
----- Forwarded Message -----

From: muchodeanaero@aol.com <muchodeanaero@aol.com>

To: Vivian Carvalho <carvalhov@pfm.com>

Cc: mbarnebey@blalockwalters.com <mbarnebey@blalockwalters.com>; Marisa Powers <mpowers@blalockwalters.com>; Kwame Jackson <jacksonk@pfm.com>; [steve heitzner <steve.heizner@universityparkrd.com>](mailto:steve.heizner@universityparkrd.com); Steve Swanson <steve.swanson4@universityparkrd.com>; Greg Selep <greg.selep@universityparkrd.com>; Scott Huebner <scott.huebner@universityparkrd.com>; Kevin Hennessy <khennessy@jpfirm.com>; Jessica Rau <jrau@llw-law.com>

Sent: Thursday, May 21, 2026 at 02:01:25 PM EDT

Subject: Re: UPRD- Public Records Request Pursuant to Chapter 119, Florida Statutes ID#20, ID#23, ID#24

Thank you.

The information on Request # 24 must be incomplete:

Issue 1:

There were two deadlines: April 20 and May 4.

The email provided from Kwame was on May 5 to the Board.

Missing: There most surely would be correspondence from PFM to the Board on or around the first deadline of April 20 advising the candidates that timely submitted their resumes by Monday April 20 at noon. (Without this, how did the Board know who submitted resumes as they decided to open another submission window at the next meeting?)

Please provide this missing correspondence.

Issue 2:

I requested time stamps which your system most certainly logs when people use the portal to submit their expression of interest.

Please provide.

Thank you

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, May 21, 2026 at 11:06:20 AM EDT, Vivian Carvalho <carvalhov@pfm.com> wrote:

If you are a Board Member, please do not “reply all” per the Florida Sunshine Laws.

Good morning, Ms. Rau and Mr. Matt,

Below is the updated hyperlink that satisfy the previous records request ID#20, ID#23, and ID#24.

<https://app.box.com/s/vlpognhfp7cjccbcyt47iu6n911eb14o>

In addition to the link above here is some additional notes pertaining to Records Request ID#20:

Item 9.- David Van Brunt and Michael Gray are not subject to the public records request law.

Item 9.- Steve Swanson and Greg Selep at that point in time were not subject to the public records request law.

Item 10.- There are no records between David Murphy and these individuals outlined in item 10. Alisa Deitemeyer, Susie Schells, Ken Gray, and Elaine Kubalko are not subject to the public records request law with the exception of David Muphy which there are no records.

Item 11.- David Van Brunt is not subject to the public records request law.

Item 13.- Michael Gray is not subject to the public records request law.

In addition, attached are the original records request emails.

Please note as of today, May 21, 2026, there are no records outstanding for Mr. Matt.

Regards,

Vivian Carvalho
Senior District Manager

PFM Management Services LLC

carvalhov@pfm.com | **phone & text 407.723-5945** | **web** pfmmanagement.com [Home](#)
3501 Quadrangle Boulevard | Suite 270 | Orlando, Florida 32817



From: Vivian Carvalho

Sent: Thursday, March 12, 2026 2:43 PM

To: 'Jessica Rau' <jrau@llw-law.com>

Cc: Nicole Poot <npoot@llw-law.com>; Jennifer Bissette <jbissette@llw-law.com>; Kevin Hennessy <khennessy@llw-law.com>; mbarnebey@blalockwalters.com; Kwame Jackson <jacksonk@pfm.com>

Subject: RE: Public Records Request pursuant to Chapter 119, Florida Statutes

Good afternoon, Ms. Rau,

Per your email below and attached request, please accept this message as formal acknowledgment of the public records request by the records custodian.

We will review the request and respond accordingly.

Please note that the identification number assigned to this records request is **ID #20**, dated **March 10, 2026**. Should a deposit be required to fulfill your records request, you will be notified accordingly.

Regards,

Vivian Carvalho
Senior District Manager

PFM Group Consulting LLC
Carvalhov@pfm.com | **Phone** 407-723-5900 | **Fax** 407-723-5901 | **Web** pfm.com
3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

From: Jessica Rau <jrau@llw-law.com>
Sent: Tuesday, March 10, 2026 3:53 PM
To: Record Request <RecordRequest@pfm.com>; Vivian Carvalho <Carvalhov@pfm.com>
Cc: Nicole Poot <npoot@llw-law.com>; Jennifer Bissette <jbissette@llw-law.com>; Kevin Hennessy <khennessy@llw-law.com>; mbarnebey@blalockwalters.com
Subject: Public Records Request pursuant to Chapter 119, Florida Statutes

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

Good Afternoon –

Attached please find a Public Records Request directed to the University Park Recreation District. As stated in the attached request, prior to incurring any expenses to responsive documents please contact our office regarding the fees, and to coordinate receipt of the responsive documents. Please let us know if you need anything else at this time and confirm receipt of this request.

Thank you,

Jessica Rau | Legal Assistant to:

Nicole J. Poot, Esquire ♦ John J. Cavaliere III, Esquire ♦ Ana I. Gitli, Esquire
100 Second Avenue South, Suite 501-S | St. Petersburg, Florida 33701

jrau@llw-law.com | 727.245.0820

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The information contained in this transmission may be legally privileged and confidential. It is intended only for the use of the recipient(s) named above. If the reader of this message is not the intended recipient, you are hereby notified that you received this communication in error, and that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by reply email and delete the message and all copies of it.

Board Members, please do not “reply all” per the Florida Sunshine Laws.

Good evening, Mr. Matt,

Per your email below and request let this email serve as acknowledgement of the records request by the records custodian.

We will review and respond accordingly.

Please note that the ID# assigned to this records request is ID# 23 dated 5.5.26.

As it relates to ID#11 and ID#12 we are pending information from District Counsel before responding.

Regards,

Vivian Carvalho
Senior District Manager

PFM Management Services LLC

carvalhov@pfm.com | **phone & text 407.723-5945** | **web** pfmmanagement.com [Home](#)

3501 Quadrangle Boulevard | Suite 270 | Orlando, Florida 32817



From: muchodeanaero@aol.com <muchodeanaero@aol.com>

Sent: Sunday, May 3, 2026 2:32 PM

To: Vivian Carvalho <carvalhov@pfm.com>

Cc: Scott Huebner <scott.huebner@universityparkrd.com>; Steve Heitzner <steve.heitzner@universityparkrd.com>; greg.selep@universityparkrd.com; Steve Swanson <steve.swanson@universityparkrd.com>; Jessica Rau <jrau@llw-law.com>
Subject: Public Records Requests: One Follow-up, One New

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FIRST

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As such, we don't know if you are working on these or if I should instruct my attorney to file a Complaint for deficiencies to the 5 Day notice.

UPRD BOARD - are you supervising and providing oversight to the Public Records Custodian and District attorney or are you leaving it up to me to determine whether or not I bring this in front of a judge to determine the [in]adequacy of the Public Records Response and the judge's appetite to assess UPRD my legal fees?

We're giving you the courtesy of one last chance to reply before I instruct my attorneys to file at the end of this week.

Please advise.

SECOND

One of UPRD's assets is The Varsity Club/Card Room. Assets in these rooms are owned and maintained by UPRD.

Non-Extensive Public Records Request:

1) Please provide invoices for security cameras, audio recording equipment, and other electronic equipment and installation of said equipment currently installed in The Varsity Club and the Card Room or that has been in these UPRD areas at any time since January 1, 2020.

2) Please provide any emails, communications shared amongst Supervisors,

past and present, and/or PBM employees and or vendors regarding information/findings obtained through UPRD's or PBM employees' use of this equipment for surveillance and other monitoring activity (both lawful and unlawful) by UPRD or PBM employees of events and meetings held in The Varsity Club from January 1, 2024 to present.

Thank you

Dean Matt

aka *MuchoDeanAero*
aka *The Pickleball Pilot*
630.248.0646

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Senior District Manager

PFM Management Services LLC

carvalhov@pfm.com | **phone & text 407.723-5945** | **web** pfmmanagement.com [Home](#)
3501 Quadrangle Boulevard | Suite 270 | Orlando, Florida 32817



From: Dean Matt <muchodeanaero@aol.com>
Sent: Monday, May 4, 2026 12:03 PM
To: Vivian Carvalho <carvalhov@pfm.com>; Mark Barnebey <mbarnebey@blalockwalters.com>
Cc: Steve Heitzner <steve.heizner@universityparkrd.com>; Scott Huebner <scott.huebner@universityparkrd.com>; greg.selep@universityparkrd.com; Jessica Rau <jrau@llw-law.com>; steve.swanson4@universityparkrd.com
Subject: Public Records Request

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

This is a non-extensive request and *time is of the essence* as an acknowledgement and answer are requested BEFORE the May 8th UPRD Board Meeting:

Background:

The UPRD Board opened up TWO specific and discreet periods of time for interested residents to submit their names to the District Manager to complete the proper forms and submit their information to be considered for candidates for the Supervisor seat vacated by Supervisor Dickson after Chair Heitzner read her resignation on April 10.

Period ONE: The first period began with this notice emailed Monday April 13 at 11am and ended at noon on Monday April 20, as per the official notice to the residents:

• UPRD Board of Supervisors
Vacancy and Call for Interest

Aol/Inbox ☆



• University Park RD



Mon, Apr 13 at 11:00 AM ☆

From:
uprdmessage@univers
To:
muchodeanaero@aol.c

[View this email in your browser](#)



UNIVERSITY PARK
Recreation District

April 13, 2026

Dear Residents,

The University Park Recreation District (UPRD) wishes to inform the community that a vacancy has occurred on the Board of Supervisors following the resignation of Sally Dickson.

In accordance with District procedures, the Board of Supervisors will appoint a qualified individual to serve the remainder of the term, which ends in February 2028.

Residents who are interested in serving the community in this capacity are invited to **submit a resume and a brief statement of interest for consideration.**

Interested in Serving?

To be considered for the vacant position, please submit all materials via email to Vivian Carvalho at carvalhov@pfm.com no later than **Monday, April 20, 2026 at 12:00 PM EST.**

For your convenience, a sample message may auto-populate when the link is selected. If used, please ensure any bracketed text in the subject line or body is replaced with your relevant information prior to sending.

The Board of Supervisors will review all submissions and consider the appointment at the **April 28, 2026** Board of Supervisors Meeting.

The Board is seeking individuals who are engaged, thoughtful, and committed to supporting the continued success and stewardship of the District.

We appreciate your continued engagement and interest in the University Park Recreation District.

University Park Recreation District

PERIOD TWO: The second period began with this notice emailed Wednesday April 29 at 11am and ended at noon on Monday May 4, as per the official notice to the residents:

UR University Park RD
From: uprdmessage@universityparkrd.com
To: muchodeanaero@aol.com

Wed, Apr 29 at 11:00 AM ☆

[View this email in your browser](#)



April 29, 2026

Dear Residents,

The University Park Recreation District Board of Supervisors would like to inform the community that the deadline to submit materials for consideration for the current Board vacancy has been extended to **Monday, May 4th at 12:00 PM**.

Still Interested in Serving?

To be considered for the vacant position, please submit all materials via email to Vivian Carvalho at carvalho@cpdm.com no later than **Monday, May 4, 2026, at 12:00 PM EST**.

For your convenience, a sample message will auto-populate when the link is selected. If used, please ensure any bracketed text in the subject line or body is replaced with your relevant information prior to sending.

This appointment is to fill the remainder of the current term for Seat #3, which expires in February 2028.

The Board of Supervisors will review all submissions and consider the appointment of a new Board Supervisor at the **Friday, May 8, 2026** Board of Supervisors Meeting.

We appreciate your continued engagement and interest in the University Park Recreation District.

University Park Recreation District
District Management

[View email in browser](#)

University Park Recreation District - 3501 Quadrangle Blvd., Suite 270 - Orlando, FL 32817 - USA

[update your preferences](#) or [unsubscribe](#)

In previous elections, candidate resumes and information received were posted on the ELECTION section of the website. It was very curious that candidates who followed the rules and expressed interest in the open seat were not posted on the website in the usual fashion. Further, there was no disclosure of who expressed interest at the April 28 Board Meeting. Again, Why? What's the big secret you're keeping from residents of this government entity?

Also, it appeared that at least one resident, Susie Schell, was in the know about candidates who did or did not file. While she did not mention any name specifically, there can be no mistaking that she had such knowledge based on her statement at the April 28 Board Meeting. Why is this acceptable that information is not released as Public Information to ALL residents at the same time? [I'll assume that The Five Amigos and the UPRD 167 is privy to this information that UPRD has not officially made public yet]. Shameful.

Since the information was not made public, where is she getting her information? Who is the leaker? Selepe? Heitzner, Swanson, Fetsick? Carvalho? Fetsick is not on the Board. We would be VERY DISAPPOINTED to learn that he had access to such information...especially with his record of censorship and defamation and lying to the Board [i.e., regarding the increase in D&O insurance that he stated was previously approved/discussed by the Board. (You'll recall that a Public Records Request proved this statement to be FALSE)].

Mark: We thought the days of shenanigans and bottom of the deck politics and at UPRD were over with the resignation of Dickson (and Murphy not running for re-election). It appears that this is not the case. Please investigate and provide an explanation at the next meeting. Residents don't ask for much. The expectations of our public elected officials to comply with the rule of law and OUR CORE VALUES and to act as fiduciaries for all residents [instead of special interest groups pushing unsupported agendas] is not much to ask for. Yet another reason why we need a Governance Committee. "Yesterday."

This isn't being very transparent is it? Especially when you then, at the April; 28 Meeting, decided to re-open the window for more candidates? Why? [In fact, the entire discussion seemed very scripted and rehearsed to me] Were you not satisfied with the candidates who have expressed interest? Is the opening of a new window fair to the candidates who replied with the original rules? No explanation was given as to WHY this second window was needed. After all, the rules were very clear and supposedly there were expressions of interest. Why did you disenfranchise them?

The actions of the Board on this matter is worse than and more egregious than election tampering or ballot harvesting. And this was done in broad daylight for ALL to see. Shameful.

Public Records Request:

So that ALL residents [who don't have the personal conduit to a leaker like Susie Schell has] can finally get visibility to who submitted their expressions of interest to fill the vacant seat due to Dickson's resignation:

Please provide (i.e. post on the website [as is customary, consistent with past practices] the resumes/information received and the timestamp of when they were received during these two open windows so that residents understand the candidate pool from which you will make your choice to fill the seat. We understand that only expressions of interest submitted during the two open periods (see PERIOD ONE and PERIOD TWO, above), and as consistent with UPRD official communication on this matter are eligible for consideration by the Board.

Thank you

Dean Matt

aka *MuchoDeanAero*
aka *The Pickleball Pilot*
630.248.0646

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

<Screenshot 2026-05-02 152223.jpg>

<Screenshot 2026-05-02 152358.jpg>

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Good evening, Mr. Matt,

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We will review and respond accordingly.

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Regards,

Vivian Carvalho
Senior District Manager

PFM Management Services LLC

carvalhov@pfm.com | **phone & text 407.723-5945** | **web** pfmmanagement.com [Home](#)

3501 Quadrangle Boulevard | Suite 270 | Orlando, Florida 32817



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Sent: Sunday, May 3, 2026 2:32 PM

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Aol/Inbox ☆



• University Park RD



Mon, Apr 13 at 11:00 AM ☆

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April 13, 2026

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District Management

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University Park Recreation District 3501 Quadrangle Blvd., Suite 270 Orlando, FL 32817 USA

[update your preferences](#) or [unsubscribe](#)

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