
From: muchodeanaero@aol.com <muchodeanaero@aol.com>
Sent: Thursday, July 2, 2026 8:38 PM
To: University Park Community Association, Inc. <pbm@upcai-fl.com>; David M. <krumpetcove@gmail.com>; Bob Wood <midlandmich@hotmail.com>; Tom Christopher <chris67ta@gmail.com>; Janette Gatesy <jsgatesy@aol.com>; Bob Grady <bobcat8120@gmail.com>; Bill Lockhorn <lockhorn1@comcast.net>; Board Director Peggy Lowndes <plownds@comcast.net>; Lars Lundholm <lars-a.lundholm@hotmail.com>; Pat Thompson <pat.jc.thompson@gmail.com>
Cc: Vivian Carvalho <carvalhov@pfm.com>; Steve Heitzner <steve.heizner@universityparkrd.com>; Scott Huebner <scott.huebner@universityparkrd.com>; Greg Selep <greg.selep@universityparkrd.com>; Steve Swanson <steve.swanson4@universityparkrd.com>
Subject: Re: Important information from PBM Board!

ALERT: This message is from an external source.**BE CAUTIOUS** before clicking any link or attachment

I don't understand this word salad of an explanation that you sent. Are you saying that recent changes were due to reflecting on condominium laws and such instead of recognizing the long overdue OBLIGATION AND DUTY to terminate GM Fetsick?

Why don't you mention who sits on the PBM Management Committee? How can one can volunteer to serve on the PBM Board? How are those interested evaluated/selected? By Who? Do you have to "know someone?" Or, as we suspect, are Management Committee candidates selected by some sort of secretive ballot to which the general residency of UPRD is not considered?

How was David Murphy selected to replace failed politician Sally Dickson on the Management Committee? Did PBM or UPCA consider the optics of how this would be accepted by the general residency of UPRD? Did it care? Is PBM interested in protecting the GM or in getting the most qualified people to fill these seats? Afterall, Murphy's lies that UPRD was in compliance with the Charter Requirement for having a 5 Year plan (when it had none) should be disqualifying. Don't cha think?

Again: Murphy attempted to defraud UPRD residents by purporting that an unapproved document proved compliance with a REQUIRED Charter obligation while attempting to saddle UPRD residents with \$44 mm of debt.

Wake up call: This is FRAUD. Yet...you all selected him to fill in for Dickson's open seat (which was open also because of FRAUD - i.e., her conflict for serving on the UPRD Board and the Board of UPRD's vendor.

Who and how was Murphy chosen for this position? Do you have any qualifications or just pick whatever failed politician is available and recommended by Dickson? Don't you have any minimum qualifications or concerns like keeping UPCA and RESIDENTS out of legal jeopardy?

Is PBM controlled by the Kabul of Residents known as the UPRD 167?

Mark Criden	Bob Wood	Barbara Brooks
Laurie Criden	Deborah Van Brunt	Peter Brooks
Paul Charlesworth	John Whyte	Beth Bertsch
Larry Slavin	Jeff Ingalls	Elaine Kulbako
Leslie Slavin	Kelly Ingalls	David Cohen
Dale Otterman	David Murphy	Janis Cohen
Steve Ludmerer	Ike Koziol	Michael Gray
Fran Dratch	Judith Koziol	Daniela Soiman
Barbara Romig	Bonita Ganot	Jory Berkwits
Rod Romig	Harvey Ganot	Nancy Fairchild
Vin Beni	Dr. Richard Tennenbaum	David Van Brunt
Michele Beni	Linda Tennenbaum	Barbara Newman

Janette Gatesy

Jack Gatesy

Robert Heller

Debbie Heller

Rick Victor

Marlyn Victor

Fred Snyder

Gail Snyder

Therese Guest

Janet Higbie

Nate Higbie

Rezso Kempl

Pat Kempl

Sandy Kravitz

Gary Kravitz

Chuck Stelter

Cindy Stelter

Marcia Sanford

John Haddock

Teresa Haddock

Dale Kowalyk

Barbara Kowalyk

Cathy O'Connor

Don O'Connor

Kurt Stiefvater

Linda Walsh

Murray Kaftan

Nan Kaftan

Spencer Goodson

Mary Goodson

Leslie Timme

Rich Timme

Rebecca Amoroso

Robert Amoroso

Jerry Gray

Penny Gray

Susan Goren

Joel Goren

Ron Hyatt

Ruthy Hyatt

Marc Loundy

Patty Brandy

Jerry Brandy

Rachel Esbenshade

Glenn Esbenshade

David Hoke

Helen Hoke

Scott Lonkart

Marisa Lonkart

Jeff Stought

David Grooms

Denise Grooms

Lawrence Newman

Eileen Cantarella

Giovanni Cantarella

Rick Martens

Karen Soloway

Jessica Bethoney

Naiff Bethoney

Bianca Yvars

David Yvars

Steve Danciutiu

Peter Dickinson

Louise Dickinson

Ted Goldberg

Brian Wides

Joan Wides

Bud Blanton

Debra Crisafio

Tony Crisafio

Art Rea

Sharon Rea

Ernie Pozzobon

Dawn Pozzobon

Jon Griffree

Jack Siegel

Shari Siegel

Dick Crouch

Steven Cerjan	Dick Hemingway	David Krombeen
Patricia Cerjan	Kathy Hemingway	Jane Krombeen
Bill Fitzgerald	Sandy Retter	Ron Albert
Bonnie Fitzgerald	Steve Downes	Jan Albert
Ken Lodge	Liz Downes	Jim Bohmbach
Joan Prikos	Harvey Gross	Guthrie Bohmbach
Jay Hollander	Muriel Gross	Michael Richker
Jill Hollander	Bill Deitemeyer	Joan Blum
Michael Levitan	Maurice FitzMaurice	Joe Conroy
Sandy Levitan	Marie Jaffee	Lisa Foster
Brian Briggs	Merrill Jaffee	Michael Foster
Debbie Briggs	Chris Martin	Jen Bauer
Rose Ballard	Vicki Kolarik	Steve Blakeman
John Ballard	Denny Kolarik	Kathy Blakeman
Pam Glazer	Desiree Brown	Cheryl Gutmann
Wesley M. Johnson, M.D.	Ted Brown	Ernie Gutmann
Nancy Johnson	Duncan Dickson	Bruce Mantia
Kindall Hudgins	Cathy Mantia	

Why didn't the PBM Management Committee **immediately** terminate GM Fetsick when they became aware of his well-documented:

- Censorship of Residents?
- Defamation of Residents? Including directing employee Sydney Johnson to collaborate with him, Dickson and residents Cantarella, Mantia, Criden, Conroy, and others in the development of a defamatory article about Dean Matt??

- Utilization of UPRD Assets to surveil certain residents and Groups?
- Non-adherence to spending authority limits?
- Lying to UPRD Board/Residents when stating that UPRD authorized the increase of D&O insurance limits?

His actions were well-documented and well-known. Yet...no action...PBM just looked the other way cementing the impression that PBM is most concerned with acting as an enabler for Fetsick and not concerned with OUR CORE VALUES, ETHICS, or the rule of law and acting as fiduciaries for ALL residents. Apparently, these actions were OK by the esteemed members of the PBM Management Committee. The PBM MANAGEMENT COMMITTEE MEMBERS who looked the other way are as irresponsible as Fetsick is.

Why didn't PBM compel Fetsick to apologize? In the absence of an apology, why didn't PBM step in to issue its own apology? (Either it didn't recognize that these actions are WRONG [which is a problem in and of itself] or it lacks the "stones" to admit to the community that they don't have the gumption to hold their employees accountable.

Shameful.

Did it not consider Fetsick's actions impact on bringing PBM and its client UPRD to litigation? Are PBM's current Management Committee Members competent in keeping UPRD out of legal jeopardy (as Directors of most corporations are required to do)? Should they be replaced or should the selection criteria/processes be changed so that UPRD can be assured that its vendor is operating ethically and lawfully to keep them from being dragged into legal jeopardy by these committee members not acting as fiduciaries for their customers but, instead, acting primarily as enablers for bad behavior and actions of the GM?

I am glad that, apparently, Tom Christoher has stepped up to act as the adult in the room and wrestling control from Murphy and Wood in assuring the proper discipline of our rogue GM, while Wood and Murphy just looked the other way.

Please clean up your act and put some thought and criteria into who represents you.

I am encouraged that UPRD is considering getting a real, experienced management company in here to run this place. We've learned that inexperienced, improperly supervised/disciplined GMs is a costly endeavor. Our employees deserve a better GM and better oversight of our GM. The lack of discipline of Fetsick only emboldened his rogue actions.

Please consider removing Wood and Murphy from any further oversight of the GM role in the future. They have not demonstrated the ability to know RIGHT from WRONG and their actions have put PBM in the crosshairs of Tier II Litigation.

Some in this community have forfeited their ability to serve in leadership positions. I think you should recognize Murphy and Wood as two such individuals (remember, Wood and John Whyte censored resident Steve Nadeau from formation committee meetings when he questioned why the [unlicensed] appraiser wrote a \$6.2 mm appraisal...which was never acknowledged by Wood or Whyte...leading to the paying over \$20 mm (and counting) for assets valued at \$6.2mm.) These are the best individuals we have in this community to sit on the PBM Board?

Let's get serious about the responsibilities and obligations you have to all residents in running this place and find qualified, responsible, ethical and integral people to fill these positions.

Dean Matt

aka MuchoDeanAero

aka The Pickleball Pilot

630.248.0646

[MuchoDeanAero](#) - aviation adventures and the home of The World Record 48-48-48 Pickleball Challenge

[Golf Gear](#) - *golf accessories*

[Gone to Pot Book](#) - *cannabis industry non-fiction*

On Thursday, July 2, 2026 at 06:18:16 PM EDT, University Park Community Association, Inc. <pbm@upcai-fl.com> wrote:

University Park Community Association, Inc.

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To the owners of University Park,

Following the major condominium failures on the Florida East Coast, the state

of Florida in 2024 initiated a series of revisions to Statute 720, the Homeowners' Association Act (HOA) which governs the operation, rights, and responsibilities of HOAs in the state of Florida. The law outlines the legal framework for how these not-for-profit corporations operate, procedures, training and certification requirements for board members ensuring fairness in covenant enforcement, meetings, and financial management. These revisions continue to this date.

As a result, we began an initiative in early 2026 to thoroughly review and evaluate our compliance with these new guidelines. The fundamental document containing the majority of HOA processes and procedures in place is contained in our Operating Agreement which functions as a legal document that outlines the ownership structure, financial guidelines, and operational rules of a Limited Liability Company. PBM is a privately owned company and is not subject to sunshine laws affording us the ability to keep our review secret in an effort to not interfere or be drawn into an existing lawsuit.

The UPRD Management Contract with PBM is a separate document which covers club operations.

PBM has always been wholly owned by the University Park Community Association (UPCAI) and provides management services contracted with both the HOA and the University Park Recreation District (UPRD), our two clients. It should be noted that PBM does not make a profit and has never made a profit. It is simply a 'pass-through' property management company. All staff who work in University Park are employees of PBM. Our founding planning group structured PBM to ease compliance with statutes and increase cost efficiency for the RD and the HOA (for example, we have one payroll system, one benefit program etc.).

Both boards have every intent of working together to clear up any misunderstandings that have occurred. Once the attorneys for both entities meet with the Chairs, a joint public meeting will occur. Meanwhile the two Board Chairs have been meeting as part of a joint search committee headed by Steve Heitzner, the Chair of the UPRD Board of Supervisors. Our intention is to establish a structured communication process for work on the remaining agreements including any amendments to the Operating Agreement.

Please [click here](#) to view questions and answers for more details regarding the

upcoming changes. In short: This review effort yielded the decision to change the agreement in two ways: changes are designed to improve management to give the UPRD a stronger voice in evaluating the managers who serve them, and to clarify PBM's governance structure. The bottom line is that PBM is NOT being dissolved, eliminated, or replaced. For homeowners, the services you receive will be the same. The amended Operating Agreement improved how PBM is organized – not what PBM does.

Sincerely,

PBM

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