MINUTES OF MEETING

UNIVERSITY PARK RECREATION DISTRICT BOARD OF SUPERVISORS' MEETING
Tuesday, June 30, 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

Also, Present in person or via phone:

Vivian Carvalho	District Manager – PFM Management Services LLC	
Kwame Jackson	ADM - PFM Management Services LLC	(via Zoom)
Curtis Nickerson	Director of Properties & Facilities - Country Club	
Marisa Powers	District Counsel – Blalock Walters	(via Zoom)

Various Audience Members in-person and via Zoom

FIRST ORDER OF BUSINESS **Organizational Matters**

Call to Order, Roll Call, and Pledge of Allegiance

The meeting was called to order at 2:01 p.m. by Ms. Carvalho. Those in attendance are outlined above.

The Pledge of Allegiance was recited.

Public Comments

Mr. Ludmerer commented regarding the turmoil within the community and noted there is now opportunity to work together. He recommended hiring an external facilitator or consultant to help with that process. He also noted that recruiting a new General Manager will be difficult during this time. He recommended working with a recruiting firm. Lastly, he noted that although he supports the Capital Improvement Plan, he does not support having multiple assessments within the same fiscal year.

Mr. Freedman commented regarding the humanity and compassion Mr. Fetsick has shown and questioned why he submitted his resignation. He noted there is division within the community and UPCAI and the UPRD need to come together, without having lawyers involved.

Mr. Pearson noted that the UPRD and UPCAI Boards are elected by the residents and the residents expect collaboration.

Mr. Agles noted that he had sent an email with recommendations. Ms. Carvalho noted that it was received and responded to. This email will be part of the District's Correspondence List Summary. Mr. Agles read his email into the record.

Mr. Charlesworth noted he has lived in University Park for 25 years. He commented regarding the Mutual Cooperation Agreement and noted there is conflict resolution within the document. He also commented regarding the interruption to Mr. Heitzner's presentation at the previous Board meeting by a UPCAI Board member. It was noted there needs to be a balance within the Boards.

Ms. Dickson commented regarding the Management Agreement. She recommended reviewing the Ethics Commission's opinion regarding the Management Agreement and to look into clarifying the structure. It was noted there are questionable areas within the agreement that may not properly communicate their intent.

There were no further public comments at this time.

SECOND ORDER OF BUSINESS **<u>Business Matters</u>**

Continued Discussion of the Updated PBM Operating Agreement Approved by UPCAI on May 15, 2026

Mr. Heitzner thanked everyone for their comments and concern. He noted it is a very diverse community with varying opinions. The Board will do what they feel is in the best interest of the community. It was noted the Board had decided to not move forward with a meeting with the UPCAI at this time. The two Chairs and both attorney representatives will schedule a meeting prior to the two Boards meeting together. This meeting will take place on July 15th, with the UPCAI and UPRD Board meeting taking place on July 17th. It was noted changes could take place prior to that happening.

Mr. Heitzner spoke regarding Mr. Fetsick's resignation and noted that he has met with the Club staff and Leadership Team. He noted the Club will continue running as it is, even without a General Manager. It was noted that the issues with UPCAI do not affect how the Club runs. Mr. Nickerson will be taking over in the interim.

Mr. Heitzner has been tasked to lead a Search Team to find a new GM. It was recommended to hire a bench General Manager as a temporary assignment if needed. The Search Team includes Mr. Heitzner, Mr. Christopher, Mr. Horton, and Mr. Caliendo. That team is meeting with a prospective temporary GM this Sunday.

Mr. Heitzner noted the Board needs to decide what it needs to take on. He gave an overview of tentative options for the Board. These included:

1. Going through the search while still having discussion with the UPCAI Board related to the Mutual Cooperation Agreement
2. Cancelling the PBM Agreement with a 90-day notice and hiring a new GM that reports to the Board
3. Cancel the PBM Agreement and UPCAI Agreement, hire a new GM with a new management company

Mr. Heitzner gave a few examples of what other Districts have done and what the process would look like for UPRD.

It was also noted the HR Leader is leaving on July 10th. The current HR Leader has found someone to come in on a temporary basis.

Mr. Heitzner requested everyone's patience.

It was noted that under the current agreement, the temporary GM will be working for PBM Management. However, they would report to the UPRD Board. Mr. Huebner noted the temporary GM would be an independent contractor and they could help give feedback. He recommended exploring all options.

There was lengthy discussion regarding the options of hiring a new General Manager.

Mr. Heitzner reviewed the decision timeline and noted he will continue doing due diligence related to fact finding. The meeting with Mr. Christopher and the attorneys will take place followed by the UPRD and UPCAI Board meeting. After that, the UPRD Board can decide how to proceed.

Update of Boardwalk Project – John Fetsick

Mr. Nickerson noted that two proposals have been received and these will be forwarded to the Board. The costs of the proposals are $580,000.00 and $490,000.00. It was noted the proposals did not include shade structures or details, only the base designs.

There was discussion regarding breaking down the project into phases, the cost, and the scope of work.

Ms. Carvalho noted that once the proposals are received, she will forward to Mr. Crouch.

Update of Proposed Governance Advisory Committee

Ms. Powers noted that Mr. Barnebey revised the Governance Advisory Committee draft.

There was brief discussion regarding the Governance Advisory Committee compared to the other Committees.

Ms. Carvalho noted the Charter, and final Resolution would be brought back at the July 17th Board meeting.

Mr. Huebner recommended changes to the draft regarding removal of Committee members with or without cause. He requested to add "a super majority" vote to that decision. It was noted that the Charter can be amended at any time.

Ms. Powers will make the appropriate changes, and it will be brought back to the Board for final approval.

Consideration of Proposal(s) for Fitness Center Refurbishment

Mr. Nickerson requested additional directions for the scope of work. He will follow up with proposal breakdowns.

Mr. Heitzner requested rubber flooring for the Fitness Center.

It was noted proposals will include paint, new floor, taking out the bar, and taking down a few walls. Mr. Nickerson noted that if the quote was over $35,000.00, it would have to go out for bids.

Mr. Selep noted it would need to be a phased project.

Mr. Nickerson also noted that roof repairs will need to be included.

This item was deferred.

Update of Focused Technology Proposal for Lakeside Room Audio/Visual Equipment Replacement

Mr. Selep gave an update on the possibility of the UPCAI sharing the cost. He noted that the UPCAI is not interested in taking on additional cost. They will only agree to 1/3 of the cost.

There was brief discussion regarding the cost and need for the replacement.

This item was deferred until further notice.

Continued Discussion Pertaining to District Counsel Representation

This item will be deferred until further notice.

Assignment of Committee Members to Committee Seats

Ms. Carvalho noted this language will also be included in the Governance Advisory Committee Charter.

Mr. Selep noted that Mr. Freedman is the only one of the Strategic Planning Committee who has requested a one-year term.

Mr. Crouch noted that the one-year term would apply to Ms. Schaffer's Seat, now held by Mr. Baran.

There was lengthy discussion regarding the assignment of Seats. It was noted the Board is not required to appoint or required to open the Seats.

Ms. Powers noted that all Seats must be assigned a term and it will be retroactive.

On the Strategic Planning Committee, Mr. Freedman's Seat will serve a one-year term, with all others serving a two-year term.

Mr. Jackson noted that there are three two-year terms and two one-year terms within the Committees.

Ms. Powers noted that Seat 2 and Seat 4 are one-year terms.

Mr. Freedman was assigned to Seat 2.

Mr. Selep recommended assigning the other Seats alphabetically.

There was brief discussion regarding the timeline of the Seats.

> ON MOTION by Mr. Selep, second by Mr. Heitzner, with all in favor, the Board of Supervisors for the University Park Recreation District approved the Assignment of Committee Members to Committee Seats, with assignment being alphabetically based and one-year Terms as requested.

Discussion of Board Meeting Executive Summary – Scott Huebner

Ms. Carvalho gave an overview. It was noted that updated documents have been given to the Board for review.

There was a discussion regarding the process of meeting minutes. It was noted the minutes usually take about two weeks to be finalized. The minutes do not go on the District's website until approved by the Board.

Mr. Selep noted this would provide access to a meeting summary faster than waiting on the meeting minutes. However, the summary provided was 18 pages long. He questioned who would produce the summary and how it would be posted to the community.

There was discussion regarding the summary and communication with residents. Mr. Selep noted the summary could be attached as a file to the already provided meeting bullet points.

Ms. Carvalho noted that a resident cannot take on the task. A Board member and District Staff would have to review it prior to sending it out, as AI is not 100% correct.

Mr. Selep noted Zoom also has a transcript function.

There was continued discussion regarding the summary and communication.

Mr. Selep will reach out to the resident for more information.

This item was deferred.

THIRD ORDER OF BUSINESS **<u>District Financial Matters</u>**

Ratification of Payment Authorization No. 162 & 163

The Board reviewed the payment authorizations.

> ON MOTION by Mr. Selep, second by Mr. Heitzner, with all in favor, the Board of Supervisors for the University Park Recreation District ratified Payment Authorization No. 162 and 163.

Supervisor Requests & Future Agenda Items

The upcoming workshops and meetings were noted.

Date	Meeting Type	Time	Location
July 8, 2026	Strategic Planning Committee Meeting	3:00 PM	University Park Business Offices

July 15, 2026	Finance Committee Meeting	3:00 PM	University Park Business Offices
July 17, 2026	Board of Supervisors' Rescheduled Meeting	2:00 PM	University Park Business Offices
July 28, 2026	Board of Supervisors' Special Meeting	2:00 PM	University Park Business Offices

It was noted the July 17th meeting will be the joint meeting with both UPRD and UPCAI and will also include ordering the methodology if decided by the Board.

It was noted Mr. Selep will be able to attend the July 17th meeting.

Mr. Selep noted the Strategic Planning Committee will have to replace Mr. Freedman. The recommendation was to have Ms. Johnson send a community-wide communication for interested persons to fill that Seat. Mr. Selep will follow up.

Mr. Heitzner noted the Focus Group findings were distributed as of today.

There were no further Supervisor requests at this time.

FOURTH ORDER OF BUSINESS **Adjournment**

There was no further business to discuss.

ON MOTION by Mr. Selep, second by Mr. Huebner, with all in favor, the June 30, 2026, Board of Supervisors Meeting for the University Park Recreation District was adjourned at 3:47 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson