

MINUTES OF MEETING

UNIVERSITY PARK RECREATION DISTRICT FINANCE COMMITTEE MEETING

Monday, March 16, 2026

3:00 pm

Business Offices

8301 The Park Boulevard, University Park, FL 34201

Finance Committee Members present:

Richard Crouch	Chair
Cathie Schaffer	Vice-chair
Alan Port	Secretary
Tony Crisafio	Member
Craig Dwight	Member

Also, present in person or via Zoom:

Steve Swanson	Treasurer – University Park Recreation District
John Fetsick	General Manager – University Park Country Club
Paul Fay	Controller – University Park Country Club
Sydney Johnson	Communications Director – University Park Country Club

Various members of the public

FIRST ORDER OF BUSINESS

Organizational Matters:

Call to Order, Roll Call, Pledge of Allegiance

Mr. Crouch called the meeting to order at approximately 3:00 PM. Roll call was conducted, and a quorum was confirmed. The Committee then stood and recited the Pledge of Allegiance.

Public Comments

Mr. Steve Ludmerer provided comments regarding the proposed Capital Expenditure Approval Process. He suggested consideration of increasing the capitalization threshold from \$2,500 to \$5,000, including the Treasurer in department review communications, and distinguishing replacement of existing facilities from new or expanded facilities in capital presentations. Mr. Ludmerer also commented on financing flexibility within an enterprise

fund framework and clarified that any borrowing entity would likely need to be the District and/or enterprise fund rather than a specific amenity being the country club.

There being no further public comments, the public comment period was closed.

SECOND ORDER OF BUSINESS

Administrative Matters: CONSIDERATION OF MINUTES

Mr. Crouch referenced the February 18, 2026 Finance Committee Meeting Minutes and the March 2, 2026 Joint Finance Committee and Strategic Planning Committee Workshop Minutes.

A clarification was noted for the March 2 workshop minutes to reflect that the benchmarking figures presented were unadjusted and that direct comparisons to benchmarks without adjustment were not entirely appropriate.

On MOTION by Mr. Port, seconded by Mr. Crisafio, with all in favor, approval of the February 18, 2026 Finance Committee Meeting Minutes and the March 2, 2026 Joint Workshop Minutes, as clarified, was approved.

THIRD ORDER OF BUSINESS

REVIEW OF CAPITAL EXPENDITURE APPROVAL PROCESS

Mr. Fay reviewed the revised Capital Expenditure Approval Process and explained that the document had been updated to reflect prior Committee feedback.

Discussion included increasing the capitalization threshold from \$2,500 to \$5,000, requiring Board approval for capital expenditures that exceed the authorized budgeted amount by more than 20 percent, reporting project variances to the Committee and Board upon completion, and removing the emergency capital section. Committee members also discussed revisions to improve clarity in certain language and to better identify funding sources.

Management indicated it was comfortable with the revised \$5,000 capitalization threshold and noted that items in the \$2,500 to \$5,000 range would still be internally reviewed to ensure no significant assets were overlooked.

On MOTION by Mr. Crouch, seconded by Ms. Schaffer, with all in favor, the Capital Expenditure Approval Process was approved, as revised and discussed, including an increase in the capitalization threshold to \$5,000.

Mr. Fay stated he would update the document and present it to the committee at a future meeting.

FOURTH ORDER OF BUSINESS

Staff Reports:

REVIEW OF FEBRUARY FINANCIAL SUMMARY

Mr. Fay reviewed the February 2026 financial summary and reported that year-to-date total revenues were favorable to budget, while operating expenses were also favorable, resulting in a positive net operating surplus variance of approximately \$268,000.

Mr. Fay noted favorable performance in golf operations, including outside rounds and merchandise sales, as well as favorable dining variances related to cost of goods sold and payroll. He also reported a favorable variance in general and administrative expenses.

Discussion followed regarding the District's cash position compared to the prior year, including the impact of amounts advanced to the irrigation fund. It was noted that if bond proceeds do not materialize, available cash would be materially reduced.

Mr. Fay also reviewed the revised membership report format, which now reflects activity on a calendar-year basis and includes additions, resignations, conversions, and net changes. Committee members expressed support for the revised presentation format.

Mr. Fetsick also reviewed recently approved initiation fee increases adopted by the Board of Supervisors and clarified implementation dates and grandfathering of certain waitlisted applicants.

The Committee also discussed simplifying the sources and uses schedule to separate major projects over \$250,000 and more clearly break out current-year sources such as initiation fees, capital income, and outside golf.

No formal action was taken.

FIFTH ORDER OF BUSINESS

Business Matters:

RECOMMENDATION REGARDING CURRENT IRRIGATION FINANCING NOTE

Mr. Crouch reviewed the status of the current irrigation financing note and summarized recent discussions with bond counsel and the District's financial advisor. He explained that repayment of the note could only be made from bond proceeds or from the related non-ad valorem assessments.

Mr. Crouch stated that while a two-year extension of the note may be possible, such an extension would result in approximately \$500,000 in additional interest expense. He further

noted that any long-term financing beyond five years would likely require a new referendum and bond validation process.

The Committee discussed whether to recommend extending the note in the event bond proceeds are not available in time to meet the tax roll deadline. Committee members expressed concern regarding the additional interest cost associated with an extension and the lack of certainty that a new referendum process would avoid similar legal challenges.

On MOTION by Mr. Crouch, seconded by Mr. Port, with all in favor, the Committee recommended that if bond proceeds are not available by the tax roll deadline, the Board proceed with assessment rather than extend the current note.

The Committee also expressed that it did not recommend initiating a new referendum and bond validation process at this time.

SIXTH ORDER OF BUSINESS

REVIEW OF FINANCING ALTERNATIVES SUMMARY

Mr. Crouch continued the discussion regarding financing alternatives if bond proceeds are not available for the broader capital improvement plan.

Three options were reviewed:

- A non-ad valorem assessment phased according to projected project cash flow over a three- to four-year period;
- A one-time assessment for the full project amount;
- Successive short-term financing or term-loan style borrowing over five years.

The Committee discussed the relative advantages and disadvantages of each option. Members generally agreed that successive short-term borrowing would be the least practical due to cost and complexity.

The Committee also discussed the benefits and drawbacks of a phased assessment versus a one-time assessment, including the impact on residents and the overall administrative approach.

Mr. Fetsick suggested that if a one-time assessment were considered, the District could explore whether a financial institution such as Regions Bank may be willing to offer financing options directly to residents.

Committee consensus favored the phased assessment approach tied to cash flow as the most sensible option at this time, while acknowledging that a one-time assessment remained a viable alternative.

Mr. Crouch and Mr. Fay stated they would prepare an advantages and disadvantages summary for presentation to the Board on March 31, 2026.

SEVENTH ORDER OF BUSINESS

**REVIEW OF FRONT NINE
MAINTENANCE / CAPITAL
PROJECT SCOPE**

The Committee reviewed the proposed Front Nine maintenance and capital project scope, including several high-priority improvements that could proceed without a full closure of the front nine.

Discussion included bulkhead replacement at Hole No. 5, drainage improvements, cart path and curb repairs, tree replacement, and landscape enhancements. The total estimated cost of these projects was approximately \$400,000.

Mr. Fetsick also reviewed the condition of the boardwalk area in front of the Varsity Club and stated that the Board supported moving forward with improvements, but requested that management explore alternatives beyond a like-for-like wood replacement. He noted that possible alternatives may include composite materials and a broader design approach that could better integrate the space as an outdoor extension of the Varsity Club. Estimated cost for the boardwalk work was discussed in the range of approximately \$150,000 to \$200,000.

On MOTION by Mr. Crouch, seconded by Mr. Crisafio, the Committee recommended that the RD Board of Supervisors approve approximately \$600,000 in capital expenditures, consisting of approximately \$400,000 for Front Nine projects and approximately \$150,000 to \$200,000 for boardwalk replacement or renovation.

Upon a vote, the motion passed 4-1.

EIGHTH ORDER OF BUSINESS

**CONTINUED DISCUSSION OF
CAPITAL INCOME OPTIONS AND
RESERVE REQUIREMENTS**

Ms. Schaffer presented additional analysis regarding capital income options, including transfer fee scenarios and capital dues increase models.

Discussion focused primarily on a potential transfer fee to be imposed in connection with property sales within the community. Various scenarios were reviewed, including 0.5 percent, 0.75 percent, 1 percent, and 2 percent structures, based on recent sales activity. Committee members generally expressed strong support for continuing to evaluate the transfer fee concept as a potential long-term capital funding source.

The Committee discussed whether the fee should be designated to the buyer or seller or left to negotiation between the parties, and whether a flat percentage would be preferable

to a tiered structure. Legal authority, comparable community practices, and implementation considerations were also discussed.

Committee direction was given for continued research and coordination with appropriate legal counsel and outside contacts regarding the implementation process and comparable transfer fee structures used elsewhere.

The Committee also reviewed scenarios for increasing capital dues across membership categories. It was the consensus of the Committee to defer further consideration of capital dues increases until there is more clarity regarding the bond situation, assessments, and broader capital funding strategy.

No formal action was taken.

NINTH ORDER OF BUSINESS

DISCUSSION OF BANKING RELATIONSHIP OPPORTUNITIES

Mr. Dwight led a discussion regarding banking relationship opportunities, including a purchasing card program, a revolving line of credit, and a non-revolving line of credit for equipment purchases.

The Committee discussed the potential benefit of establishing broader banking services to support operating liquidity, purchasing controls, emergency reserves, and equipment financing. It was also suggested that maintaining more than one banking relationship could provide both risk management and competitive leverage.

Mr. Fetsick reported that management had begun discussions with Regions Bank and that the bank had expressed strong interest in providing banking and credit services. It was also noted that the HOA may have an interest in participating in a broader banking relationship discussion.

No formal action was taken.

TENTH ORDER OF BUSINESS

CONTINUED DISCUSSION OF COST OF OWNERSHIP ANALYSIS

Mr. Crisafio presented an updated analysis comparing University Park with other communities based on homeownership costs, taxes, fees, and amenities.

Discussion followed regarding the challenges of comparing communities with differing amenity packages, HOA structures, non-ad valorem assessments, and included services. Committee members generally agreed that the analysis supported the conclusion that University Park's overall costs are not materially out of line with comparable communities.

Committee members discussed the need to simplify the presentation for broader community use and to gather more detailed HOA-related information directly from contacts within comparable communities.

Mr. Crisafio agreed to continue refining the analysis and prepare a list of questions for Committee members to use in gathering additional comparison information.

No formal action was taken.

ELEVENTH ORDER OF BUSINESS

**BUDGET WORKSHOP
SCHEDULING**

The Committee discussed scheduling a budget workshop to review the proposed Fiscal Year 2027 operating and capital budgets.

Consensus was reached to hold the budget workshop on April 9, 2026, at 2:00 p.m., with in-person attendance and a Zoom option available.

It was noted that the workshop would be used to review the proposed budgets and related presentation materials in advance of the Committee’s recommendation to the Board.

Next Meeting Scheduled

Date	Meeting Type	Time	Location	Note
April 9, 2026	Finance Committee Workshop	2:00 PM	Business Offices	In person or by Zoom

Committee Member Comments & Requests:

Mr. Swanson and other participants also offered comments related to community comparisons, the complexity of HOA cost comparisons across neighborhoods, and the importance of presenting conclusions in a clear and simplified manner for residents.

Committee discussion also emphasized the need for practical and understandable communication regarding future capital funding options and the District’s competitive position relative to comparable communities.

Public Comment:

Mr. Ludmerer provided comments regarding transfer fee authority, capitalization thresholds, the structure of capital presentations, and financing flexibility within an enterprise fund framework.

Adjournment

There being no further business to come before the Committee, the meeting was adjourned at 5:25 PM.