MINUTES OF MEETING

UNIVERSITY PARK RECREATION DISTRICT BOARD OF SUPERVISORS' MEETING
Monday, August 24, 2026
9:00 a.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	(via Zoom)

Also, Present in person or via phone:

Vivian Carvalho	District Manager – PFM Management Services LLC	
Kwame Jackson	Associate DM – PFM Management Services LLC	(via Zoom)
Racheal Meade	DM – PFM Management Services LLC	(via Zoom)
Kevin Plenzler	Director – PFM Financial Advisors	
Brent Wilder	Managing Director – PFM Financial Advisors	(via Zoom)
Michael Dennis	Snr. Managing Consultant – PFM Financial Advisors	(via Zoom)
Marisa Powers	District Counsel – Blalock Walters	(via Zoom)
Joe Rassett	Interim General Manager – Country Club	
Paul Fay	Financial Controller – Country Club	(via Zoom)
Sydney Johnson	Communication Director – Country Club	(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 9:02 a.m. by Ms. Carvalho. Those in attendance are outlined above.

The Pledge of Allegiance was recited.

Public Comments

Ms. Carvalho noted that there will be two public comment periods today.

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A resident noted that he has not received a comprehensive five-year plan as requested.
A resident commented on the assessment increase for the Golf Course Irrigation System.

A resident commented on the Board positions and available open seat. He also commented on the Bond referendum.

A resident noted she opposed the assessment because homeowners never approved of the capital projects for which the Bonds are being issued.

A resident commented on the condition of the fitness center and suggested more thought be put into it and questioned whether it will be a long-term solution or an interim renovation.

A resident commented on the five-year business plan and selecting a fifth member of the Board.

A resident commented on the five-year plan.

SECOND ORDER OF BUSINESS **Administrative Matters**

Consideration of Minutes:

a. **July 17, 2026, Board of Supervisors' Rescheduled Meeting**
b. **July 28, 2026, Board of Supervisors' Special Meeting**

The Board reviewed the meeting minutes.

ON MOTION by Mr. Heitzner second by Mr. Selep, with all in favor, the Board of Supervisors for the University Park Recreation District approved the Minutes of the July 17, 2026, Board of Supervisors' Rescheduled Meeting and the July 28, 2026, Board of Supervisors' Special Meeting.

Public Records Request Summary

Ms. Carvalho noted there were two additional records requests since the agenda was sent out. There is a total of four open records requests.

No action was required.

Correspondence Summary List

The Board reviewed the Correspondence Summary List.

No action was required.

THIRD ORDER OF BUSINESS **Staff Report Matters**

District Counsel

a. Update of Court Case: Dean Matt v. University Park Recreation District, SC 2024-0990, Lower Tribunal Case No.: 2024-CA-000252

Mr. Barnebey noted the Supreme Court denied the motion for reconsideration. The denial of the motion for reconsideration terminates the case.

District Manager

Mr. Carvalho noted that there will be a Special meeting on September 2, 2026.

Committee Reports

a. Finance

Mr. Crouch noted that he will be ready with a Budget Proposal at the September 1, 2026, meeting.

b. Strategic Planning

Mr. Selep noted that the committee would like to discuss with council alternatives to the Sunshine Law.

FOURTH ORDER OF BUSINESS **New Business Matters**

Public Hearing on Equalization of Special Assessments

a. Public Comments and Testimony
b. Board Comments
c. Consideration of Resolution 2026-22, Adopting the Final Assessment Roll

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Ms. Carvalho requested a motion to open the public hearing.

ON MOTION by Mr. Heitzner, second by Mr. Selep, with all in favor, the Board of Supervisors for the University Park Recreation District opened the Public Hearing.

Mr. Plenzler reviewed the Assessment Roll with the Board and noted that one word "infrastructure" was added.

Mr. Barnebey noted that this was the second equalization hearing for the bond. The first one was in December 2023. He reviewed the resolution.

There was discussion about the assessments and the timeline within which the Bond funds must be used.

Huebner asked if homeowners are allowed to prepay without penalty.

Mr. Plenzler noted that homeowners are allowed to prepay.

There was discussion about the prepayment process.

A resident commented again on the five-year plan.

A resident commented regarding a legal opinion from District Counsel and the Assessment Methodology Report.

ON MOTION by Mr. Selep, second by Mr. Heitzner, with all in favor, the Board of Supervisors for the University Park Recreation District closed the Public Hearing.

Mr. Huebner noted the obligation to pay for an irrigation system that was required and that the Bond is the least expensive alternative.

Mr. Selep, Mr. Heitzner and Mr. Swanson gave individual comments and agreed that the Bond is the best alternative for funding the projects.

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 2026-22, Adopting the Final Assessment Roll.

Date	Meeting Type	Time	Location
September 1, 2026	Board of Supervisors' Meeting	2:00 PM	University Park Business Offices
September 25, 2026	Board of Supervisors' Rescheduled Meeting	1:00 PM	University Park Business Offices

Ms. Carvalho noted there will be a meeting on September 2, 2026, at 2:00 PM.

Supervisor Comments & Future Agenda Items

Mr. Huebner commented on the need to put a deposit on grass to continue the golf course repairs as discussed in the Finance Committee meeting.

Mr. Rassett noted that he met with Mr. Nicks, in charge of regrassing. He is not concerned about the turf but is concerned with the scope of work and the money that has been allocated. He noted that this is not an urgent matter.

Mr. Barnebey noted that in order for the Board to approve the budget with the Bond, there will have to be a meeting before September 15, 2026, with a minimum of three Board members present and the Board should consider filling the empty seat.

There was discussion on the Bond timeline, meeting dates for the budget adoption and attendance of Board members.

The Board agreed to change the September 2, 2026 meeting to September 14, 2026, at 2:00 PM.

There was discussion about filling the vacant Board seat.

Mr. Huebner made a motion to nominate Mr. Piersons to seat five.

ON MOTION by Mr. Huebner, second by Mr. Heitzner, with Mr. Huebner and Mr. Heitzner in favor, and Mr. Swanson and Mr. Selep opposed, the Board of Supervisors for the University Park Recreation District did not appoint Mr. Pierson to seat five.

SIXTH ORDER OF BUSINESS **Adjournment**

There was no further business to discuss.

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ON MOTION by Mr. Huebner, second by Mr. Heitzner, with all in favor, the August 24, 2026, Board of Supervisors Meeting for the University Park Recreation District was adjourned at 10:28 a.m.

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Secretary / Assistant Secretary

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Chairperson / Vice Chairperson

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