MINUTES OF MEETING

UNIVERSITY PARK RECREATION DISTRICT TOWN HALL MEETING
Tuesday, June 9, 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
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)
Michael Beaumier	Osprey Consulting
Chris Gallagher	Hoyt Architects
Paul Guillaume	Professional Restaurants Inc. Design & Equipment

Various Audience Members in-person and via Zoom

FIRST ORDER OF BUSINESS **Welcome – Steve Heitzner**

Mr. Heitzner opened the Town Hall Meeting and reviewed the agenda topics.

Mr. Heitzner gave an overview of the current kitchen and the reasons for the proposed kitchen project.

It was noted it has been two years, and the District is still waiting for a decision from the Supreme Court. Therefore, additional funding options are being investigated. Mr. Heitzner noted possible settlement options are also being discussed with the litigant.

Mr. Heitzner noted inflation has changed the cost of the kitchen project and a strategic planning consultant has been hired to help navigate strategic and financial planning for ongoing operations.

It was noted the bond is the cheapest form of financing, followed by assessments.

Once all topics have been presented, there will be a Question-and-Answer session fielded by District Management. If questions are not answered, responses will be sent out to residents following the meeting.

Mr. Heitzner introduced those in the room.

SECOND ORDER OF BUSINESS — **Financial Summary – Steve Swanson and Dick Crouch**

Mr. Swanson thanked Mr. Crouch, Mr. Fay, and the Finance Committee, for their research and guidance.

Mr. Crouch reviewed statistics on net operating surplus, operating cash and investments, capital cash and investments, and membership. These were summarized under Key Performance Indicators.

THIRD ORDER OF BUSINESS — **Kitchen Renovation Update - Steve Heitzner and Kitchen Advisory Team**

Mr. Heitzner gave an overview of the Kitchen Project Advisory Team and the experts involved in the design thus far.

Mr. Heitzner reviewed the issues with the current kitchen space and design and how these issues impact members and staff. It was noted the current kitchen is 3,538 square feet with cold storage being 349 square feet and dry storage being 813 square feet.

Mr. Gallagher reviewed the proposed kitchen design. It was noted the new kitchen would be 6,190 square feet with cold storage being 773 square feet and dry storage being 1,554 square feet.

Mr. Heitzner noted the strategic location of the Chef's Office.

Mr. Gallagher noted the proposed kitchen design provides a breakroom and staff restroom.

Mr. Heitzner provided a kitchen space comparison and noted the proposed kitchen design will allow for more efficient meal service during large scale events as well as increased capacity and improved food quality. The staff will be able to have a safer, less congested work environment and more consistent execution and attainable service.

It was noted the design answers all the key issues with the current kitchen.

Mr. Heitzner gave an overview of the kitchen renovation plan budget and the inflation impact. It was noted that the 2026 current plan kitchen budget is $5,800,000.00.

FOURTH ORDER OF BUSINESS **Review Funding Possibilities – Steve Swanson**

Mr. Swanson gave an overview of the kitchen funding possibilities, including the bond and assessments. It was noted the bond would need to be approved prior to August 1. If the bond is not released by August 1, homeowners will have to be assessed for the irrigation 2024 Note and tentatively the kitchen project.

It was noted the kitchen renovation work would begin in 2027.

FIFTH ORDER OF BUSINESS **Questions and Answers**

Mr. Jackson gave an overview of the question-and-answer process via Zoom chat.

In answering questions from the audience, it was noted the Club would not close during renovations, only modified via a temporary kitchen. Dining spaces will be converted to still serve during the process. The construction will take about 12 months.

It was noted the square footage, and cost of the proposed kitchen is included in the slide presentation, which will be sent out to residents.

The average assessment for the kitchen project and irrigation note would be broken down via a methodology related to 50% fixed and 50% based on the market value of the home. Mr. Crouch noted the kitchen is approximately $6 million dollars and the irrigation note is approximately $5 million dollars. There are 1,200 homes in the District, which is approximately $8,000.00 to $9,000.00 per home.

It was noted the total cost of the proposed kitchen design allows for overruns.

A resident commented regarding the inadequacy of the front entrance member restrooms. It was noted that has been discussed but is not included in the current scope of work.

It was noted non-resident members will not be assessed, but options are being researched by the Finance Committee to have them contribute as well.

Mr. Crouch gave an overview of other tentative borrowing options and noted that the bond or a referendum are the best choices.

Mr. Crouch noted that no funds would be taken from the existing reserves to fund the kitchen project.

A resident commented regarding the current kitchen being adequate and recommended just replacing items as needed. They also commented regarding the assessment methodology.

Ms. Carvalho noted the assessment methodology would be done just as it was previously.

A resident commented regarding the bond and assessments. It was noted the District is getting approximately 5% for the municipal bond rate.

It was noted that grandfathered non-members who are lot owners will still be paying the assessments. It will be applied to all residents on the tax roll.

A resident commented regarding the cost of the kitchen project from 2022 to 2026. A resident noted the kitchen project cost escalation is included in the slides.

It was noted District Counsel will answer any questions related to the litigation and Supreme Court decision.

A resident commented regarding the cost noted in the 2024 referendum. It was noted that the original bond was in 2019.

Mr. Swanson gave a brief overview of the funding possibilities again.

Mr. Jackson noted that each home will be assessed, not each resident.

A resident commented regarding membership and the Club. Mr. Heitzner gave an overview of membership and initiation fees. Mr. Crouch noted the Finance Committee is reviewing the membership options.

A resident commented regarding increasing capital dues and alternative means of assessing. It was noted the Board is looking at all options.

It was noted that the kitchen is in the schematic design process and has not been competitively bid for construction.

There was brief discussion regarding the impact on other capital improvement projects, such as the fitness center.

There was discussion regarding how the Board will proceed if the bond is not approved by August 1. Mr. Crouch gave an overview of the cost of note extension.

SIXTH ORDER OF BUSINESS **Adjournment**

Mr. Heitzner thanked the presenters and everyone in attendance. The Town Hall was adjourned.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson