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Sent: Sunday, June 28, 2026 12:33 PM

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Cc: Vivian Carvalho <Carvalhov@pfm.com>

Subject: Fwd: A Letter from Homeowners and Members of University Park

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The attached letter, which surely you've read, states the case well but much more diplomatically than I would have. The secretive way the CAI has gone about this "coup" suggests there may be other secretive intent. But even if not intended, your actions have had heavy consequences for all of us who live in University Park: losing an excellent General Manager for the Club and opening a path for those who have long wanted a management company to run the Club. (And, yes, I have confirmed that the CAI's underhandedness on this issue is precisely the last straw in why John felt he must

resign.) Under John's stewardship the Club has truly become the heart and soul of University Park. To hire a management company - not only makes no financial sense - but would make the Club a corporate entity with none of the personal commitment to the residents/members that we have enjoyed since the takeover. I am eager for the next election for the CAI Board.

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June 28, 2026

To: The Board of Directors of the University Park Community Association (HOA)
The Board of Supervisors of the University Park Recreation District (RD)

From: Homeowners and Members of the University Park Community

Re: Restoring Unity, Leadership, and Collaboration at University Park

Dear Members of Both Boards,

As residents who deeply value University Park, we are writing to you ahead of this Tuesday's joint meeting with a sense of urgency, shared purpose, and profound concern for the future of our community.

Our neighborhood is built on a unique model of governance, deliberately structured around two distinct entities working cooperatively. The "Mutual Cooperation Agreement" (MCA) explicitly recognizes that both boards serve substantially the same residents and share a vital, legally binding mutual interest to preserve University Park as a premier residential community and to cooperate to provide recreation opportunities that enhance the value of the residential real estate investments, the social heart and fabric of the community, Country Club membership, and the community at large.

The creation of Park Boulevard Management (PBM) was designed precisely to bridge these two worlds, ensuring that our operations, administration, and community infrastructure remain seamless, efficient, and unified.

Unfortunately, the collaborative spirit intended by our founding documents has been overshadowed by institutional silos, culminating in the recent, deeply unsettling structural changes.

The unilateral decision to alter reporting structures—removing the HOA management staff from the unified oversight of our long-standing General Manager—has fractured the operational foundation of our community. How this action was conducted, in the dark without consultation with the Management Committee, has led directly to the loss of our chief executive, John Fetsick, leaving the management of our Recreation District and Country Club properties rudderless at a critical juncture.

The impact of this decision extends far beyond organizational charts:

- **Staff Morale:** The dedicated employees who keep our community running are devastated by this sudden disruption.
- **Governance Breakdown:** A structural shift of this magnitude undermines the core intent of the "Mutual Cooperation Agreement", which dictates unified executive leadership consisting of a shared General Manager and Deputy General Manager.
- **Community Division:** Operating via unilateral actions rather than shared governance creates deep division, eroding the vital trust between the HOA and the Recreation District.

- **Property Values:** Publicly visible governance disputes signal instability to prospective buyers, undermining the market premium that University Park's reputation commands.

We are fully aware that a question has arisen regarding the PBM Management Committee—specifically concerning whether the Recreation District's appointee under Section 13(b) of the "Mutual Cooperation Agreement" raises a potential conflict of interest under Florida law. However, a compliance question from a homeowner should be a matter for transparent legal review and constructive refinement, not a pretext for the HOA to alter agreements outside of a collaborative process. Governance challenges require joint solutions, not unilateral action.

We remind both boards that Section 15 of our "Mutual Cooperation Agreement" explicitly outlines a framework for dispute resolution built on good-faith negotiation. We urge you to bypass formal, adversarial processes and use this Tuesday's joint meeting to honor the true spirit of that agreement.

We respectfully request that both boards commit to the following at Tuesday's meeting:

1. **Establish an Immediate Management Truce:** Halt further unilateral structural or personnel adjustments until a joint, sustainable governance strategy is mutually agreed upon.
2. **Restore Unified Leadership:** Actively collaborate to resolve the leadership vacuum at PBM, ensuring our staff has clear, joint direction and a stabilized work environment.
3. **Sanctify and Sanitize the Joint Oversight Process:** Rather than abandoning the joint management structure outlined in Section 13 of the "Mutual Cooperation Agreement", both boards must jointly task independent counsel to review the COI concerns regarding the District's representation. If a technical conflict exists, find a legally compliant path for mutual input rather than using it as an excuse to isolate operations.
4. **Comply with Section 3 of the Mutual Cooperation Agreement:** Assign representatives to meet not less than quarterly to discuss, collaborate and, if necessary, resolve issues of community interest.
5. **Commit to the Common Goal:** Each Director and Supervisor should personally commit to the spirit and intent of Section E of the Mutual Cooperation Agreement in a public forum.

University Park's strength lies in its consistency, its shared assets, and its community spirit. We elect our leaders to protect these values, not to divide them. Please use this Tuesday as an opportunity to set aside institutional friction, protect our dedicated staff, and find the common ground necessary to safeguard our investment and our home.

Sincerely,

Homeowners and Members of the University Park Community