MINUTES OF MEETING

UNIVERSITY PARK RECREATION DISTRICT BOARD OF SUPERVISORS' MEETING
Tuesday, April 28, 2026
2:00 p.m.
Business Offices
8301 The Park Boulevard, University Park, FL 34201

Board Members present in person or via phone:

Steve Heitzner	Chairperson	(via Zoom)
Scott Huebner	2nd Vice Chairperson	
Gregory Selep	Board Secretary	
Steve Swanson	Treasurer	

Also, Present in person or via phone:

Vivian Carvalho	District Manager – PFM Management Services LLC	
Kwame Jackson	ADM - PFM Management Services LLC	(via Zoom)
John Fetsick	General Manager - Country Club	
Marisa Powers	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 2:00 p.m. by Mr. Jackson. Those in attendance are outlined above.

The Pledge of Allegiance was recited.

Public Comments

Mr. Underwood noted two items that were not on the agenda, the selection of a new Board member and the continued litigation with Mr. Matt.

Ms. Szymaniaa commented regarding the election process for a new Board member and noted the public vote should be the determining factor. She also noted she sent an email to the Board but did not see it included in the Correspondence Summary. She noted it was regarding an email from Mr. Fetsick. It was noted that Ms. Szymaniaa's email from April 15th, 2026, was included in the Correspondence Summary.

A resident commented regarding the Board's intentions and trying to negotiate a settlement for the current litigation.

A resident commented regarding updating the Fitness Center. He noted an aesthetic upgrade would help clean up the Center. Mr. Fetsick noted this is a Board decision.

Mr. Heitzner commented regarding the vacant Board Seat. He noted this topic will be discussed at the May 8, 2026, Board meeting. He recommended that the position be opened to residents until Monday, at noon, for submission. The Board agreed. Sydney will draft the email blast for review.

There were no further public comments at this time.

SECOND ORDER OF BUSINESS **Administrative Matters**

Consideration of Minutes of the March 31, 2026, Board of Supervisors' Meeting

The Board reviewed the minutes.

It was noted there was a correction on the first page regarding the meeting length. The meeting minutes should include that the meetings should be "no" longer than two hours.

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 Minutes of the March 31, 2026, Board of Supervisors' Meeting, with the noted amendment.

Public Records Request Summary List

The Board reviewed the Public Records Request Summary List.

Ms. Carvalho noted there is one outstanding records request by a law firm. A deposit is forthcoming in order to fulfill the request.

No action was required.

Correspondence Summary List

The Board reviewed the Correspondence Summary List. It was noted this will be included on the District's website.

No action was required.

THIRD ORDER OF BUSINESS **<u>Staff Report Matters</u>**

District Counsel

Ms. Powers noted the Attorney/Client Session SHADE meeting will be taking place on May 5, 2026, at 9:00 a.m., which will be approximately 60 minutes. It will be held at the current location and is at the request of District Counsel. The meeting is limited in attendance to District Counsel, the District Manager, the Board of Supervisors, and a court reporter. This meeting will include discussion regarding settlement negotiations and strategy sessions regarding litigation expenditure.

Mr. Selep requested an update on request for possible litigation against bond counsel. Ms. Powers will follow up.

Mr. Selep noted a resident, Mr. Pat Thompson, emailed a request on where the lawsuit documentation is available. Ms. Powers noted it is public record and available on the Manatee County Clerk of Courts website and the appeal would be listed on the Supreme Court website. Ms. Carvalho noted any questions can be sent to District Management.

There was brief discussion regarding litigation against the bond attorney. It was noted it was only an inquiry to District Counsel.

District Manager

No report.

Club Management

No report.

Committee Reports

a. **Finance**

No report.

b. Strategic Planning

Mr. Fetsick noted the contract for Strategic Club Solutions has been reviewed by District Counsel and all changes have been accepted by the vendor. A meeting is taking place via phone on Friday, and they will attend the next Strategic Planning Committee on May 13, 2026.

Ms. Loundy noted that she met with Sydney to create an RD advantages document. She also noted the Committee would like more input from the Board regarding agenda items.

FOURTH ORDER OF BUSINESS **Business Matters**

Update of Town Hall Meeting Location Venue and Scheduling Date

Mr. Selep provided a draft agenda for the Town Hall meeting to the Board.

The Board reviewed the draft agenda.

There was discussion on the timeline to hold the Town Hall meeting and including the kitchen within the budget. It was noted if the kitchen is going to be in the budget, an assessment would need to be included. The budget can always be decreased but cannot be increased.

Ms. Carvalho noted the proposed budget will be approved on May 8, 2026. The statutory requirement to approve the proposed budget is June 15, 2026.

There was brief discussion regarding resident input on the kitchen and budget. It was noted the Town Hall meeting date needs to be confirmed.

There was discussion regarding scheduling the Town Hall meeting and a date to approve the proposed budget. It was noted the kitchen project can always be removed from the budget. The Board agreed to hold a Town Hall meeting on May 12, 2026, at 2:00 p.m., and to approve the proposed budget on June 2, 2026. Mr. Fetsick will follow up with the church for rental. It was noted the Lakeside Room can be a backup location.

There was brief discussion regarding the kitchen assessment methodology. Ms. Carvalho noted the final budget is approved no later than September 15th, and the methodology will be approved at that time. The Board agreed that the methodology for the kitchen assessments will be consistent with the 2019 Bonds and existing 2024 Note.

Mr. Crouch will provide his Town Hall information slides to Mr. Selep by May 4, 2026. Mr. Selep will provide the Town Hall kitchen information slides to District Management for distribution to the Board. Any changes can be sent to Ms. Carvalho.

Update of Boardwalk Project

Mr. Fetsick noted the architect will be providing a few options for Board review.

This item was deferred until the May 8, 2026, meeting.

Update of Proposed FY 2027 Budgets

- **Operating Budget (Enterprise Fund)**
- **Capital Budget (Enterprise Fund)**
- **General Fund**
- **Debt Service**
- **Capital Irrigation Fund**

Mr. Fetsick gave an overview of the proposed FY 2027 budgets and the process of budget creation. It was noted that Mr. Fetsick and Mr. Crouch will be meeting with each Board member individually to review the budget. It was noted the Finance Committee recommends approval of the proposed budgets.

Mr. Crouch did not recommend reviewing the budget at the Town Hall meeting, but only a Financial Summary.

There was brief discussion regarding a temporary kitchen budget and construction interruption timeline. Mr. Fetsick noted there is not enough information yet to make financial decisions regarding this topic.

Mr. Huebner noted there is an increase in revenue and expenses each year. In the last two budget years, the increase in expenses exceeded the increase in budget.

There was discussion regarding revenue versus expenses. It was noted the only way to increase the revenue is to increase the dues. The expenses can be reviewed line by line to see if any adjustments can be made. Mr. Fetsick noted this is a Finance Committee project.

Mr. Fetsick noted the Club tries to be conservative with increasing dues.

There was discussion regarding what the dues cover. It was noted the last variable in the budget is the dues.

FIFTH ORDER OF BUSINESS **District Financial Matters**

Ratification of Payment Authorization Nos. 159 & 160

Mr. Fetsick gave an overview of the payment authorizations.

The Board reviewed the payment authorizations.

ON MOTION by Mr. Selep, second by Mr. Swanson, with all in favor, the Board of Supervisors for the University Park Recreation District ratified Payment Authorization Nos. 159 and 160.

There was discussion regarding the costs associated with District Counsel. Mr. Swanson requested that the District Counsel costs be tracked throughout the year to compare against the budget. It was noted this is a variable cost.

Ms. Carvalho noted this would be a Governance Committee topic. It was noted there are certain items that are redacted due to the litigation.

Mr. Swanson recommended putting policies and procedures in place that notes a Board liaison who can contact District Counsel. This could eliminate some of the expenses.

Supervisor Requests & Future Agenda Items

The upcoming workshops and meetings were noted.

Date	Meeting Type	Time	Location
May 5, 2026	Special Board of Supervisors' Meeting and Attorney/Client Session	9:00 AM	University Park Business Offices
May 8, 2026	Board of Supervisors' Meeting	2:00PM	University Park Business Offices
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

Mr. Selep requested input on scheduling a joint communication meeting with the HOA and

Sydney, and a joint Town Hall meeting with the HOA. These could take place in the fall. He also requested input regarding the RD information that is placed in the up-to-date newsletter.

Mr. Huebner commented regarding the Governance Committee. He noted they should follow the Florida Sunshine laws. He provided a handout for Board review. This topic will be included on the next meeting's agenda.

There was brief discussion regarding the Fitness Center upgrades. Mr. Fetsick noted there is flexibility in the budget to complete the upgrades with Board approval. Mr. Selep recommended getting proposals. It was recommended to have reusable upgrades or upgrades that can be repurposed.

There were no further Supervisor requests at this time.

SIXTH ORDER OF BUSINESS **Adjournment**

There was no further business to discuss.

ON MOTION by Mr. Huebner, second by Mr. Selep, with all in favor, the April 28, 2026, Board of Supervisors Meeting for the University Park Recreation District was adjourned at 3:22 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson