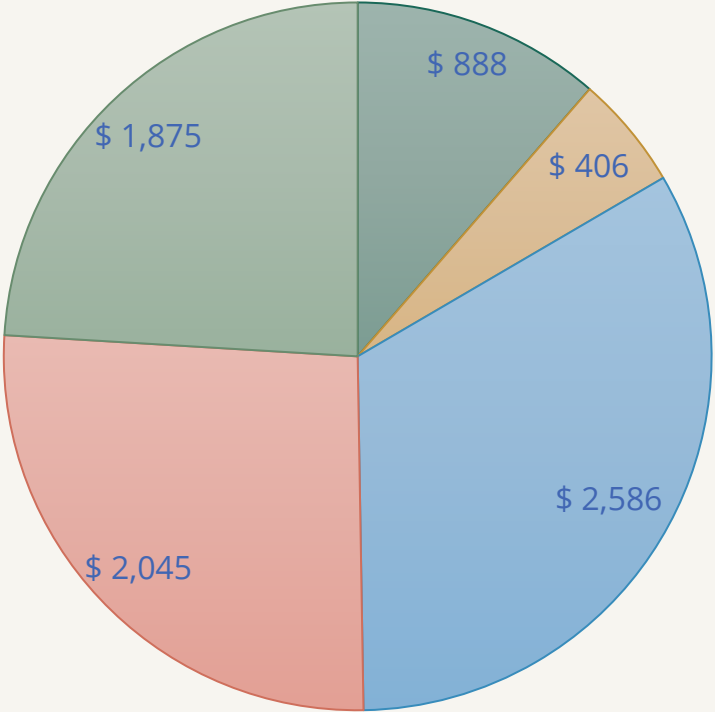
Racquets & Fitness \$86

Dining \$3,215



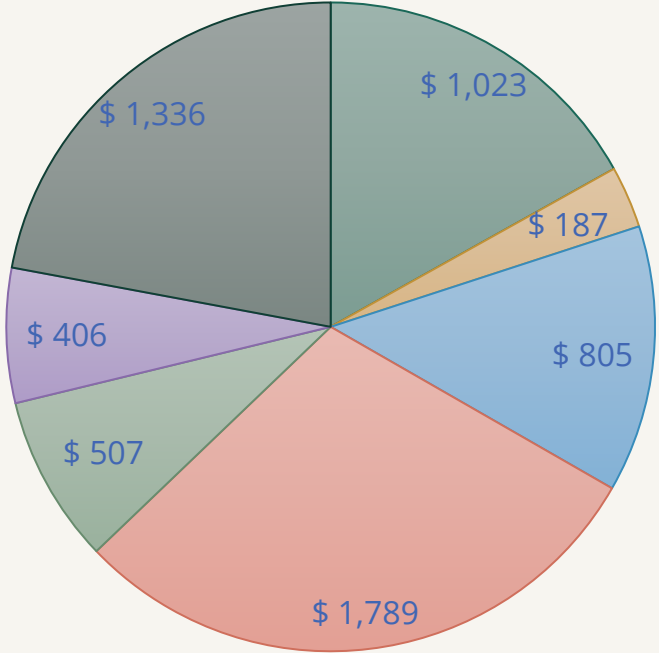
Total Expense Breakdown

Payroll Expense \$7,800



- Golf Operations
- Racquets & Fitness
- Dining
- Golf Course Maintenance
- General & Administrative

Direct Expense \$6,054



- Golf Operations
- Racquets & Fitness
- Dining Oper Exp
- Golf Course Maintenance
- General & Admin
- Dining CGS
- Property Insurance

Key Assumptions – Membership Dues

	Family		Single	
	2027 Budget	2026 Actual	2027 Budget	2026 Actual
Full Memberships	\$ 12,425	\$ 11,715	\$ 9,450	\$ 8,910
Racquets Memberships	\$ 5,355	\$ 5,050	\$ 4,015	\$ 3,785
Social Memberships	\$ 1,650	\$ 1,550	\$ 1,275	\$ 1,200

Annual Dues Increases:

- Full: \$710 / \$540
- Racquets: \$305 / \$230
- Social: \$100 / \$75
- Annual Full Membership capped at 450

Minimal Pass Increases:

- Pickleball Pass \$800 (+\$50)
- Twilight Pass \$800 (+\$50)
- Social Access Pass \$550 (+\$50)
- Social Driving Range Pass \$500 (+\$50)

Initiation Fees, Capital Funding, & Capital Dues

Initiation Fees:

	2026 / 2027 Fees		2025 / 2026 Fees	
	Resident	Non-Resident	Resident	Non-Resident
Full	\$ 25,000	\$ 50,000	\$ 20,000	\$ 30,000
Racquets	4,500	5,500	4,000	5,000
Social/Resident	3,500	N/A	2,500	N/A

- Continued Outside Golf Allocation (10%)
 - Capital Dues – Same percentages as 2023–2026
 - Resident: 5% of Dues
 - Non-Resident: 10% of Dues
 - Capital Dues rates remain flat & competitive locally
-

Key Assumptions – Golf Operations

Golf Rounds

	2027 Budget	2025 Actual	Last 12 Mths
Member Rounds	44,446	41,706	42,859
Outside Rounds	28,281	26,639	29,372
Total	72,727	68,345	72,231

- Continue prioritizing member rounds and experience
- More Full Members – capacity available for members
- 10% Social Member Discount

Trail Fee Increase

	2027 Fees		2026 Fees	
	Resident	Non-Resident	Resident	Non-Resident
Single	\$ 1,950	\$ 2,950	\$ 1,750	\$ 2,650
Family	2,450	3,675	2,200	3,300

Key Assumptions – Dining Operations

- No disruption due to Renovation of Kitchen considered
- Similar hours of operation to FY2026
- Revenue reflects modest increase aligned with menu price adjustments
- Wage expenses increased for minimum wage & cost-of-living adjustments
- Food costs reduced via improved kitchen efficiency, strategic planning, and optimized menu design
- Cost of goods sold is aligned with both the forecast and the rolling 12-month period.

	2026	Rolling	2027
	Forecast	12 Months	Budget
FOOD	44.5%	45.5%	46.0%
WINE	39.1%	44.4%	40.0%
LIQUOR	30.5%	27.6%	31.0%
BEER	31.5%	30.7%	32.0%
SODA	37.6%	31.4%	34.0%

Key Assumptions – Labor

- No significant headcount increases or decreases
 - Blended 4-5% increase for salaried employees
 - Hourly Wages:
 - Minimum wage increase
 - Discretionary increases generally around 3–4%
 - Total Payroll reflects 54% of Total Revenue, near industry standard
-

Enterprise Fund – Executive Summary

	FY'27 Budget		FY'26 Forecast		FY'26 Budget
Revenue	14,335		13,782		13,702
Expenses	13,854		13,072		13,299
Operating Income	481		710		403
Capital Allocation	1,387		1,384		1,174

University Park Country Club
2026 Budget

SUMMARY INCOME STATEMENT	2025	2026	2026	Rolling	2027	2027 Budget
FISCAL YEARS ENDING SEPTEMBER 30	Actual	Budget	Forecast	12 Months	Budget	vs. 2026 FC
COUNTRY CLUB OPERATIONS:						
REVENUE:						
MEMBERSHIP DUES	6,131,043	6,724,088	6,690,397	6,331,983	7,055,981	365,584
GOLF OPERATIONS	3,451,413	3,759,858	3,873,761	3,819,508	3,972,489	98,728
RACQUETS & FITNESS CENTRE	58,549	77,324	78,767	63,510	86,217	7,451
DINING INCOME	3,010,876	3,135,420	3,128,216	3,095,363	3,214,730	86,514
OTHER INCOME	13,499	5,480	10,735	11,073	5,480	(5,255)
TOTAL REVENUE	12,665,380	13,702,170	13,781,877	13,321,437	14,334,898	553,021
EXPENSES:						
PAYROLL & RELATED:						
GOLF OPERATIONS	719,677	856,026	815,823	740,303	887,667	71,844
RACQUETS & FITNESS CENTRE	359,929	386,008	381,840	368,553	406,008	24,168
DINING	2,308,561	2,435,666	2,404,993	2,331,002	2,585,690	180,697
GOLF COURSE MAINTENANCE	1,833,506	2,068,992	2,003,005	1,822,931	2,044,986	41,982
GENERAL & ADMINISTRATIVE	1,675,776	1,834,071	1,814,260	1,712,294	1,875,406	61,146
TOT PAYROLL & RELATED	6,897,450	7,580,764	7,419,920	6,975,083	7,799,757	379,837
DIRECT EXPENSES:						
GOLF OPERATIONS	1,016,726	1,018,068	1,026,855	1,063,757	1,023,261	(3,595)
RACQUETS & FITNESS CENTRE	131,816	161,459	162,277	141,345	186,837	24,560
DINING CGS	1,249,831	1,306,757	1,264,088	1,264,138	1,336,151	72,063
DINING OPER EXP	755,303	782,785	741,513	736,277	805,415	63,902
GOLF COURSE MAINTENANCE	1,611,411	1,566,167	1,635,319	1,715,778	1,789,315	153,996
GENERAL & ADMIN	446,790	493,443	451,071	461,094	506,890	55,820
PROPERTY INSURANCE	335,919	390,000	371,063	351,187	406,436	35,372
TOTAL DIRECT EXPENSES	5,547,796	5,718,679	5,652,186	5,733,575	6,054,305	402,118
OPERATING INCOME/(LOSS)	220,133	402,726	709,770	612,779	480,836	(228,934)
CAPITAL ALLOCATION:						
INITIATION FEES	853,150	510,800	707,750	1,411,900	680,400	(27,350)
CAPITAL ALLOCATION- GOLF OPS	252,656	248,670	261,299	257,158	265,305	4,006
CAPITAL DUES	380,552	414,769	414,835	393,970	440,948	26,113
TOTAL CAPITAL ALLOCATION	1,486,358	1,174,239	1,383,884	2,063,028	1,386,653	2,769
Net Operating Margin	1.74%	2.94%	5.15%	4.60%	3.35%	
Payroll Ratio	54.46%	55.33%	53.84%	52.36%	54.41%	
Net F&B Income/(Loss) as of % of F&B Revenue	-43.27%	-44.33%	-40.99%	-39.93%	-47.05%	

University Park Country Club
Fiscal Year 2027
Capital Budget Detail - Replacements Needed

Department	Asset Name	Year Installed	Estimated Cost
Grille	Kegeator, Beverage Air 6 Tap DD58	2004	4,223
Grille	Merchandiser, True Single Glass Door GDM 23	1999	3,605
Grille	Refrigerator, Perlick 2 Door PS2DP	2004	4,996
Grille	Refrigerator, True Under Counter Cooler TBB-2	2004	5,150
Grille	Ice Maker, Hoshizaki Water and Ice Dispenser	2016	4,841
Varsity Club	Refrigerator, True Varsity Club 3 Tap Kegeator	1999	3,914
Kitchen	Walk-In, Kolpak Freezer Capital Refurbishment	2019	5,000
Fitness	Aerobic, True Recumbent Bike	2017	3,811
Fitness	Aerobic, True Recumbent Bike	2017	3,811
Racquets	Court, Ball Machine	2006	6,695
Golf Operations	Door, Pro Shop Double Glass and Wood	1999	18,540
Golf Operations	Roof Assembly, Cart Barn Flat Roof Membrane	1999	53,354
Golf Operations	Wall, Cart Barn Metal	1999	77,250
Golf Operations	Rolling Rack System, Renovation	1999	7,725
Golf Operations	Ice & Water Machine, Hoshizaki	2022	9,270
Golf Operations	Water & Ice Machine, Hoshizaki Holes 10-18	2022	4,841
Golf Operations	Water & Ice Machine, Hoshizaki Holes 1-9	2019	4,841
Golf Operations	Water & Ice Machine, Hoshizaki Holes 19-27	2022	4,841
Golf Operations	Awning, Bag Drop	2015	7,210
GCM	Golf Course Improvements		1,200,000
GCM	Artificial Turf, Fiberbuilt Mat	2022	10,609
GCM	Furniture, Bag Stand	2019	9,013
GCM	Starter Structure, Refurbishment	2019	3,605
GCM	Vehicle, Club Car Carryall 2	2014	13,792
GCM	Vehicle, Club Car Carryall 2	2014	13,792
GCM	Vehicle, Club Car Carryall 2	2014	13,792
GCM	Vehicle, Club Car Carryall 2	2014	13,792
GCM	Vehicle, Club Car Carryall 300	2015	13,792
GCM	Grinder, Bernhard Express Dual Reel 5500	2020	56,940
Total			1,583,045

University Park Country Club
Fiscal Year 2027
Capital Budget Detail - Items that may need to be replaced

Department	Asset Name	Year Installed	Estimated Cost
Kitchen	Oven, Zephaire Convection Oven	2018	14,850
Kitchen	Refrigerator, Pull Out Drawers Cold Line	1992	5,665
Kitchen	Refrigerator, Pull Out Drawers Hot Line	1992	5,665
Kitchen	Shelving, Shelving for walk-ins	2023	7,000
Kitchen	Warming Cabinet, FWE Plate Carrier & Warmer	2006	6,901
Fitness	Aerobic, True Elliptical	2017	8,446
Fitness	Aerobic, True Elliptical	2017	8,446
Fitness	Aerobic, True Treadmill	2017	8,034
Fitness	Aerobic, True Treadmill	2017	8,034
Fitness	Aerobic, True Treadmill	2017	8,034
Fitness	Aerobic, True Treadmill	2014	8,034
Fitness	Aerobic, True Upright Bike	2017	3,399
Fitness	Aerobic, True Upright Bike	2017	3,399
Racquets	Demolition of existing ball/work shed	New	TBD
Racquets	New Ball/Work Shed	New	6,000
Racquets	Hitting Wall	New	TBD
Racquets	Court 1 Remove Landscape, Replace With Bleachers/Seating	New	TBD
GCM	Blower, Buffalo	2015	8,549
GCM	Vehicle, Club Car Carryall	2010	13,390
		Total	123,846

**University Park Recreation District
FY2027 Proposed General Fund Budget**

	Actual Through 2/28/2026	Anticipated Mar. - Sept.	Anticipated FY 2026 Total	FY 2026 Adopted Budget	FY 2027 Proposed Budget
<u>Revenues</u>					
PrYr Surplus	-	-	-	9,088	2,878
Inter-Fund Transfers - Debt Service to O&M	5,486	70,000	75,486	70,000	70,000
Inter-Fund Transfers - Country Club to O&M	175,000	72,412	247,412	220,912	269,822
	<u>\$180,486</u>	<u>\$142,412</u>	<u>\$322,898</u>	<u>\$300,000</u>	<u>\$342,700</u>
<u>General & Administrative Expenses</u>					
Assessment Administration	10,000	-	10,000	10,000	10,000
Audit	29,125	5,000	34,125	35,000	35,000
Bank Fees	120	-	120	500	500
Bond Administration Fee	6,687	-	6,687	7,500	7,500
Contingency	300	420	720	15,000	15,000
Dissemination Agent	5,000	-	5,000	5,000	5,000
District Counsel	65,722	84,000	149,722	110,000	150,000
Dues, Licenses, and Fees	175	900	1,075	2,500	2,500
Election Costs	6,691	-	6,691	10,000	-
Insurance	21,569	-	21,569	17,500	24,200
Legal Advertising	5,065	2,100	7,165	5,000	5,000
Management	29,167	40,833	70,000	70,000	75,000
Meeting Set Up			-	5,000	5,000
Office Supplies			-	1,000	1,000
Postage & Shipping	36	50	86	1,000	1,000
Web Site Maintenance	2,700	3,300	6,000	5,000	6,000
Total General & Administrative Expenses	<u>\$182,357</u>	<u>\$136,603</u>	<u>\$318,961</u>	<u>\$300,000</u>	<u>\$342,700</u>

**University Park Recreation District
FY 2027 Proposed Debt Service Budget**

	FY 2027 Proposed Budget
REVENUES:	
Series 2019 Bonds Special Assessments	\$ 1,594,068.75
TOTAL REVENUES	<u>\$ 1,594,068.75</u>
EXPENDITURES:	
Interest 11/01/2026	333,856.25
Interest 5/1/2027	333,856.25
Principal 5/1/2027	600,000.00
TOTAL EXPENDITURES	<u>\$ 1,267,712.50</u>
Funds Available for 11/1 Payment	<u>326,356.25</u>
Interest 11/01/2027	326,356.25

**University Park Recreation District
FY 2027 Proposed Capital Irrigation Budget**

	FY 2027 Proposed Budget
REVENUES:	
Series 2024 Note Special Assessments	\$ 5,000,000.00
TOTAL REVENUES	\$ 5,000,000.00
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EXPENDITURES:	
Series 2024 Note due 8/11/2027	\$ 5,000,000.00
TOTAL EXPENDITURES	\$ 5,000,000.00
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University Park Recreation District

**Review of the Preliminary Deck
for the Town Hall Meeting**
(provided under separate cover)



University Park Recreation District

Discussion of Proposed Governance Committee Options

University Park Country Club Recreational District (UPCCRD)

Proposed Dual Advisory Structure – Outline (Revised 4-27-26)

Objective

Establish a clear, legally compliant structure that strengthens governance oversight while ensuring meaningful member input, without blurring roles or creating legal risk.

1) Governance Advisory Committee (GAC)

Role: Board-facing, governance-focused advisory body

Purpose: Provide independent recommendations on governance, policy, and long-term risk

Scope:

- Board/management roles & structure
- Governance policies (ethics, transparency, procurement)
- Financial oversight practices (including debt/bond governance)

Initial Focus: Review of governing documents and agreements to identify ambiguity, clarify authority, and strengthen governance consistency

Authority: Advisory only (no decision-making)

Compliance: Operates under Florida Sunshine Law (open meetings, notice, minutes)

Output: Formal written report, prioritized recommendations, draft policies

Reporting: Directly to Board of Supervisors

Term: 90–120 days (project-based)

2) Member Advisory Group (MAG)

Role: Management-facing, operations & experience input

Purpose: Provide structured feedback from homeowners and members

Scope:

- Member experience (amenities, services, communication)
- Operational input (usage, scheduling, access)

Authority: Advisory to management only

Compliance Position: Not subject to Sunshine if strictly operational

Output: Informal feedback summaries to management

Reporting: Park Boulevard Management

Membership: Broad, representative community mix (Country Club members)

Term: 1-3 year terms (TBD)

Considerations

Critical Safeguard: Structural Firewall

- No overlap in membership between GAC and MAG
- No joint meetings or shared deliberations
- MAG does not review contracts or governance matters
- MAG does not provide recommendations directly to the Board
- GAC operates independently and publicly

How the Model Works

1. MAG gathers member input → provides operational feedback to management (PBM)
2. Management summarizes themes (no recommendations)
3. GAC evaluates governance implications in Sunshine-compliant setting
4. Board deliberates and decides

Benefits to UPCCRD

- Legally defensible structure aligned with Florida requirements
- Improved governance quality and risk awareness
- Clear separation of roles (oversight vs. operations)
- Meaningful member engagement without politicizing decisions
- Enhanced transparency and credibility

Next Steps

Board Action Requested

- Approval of dual-structure concept
- Authorization to draft proposed Charters for BoS review (GAC & MAG)
- Direction on implementation timeline (TBD)



University Park Recreation District

Discussion of Fitness Center Upgrade