MINUTES OF MEETING

UNIVERSITY PARK RECREATION DISTRICT BOARD OF SUPERVISORS' MEETING
Friday, July 17, 2026
2:03 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 phone)
Kevin Plenzler	PFM Financial Advisors LLC	
Marisa Powers	District Counsel – Blalock Walters	
Michael Baumier		

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 2:03 p.m. by Ms. Carvalho. Those in attendance are outlined above.

The Pledge of Allegiance was recited.

Public Comments

Mr. Ludmerer, a homeowner of University Park, mentioned that the Homeowner's Association and the club agreed to work together to support the safety, health and well-being of the 2,000 homeowners; but to date he has not seen improvements.

Mr. Canterella requested an amended version of the Mutual Cooperation Agreement.

Mr. Heitzner mentioned the Temporary General Manager that starts Monday, July 20th. Additional discussions will be held to discuss employment after 60 days.

Mr. Heitzner mentioned the possible need to search for firms to assist in identifying a General Manager for the club.

Mr. Heitzner commented that the University Park Recreation District Board of Supervisors, UPCAI Board of Directors, PBM and the PBM Management Committee met to discuss and restructure a proposal. The next meeting has not been set. The General Manager will report to the University Park Recreation District. Linda Somma will be temporarily coming back to train Human Resources.

Mr. Heitzner noted that Sunday Brunch has declined this summer due to low attendance and the team requests a transition to offer Sunday Brunch every other week. The members discussed it and agreed it was best and will be reevaluated in August.

Mr. Heitzner commented on the Bond Validation Process and asked Mr. Swanson to work on it.

Mr. Heitzner asked Mr. Swanson to work with the General Manager on certain things.

The Board spoke about the Kitchen Project and the Fitness/Wellness Center

There were no further public comments at this time.

Authorize Hoyt Architects to Advance the Kitchen Design Development to 50% Stage

There was discussion regarding the Kitchen Project and the Fitness/Wellness Center

ON MOTION by Mr. Selep, second by Mr. Heitzner, with Scott Huebner opposed, and all others in favor, the Board of Supervisors for the University Park Recreation District authorized Hoyt Architects to Advance the Kitchen Design Development to 50% Stage,

Authorize Hoyt Architects to Advance the Schematic Design of the Wellness Center

The Board discussed the Wellness Center and noted the need to create a task force.

ON MOTION by Mr. Selep, second by Mr. Swanson, with all in favor, the Board of Supervisors for the University Park Recreation District approved Master Assessment Methodology Related to Series 2026 Bonds.

Ms. Powers commented on the Bond Validation process.

SECOND ORDER OF BUSINESS **Administrative Matters**

Consideration of Minutes:

a. **June 2, 2026, Board of Supervisors' Meeting**
b. **June 8, 2026, Board of Supervisors' Special Meeting & Attorney/Client Session**
c. **June 9, 2026, Board of Supervisors' Town Hall Meeting**

The Board reviewed the minutes.

ON MOTION by Mr. Selep, second by Mr. Swanson, with all in favor, the Board of Supervisors for the University Park Recreation District approved the Minutes of the June 2, 2026, Board of Supervisors' Meeting, the Minutes of the June 8, 2026, Board of Supervisors' Special Meeting & Attorney/Client Session, and the Minutes of the June 9, 2026, Board of Supervisors' Town Hall Meeting.

Public Records Request Summary List

The Board reviewed the Public Records Request Summary List.

Ms. Carvalho gave an overview of the public records requests.

No action was required.

Correspondence Summary List

The Board reviewed the Correspondence Summary List. It was noted that the correspondence will be included on the District's website.

Mr. Selep responded to correspondence from Mr. Dean Matt.

No action was required.

THIRD ORDER OF BUSINESS **Staff Report Matters**

District Counsel

No report.

District Manager

No report.

Club Management

No report.

Committee Reports

a. Finance

Mr. Crouch commented on the Capital Expenditure. He noted the Finance Committee spent time discussing the bond process. He also noted the acceptance of a new member, Mr. John Baron. Mr. Crouch noted the review of Tony Crisafio's total cost of ownership project.

b. Strategic Planning

Ms. Lowndy, Chair of the Strategic Planning Committee, suggested that when appointing a new committee member it be someone who lives in the community year-round.

Ms. Carvalho noted that there were six applicants for the Strategic Planning Committee's open seat and they will review and make a determination at the next meeting.

FOURTH ORDER OF BUSINESS **Business Matters**

Review & Discussion of Series 2026 Bonds Financing Schedule and Critical Events & Bond Overview

Mr. Plenzler gave an overview of the Bond timeline and noted that meeting the deadlines is critical.

Presentation of Master Assessment Methodology Related to Series 2026 Bonds

Mr. Plenzler gave a presentation of the Methodology for the 2026 Bonds.

The Board reviewed and there was brief discussion.

ON MOTION by Mr. Huebner, second by Mr. Selep, with all in favor, the Board of Supervisors for the University Park Recreation District approved Master Assessment Methodology Related to Series 2026 Bonds.

Consideration of Proposal for Financial Advisory and Assessment Consulting Services

Ms. Plenzler briefly discussed the updated agreement with PFM.

ON MOTION by Mr. Selep, second by Mr. Huebner, with all in favor, the Board of Supervisors for the University Park Recreation District approved the Proposal for Financial Advisory and Assessment Consulting Services.

Consideration of Bond Counsel Engagement Letter

Mr. Gang presented the engagement letter.

The Board briefly discussed the cost of Bond and Disclosure Counsel.

The Board briefly discussed the cost analysis.

ON MOTION by Mr. Hueber, second by Mr. Swanson, with all in favor, the Board of Supervisors for the University Park Recreation District approved Consideration of Bond Counsel Engagement Letter.

Consideration of Resolution 2026-20, Scheduling Public Hearing to Equalize Special 2026 Assessments

Ms. Carvalho noted the Public Hearing will be held on Monday, August 24, 2026, at 9am.

Ms. Powers gave an overview of the process of the Equalization Hearing.

ON MOTION by Mr. Heitzner, second by Mr. Selep, with all in favor, the Board of Supervisors for the University Park Recreation District approved Resolution 2026-20, Scheduling Public Hearing to Equalize Special 2026 Assessments.

FIFTH ORDER OF BUSINESS **<u>Old Business Matters</u>**

Consideration of Resolution 2026-17, Establishing Governance Committee and Policy and Procedures

Ms. Powers noted the change on how a committee member could be removed as discussed in the last meeting.

ON MOTION by Mr. Selep, second by Mr. Hueber, with all in favor, the Board of Supervisors for the University Park Recreation District approved the Resolution 2026-17, Establishing Governance Committee and Policy and Procedures.

Consideration of Resolution 2026-18, Assignment Current Members of Strategic Planning Committee to Designated Seats

Ms. Powers gave an overview of the Strategic Planning Committee and how they were placed.

There was brief discussion regarding needing a process for new applicants once members resign.

> ON MOTION by Mr. Selep, second by Mr. Swanson, with all in favor, the Board of Supervisors for the University Park Recreation District approved Resolution 2026-18, Assignment Current Members of Strategic Planning Committee to Designated Seats.

Consideration of Resolution 2026-19, Assigning Current Members of the Finance Committee to Designated Seats

The Board deferred this item to July 28, 2026.

Update of Boardwalk/Outdoor Patio Project

Mr. Baumier provided an update to the project.
- Option 1: Replace and rebuild deck out of wood.
- Option 2: Concrete Slab in a new design look with railing.

After brief discussion, the Board agreed to repair the deck with a budget of $20,000.

> ON MOTION by Mr. Selep, second by Mr. Swanson, with all in favor, the Board of Supervisors for the University Park Recreation District approved the Boardwalk/Outdoor Patio Project.

Consideration of Proposal(s) for Fitness Center Refurbishment

Mr. Nickerson noted the need to secure a deposit by mid-August.

The Board deferred the item to July 28, 2026.

Update on Member Pulse Survey – Greg Selep

Mr. Selep provided and update.

SIXTH ORDER OF BUSINESS **District Financial Matters**

Ratification of Payment Authorization No. 164

The Board reviewed the payment authorizations.

ON MOTION by Mr. Heitzner, second by Mr. Swanson, with all in favor, the Board of Supervisors for the University Park Recreation District ratified Payment Authorization No. 164.

Supervisor Requests & Future Agenda Items

The upcoming meetings were noted.

Date	Meeting Type	Time	Location
July 28, 2026	Board of Supervisors' Meeting	2:00PM	University Park Business Offices
August 4, 2026	Special Board of Supervisors' Meeting & Attorney/Client Session	2:00 PM	University Park Business Offices
August 11, 2026	Board of Supervisors' Rescheduled Meeting	2:00 PM	University Park Business Offices
September 1, 2026	Board of Supervisors' Meeting	2:00PM	University Park Business Offices
September 11, 2026	Board of Supervisors' Meeting	2:00 PM	University Park Business Offices
September 29, 2026	Board of Supervisors' Meeting	2:00PM	University Park Business Offices

Mr. Selep briefly discussed how meeting minutes should be produced and proposed posting a draft of the meeting minutes within a few days after meeting and posting the final once approved. The board agreed.

Mr. Huebner inquired about the costs of services related to the Bond and requested a conversation to discuss the financials.

Mr. Swanson expressed strong concerns with the Bond Counsel Engagement Letter without detail provided on the stated $230,000 of unbilled time.

There were no further Supervisor requests at this time.

SIXTH ORDER OF BUSINESS **Adjournment**

There was no further business to discuss.

ON MOTION by Mr. Heitzner, second by Mr. Swanson, with all in favor, the July 17, 2026, Board of Supervisors Meeting for the University Park Recreation District was adjourned at 4:19 p.m.

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Secretary / Assistant Secretary

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Chairperson / Vice Chairperson