

From: Dean Matt <muchodeanaero@aol.com>
Sent: Monday, May 18, 2026 11:54 AM
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Subject: Proposed ADVANTAGES of a Recreation District Informational Communication

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Why is this proposed informational piece only focusing on ADVANTAGES of a Recreation District.

This rose-colored glasses perspective is a disservice to the community and ALL residents.

You're all aware that there are many disadvantages. These disadvantages (increased legal and administrative costs; Supervisors needing to act as with the standard duty of care and as fiduciaries like all other Public Official; severe legal and financial consequences for residents should rogue employees and officials purposefully circumvent the rule of law, etc.; the expense and administrative cumbersomeness of being a RD; the ability to attempt to use bond funding as a crutch/substitute for required financial due diligence as required to protect the financial interests of all residents and the community, and as such, enabling the substantial overpayment for assets acquired as was done by paying about \$22 mm (and counting) for assets appraised at \$6.2 mm; and much more) may exceed the Advantages. But the residents (and you !) won't be aware of this potentiality if you only report on advantages.

This reminds me of UPRD constantly saying "we need to be competitive" and "capital plan will enhance property values" with no consideration, analysis, due diligence or discussion of the other side of the equation: the impact of debt on our properties. Just spending money doesn't mean UPRD and its residents' properties will be better off than the debt burden or assessment imposed.

Such an analysis would most certainly conclude that WE CAN'T AFFORD EVERYTHING in the capital plan.

Ignoring this analysis means you haven't complied with required contractual obligations to do so, haven't acted as fiduciaries by circumventing such obligations, and have not done the required due diligence. All of which sets UPRD up for additional legal challenges (that I intend to file.)

You should all know this by now but discussions with SCS did not indicate they will be considering the debt burden from the significant above market value purchase of this fixer upper in 2019 nor the proposed assessments for any additional projects. Without looking at both sides of the equation means we haven't learned from the significant mistakes at turnover and are blindly headed down that path again.

I wish I could run a business, as you are, where you simply ignore the cost of capital and just get giddy over the prospect of providing new "stuff."

The world doesn't work that way.

The fear is that just writing about ADVANTAGES is nothing more than propaganda and UPRD has a history of only looking at information that helps sell their agenda rather than looking at all sides (pros and cons) of various issues like we do at the Finance and Legal Issues Club to make sure conclusions and strategy that is developed is based on financial and legal rigor and not the emotions of, say, The Three Amigos.

The referendum Town Halls and FACT FOCUS letters were one sided: filled with propaganda from which UPRD purposefully failed to inform the community regarding all relevant information. Worse yet, some of UPRD's information provided were outright lies and other information was omitted altogether.

I hope that UPRD has learned from its actions over the past two years that propaganda (and defamation and censorship, etc) is a poor substitute for providing residents AND, MORE IMPORTANTLY, ALL SUPERVISORS AND COMMITTEE MEMBERS with accurate, well-rounded information.

My recommendation is to shelve the proposed puff piece unless it contains both Advantages as well as Disadvantages of being an RD. It doing so is disingenuous and is a disservice to all residents.

Going forward, the Governance Committee should review and approve all presentations and information circulated to the residents. In the absence of an established Governance Committee at this time, I will be happy to help review any proposed publication to be sure it gives residents fair and balanced information from which they can form their opinions.

Or, UPRD can continue as planned in publishing propaganda, as is UPRD's current business model.

I hope the Board wants to change the trajectory and business practices of the Dickson Administration.

11:01





Recapping The La...

\$345K favorable to budget.

- **Finance Committee**
 - Continuing detailed budget review and preparation of a formal recommendation to the Board.
- **Strategic Planning Committee**
 - Meeting with Strategic Club Solutions scheduled for May 13, 2026.
 - Continuing work on an “Advantages of a Recreation District” informational piece.
 - Greg Selep agreed to serve as the temporary UPRD Board liaison on the committee.
- **Boardwalk Project**
 - Renderings will be circulated to

the Board.

- Project costs are currently higher than originally budgeted.
- Discussion included potentially phasing the project to spread costs over time.



Review



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The 48-48 Pickleball Challenge:

https://url.us.mimecastprotect.com/s/GybhCG6VWGtAPD8OCKf4UB2oa_?domain=mucho-dean-aero.com

Gone To Pot book:

<https://url.us.mimecastprotect.com/s/ZlpOCJ69WltK26nAtGhoUvDYks?domain=gonetopotbook.com>

GolfGearGolf Accessories:

https://url.us.mimecastprotect.com/s/Hsw-CKrV9MH4YX1MU3i4U5_RE3?domain=golfgear.golf