
From: Dean Matt <muchodeanaero@aol.com>

Sent: Wednesday, September 16, 2026 3:56 PM

To: Steve Swanson <steve.swanson4@universityparkrd.com>

Cc: Steve Heitzner <steve.heizner@universityparkrd.com>; Scott Huebner <scott.huebner@universityparkrd.com>; Greg Selep <greg.selep@universityparkrd.com>; Marisa Powers <MPowers@blalockwalters.com>; Vivian Carvalho <carvalhov@pfm.com>; Joseph Rassett <jrassett@universitypark-fl.com>; Rob Schlingmann <rob@strategicclubsolutions.com>; Michelle Cocita <michelle@strategicclubsolutions.com>

Subject: Re: Comments on the 9/11 UPRD BoS Meeting

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Steve-

I accept your apology.

I hope you and the board focus your efforts in eliminating PBM and UPCA from management responsibilities. They haven't acted ethical as UPRD's vendor let alone as a partner we need to trust.

There appear to be people there that have not acted ethically or with UPRD's best interests in mind. I hope the UPRD Board realizes this and continues to distance itself

from them and previous UPRD Board Members who appear to be aligned with UPCA to the detriment of all residents.

I must say that I don't believe our attorneys and PFM have been helpful to the cause and they need to be replaced.

As we sit here today, I believe everyone on this e-mail understands there is no 5 year plan compliant with 2-8-161. We need not pretend.

Let's get rid of PBM, and UPCA and the residents behind the scene who have proven they can't abide by the rule of law or our core values and replace them with competent, non-agenda driven experienced management. Let's get rid of Blalock and PFM.

Let's work with SCS and get the five year plan in place and determine when/where to spend capital that moves the needle.

All we want are leaders who are transparent, ethical, follow the law and use their best judgement in all issues and not feel pressured by "the old guard" which feels entitled to do whatever they want even if it means acting unethically and, at times, unlawfully and fraudulently.

If this Board commits to this I can assure you that you will instantly have hundreds of new followers led by me. We won't have to have a Financial and Legal Issues club anymore because there will be nothing to review or expose if everyone acts ethically.

Let's get the bad actors of UPCA and PBM out of the equation. We all see the icing on their cake of incompetence that has come to a head with the Fetsick severance issue. They put that rogue employee ahead of residents. We should get new counsel and recover that money for all residents.

It's become very clear in the past few weeks who the bad actors are: UPCA, PBM, and many ex-Supervisors and the residents who blindly and knowingly or unknowingly support their nefarious behavior... behavior which should never be acceptable here at UPRD. I want to believe that the current Supervisors and I and hundreds of others are aligned on this thought.

They have forfeited their chance to run operations. Our employees and residents deserve better.

You guys are the ones we want to back. We would be highly supportive of replacing PBM/UPCAI with a new management company and putting the “old guard” who haven’t demonstrated a proclivity to respect all residents or play by the rules out to pasture.

Thank you for your note Steve. Let’s take control of this place and run it properly. You are all smart guys with great experience that we need.

Let me know how I can help UPRD succeed.

Dean Matt
630.248.0646

The 48-48-48 Pickleball Challenge:

<https://Mucho-Dean-Aero.com/the-pickleball-challenge>

Gone To Pot book: <https://GoneToPotBook.com>

GolfGearGolf Accessories:

<https://GolfGear.Golf>

On Sep 16, 2026, at 15:17, Steve Swanson
<steve.swanson4@universityparkrd.com> wrote:

Good day Dean.

First: After reflecting — and praying — about my comment during the shade meeting, I want to acknowledge that calling you an expletive was wrong. It wasn’t a Christian thing to say, and it doesn’t honor Christ. That’s on me 100%. I shouldn’t have said it in the heat of the moment, but I’m human and I’m sorry. I’m addressing it publicly because it’s the right thing to do and central to my faith.

Second: I won’t be resigning, despite your repeated calls for me to do so. I joined in February, there is meaningful work ahead, and I’m committed to doing it. My decision is firm. I’m not stepping down. I ran and was elected to contribute, and that’s what I intend to do.

Third: Regarding the five year plan and your comments: I wasn't involved in creating the current version. Could it be improved, expanded, or presented differently? Absolutely — and that's exactly what SCS has been tasked with under the existing agreement. That work is underway and will be completed soon, at which point you'll be able to review it like every other resident. My understanding is that you've already had multiple opportunities to review the current plan, which is why I referenced that.

Fourth: Your statement that I “*always take the path of least resistance and believe everything I'm told*” suggests you think you know me personally or professionally. You don't. You don't know me well enough to make that judgment about how I approach things or the decisions I make.

I have addressed each of these points because I believe it is important to be accountable for my own words while also being clear about my decisions and responsibilities as a Board member. I intend to remain focused on the work ahead and on doing my part to serve our community well.

Steve

On 09/12/2026 1:16 PM EDT muchodeanaero@aol.com wrote:

In the September 11 Board Meeting, attorney Powers stated that there is a misconception regarding the controversial five-year plan.

She stated:

- 1) There is one
- 2) I was provided it 2 times
- 3) It doesn't have to be in a certain format

She chose her words carefully. I couldn't see from the video but I couldn't see if she delivered her statement while keeping a straight face.

What she omitted from saying is that "UPRD has a five-year plan THAT IS MAINTAINED and that IS COMPLIANT with the requirement of 2-8-161." She didn't say that UPRD maintained a five-year plan for New Projects.

Powers then said the "five-year plan" can be obtained by asking for it. The fact that the 2-8-161 COMPLIANT Plan is not posted on the website (like the one that Murphy fraudulently represented was) only further provides evidence that the "five-year plan" Powers referred to is nothing more than a scam.

You're only fooling yourselves and the UPRD 167 who you easily dupe. Prove me wrong: Put on the next agenda "A WALKTHROUGH OF THE FIVE-YEAR PLAN COMPLIANT WITH CHARTER 2-8-161." Have Swanson lead the discussion.

Marisa - Barnebey left you holding the bag here. The emperor has no clothes! Your statement only highlights that you have not even reviewed the "five year scraps of paper" that have been provided to me.

Of course, Supervisor Swanson emphasized I received it two times as if that means something. Swanson always wants to take the path of least resistance believing everything he is told. (BTW - I listened to the rest of the meeting and didn't see that Swanson issue an apology for calling me an Asshole. You're no better than disgraced Fetsick and Dickson and friends. You must have a wooden beam lodged in your eye):

<Part_3.png>

Supervisor Swanson: can you show me the five-year plan that is being maintained? It should be a document on the top of each of your binders...not one that the UPRD Records Custodian needs to dig up. Can you tell me how many spreadsheets make up the five-year plan that you are supposedly maintaining? Selepe - how about you?

I would venture to say that NONE of the Supervisors could put their hands on the five-year plans for new Projects I was provided.

This is the most important document that UPRD must maintain...yet each Supervisor does not know what was provided.

It should be on the top of their binders and on the top of the binders for the Finance Committee.

You all look silly and continue to incriminate yourselves every time you try to assert that UPRD is complying with 2-8-161. That includes you counselor.

While Supervisor Swanson may buy Marisa's statement hook, line and sinker, he shouldn't have to ask questions. he should be able to hold it up in his hand and show the residents. He should be explaining it to the residents. He should first try to convince

himself. He's a finance guy. He should know better.

The issue isn't if I was provided documents in an attempt to pacify and dupe me, the issue is that what was provided is not compliant with 2-8-161. It goes well beyond "format" as Marisa indicates. It has a lot to do with substance and intent.

So, instead of blindly buying what Powers is selling, as the person who asked in Public Records Requests for UPRD to show me the Five-Year Plan that is compliant with 2-8-161, let me tell you first-hand what was provided:

Actually...I was provided 3 different versions when I asked for it three times:

1) I first asked David Murphy in November 2023 for the five-year plan compliant with 2-8-161. He subsequently made a fraudulent representation when he represented that the Business Planning Group's 27-page plan (which was never adopted by the board) was somehow proof of compliance with 2-8-161. Purposeful misrepresentation in connection with securities issuances is fraud. Murphy never corrected himself. In fact, as late as November 2025, in the November 2025 [recorded] Finance Committee Meeting, he continued to represent that he gave me a compliant plan (the same one that he misrepresented was compliant in November 2023) in a Finance Meeting with Dick Crouch.

2) and 3) On two additional occasions I submitted a Public Records Requests to see the five-year plan compliant with 2-8-161:

1. The first response included about 8 disparate spreadsheets, some did not even have 5 columns,

1. The plan that David Murphy emphatically stated was the compliant plan curiously was not included in the Response

1. So, that obviously proves his representation was purposefully misleading (i.e. a fraudulent representation made in the bond issuance process just weeks before the referendum)
2. There was no evidence submitted that showed this "plan" was in any way maintained by UPRD
3. So, this proved to be a Hail Mary attempt for

UPRD to cover your tracks when there was no plan that was compliant with 2-8-161

2. The second request, many months later asked for the current plan and evidence of maintenance as required

1. The milquetoast Resolution 2025-03 was provided and no evidence that it was maintained in over a year
2. This Resolution was hurriedly adopted by the Board in October 2023...a time when UPRD was busy retaliating against me and covering their tracks/papering their files:

1. Retaliation for me filing a lawful appeal and exposing other nefarious/questionable actions of UPRD by:

1. censoring the Finance and Legal Issues Club
2. writing a defamatory hit piece about me

2. They realized that they had significant exposure and hurriedly passed the sham Resolution 2025-03

3. Any jury, and securities counsel knows this is a sham. Yet this is all you got.

3. No mention of the capital infusion needed, how the money would be spent, what the financials of this community would look like after investment
4. All we got was a spreadsheet that was lying around the office that was not compliant with the intent of Section 2-8-161. Here it is:

<Part_1.jpeg>

<Part_2.jpeg>

Calling this a "compliant five-year plan" is like calling a Chiropractor or Dentist a Dr. (no offense).

So - let's have Swanson walk us through this in the next meeting. He's a Finance guy. So, he'll be able to walk us through this sham. Steve - how much more painted in the corner are you going to be on this issue? Where is your integrity? Call this out for the sham it is instead of playing along and playing dumb. You're not keeping

UPRD out of legal jeopardy...you're only tightening the noose.

Now, Marisa, I can tell you, Ludmerer, Barnebey and others have never have been involved in the capital raise process. We've asked for an explanation of what this means from the Board. There has been no discussion, no explanation.

Do you know why?

Because this is a BS document that doesn't tell residents OR EVEN SUPERVISORS anything!

It doesn't pass the red-face test but still you trot out your sorry explanation and expect residents to continue to buy what you're selling.

Why would you peddle this drug that after spending \$21 mm, UPRD's Operating income decreases over time? Steve - please advise. you are a Supervisor who is maintaining this...correct? Enlighten us please.

Where are the assumptions? Is Ludmerer, UPRD's ex-Treasurer just *run-in the-mill* incompetent or totally incompetent. He and you and UPRD are in quite the pickle right now defending this garbage. Let's quit pretending. Not all residents are stupid and gullible.

Again...we're not buying what you're trying to sell in this act of desperation. Not all residents are as dumb as the supporters of your position. We wish you had the integrity to call a spade a spade. We do. Don't hate us for observing the obvious.

You're right: there is no format specified. But anyone looking at this (including those who regulate the issuance of securities, for instance) know that this is not compliant with 2-8-161.

Let's suspend the argument of whether or not this is responsive to 2-8-161 for a second. Even if it was - is this the work product that Ludmerer and the Dickson Administration put forth to residents? This tells them and us NOTHING. This is acting as a fiduciary when determining to spend \$21 mm on projects? I would imagine that Rob at SCS doesn't want to play this game. Let's get his opinion on if this is responsible governing and support to saddle residents with \$44 mm of debt. Yet, Ludmerer still tries to defend this dribble. The Dickson Administration has been backed into yet another corner so this is the only card you have left to play. I get it. But don't insult us and don't continue to double down as is the DNA for UPRD over and over and over and over and over and over when you have

been backed into a corner. Once again...you guys continue to be on the WRONG side of RIGHT and WRONG. This is another 90-10 issue that you are on the WRONG side of and continue to place UPRD in legal and financial jeopardy. STOP DIGGING ALREADY!

On August 24 UPRD continues to dig the hole bigger. They all knew that they were backed into a corner and there is no compliant five-year plan...yet they voted to proceed ahead with issuing the bonds anyway. I guess they checked their integrity outside the John Whyte conference room door yet again and placed UPRD in legal and financial harm yet again!

Maybe the UPRD 167 falls for this stuff, but residents writ large don't. Your perpetuation of this fantasy is why this community is stuck in reverse.

Of course, we'd expect nothing else from you. It's the only card you can play. You can't easily admit that UPRD is not in compliance with 2-8-161...so you continue to try to dupe residents with your BS statement. Again, many UPRD residents may be fooled and play along with the charade (wittingly or unwittingly) but this is in no way what is expected and intended.

Thank you, Marisa, for going on record that this is your latest story about the "plan" whose story has morphed over time. You can't keep your story straight.

Thankfully, Marisa and Dickson and Ludmerer are not the final arbiters of what constitutes a compliant five-year plan or even a lawful investment presentation (i.e. The Town Hall presentations). We'll leave that up to the folks who know a thing or two about the proper issuance of US Securities.

Steve Heitzner: For the Realtor Event [good idea BTW but you need to make sure make sure you disclose/address:

1) The Offering Memorandum is void of proper disclosures for downstream investors.

2) And when are you going to drop the bomb to residents on the TRANSFER TAX plan and EGREGIOUS INCREASES in DUES, etc. for this community that, according to Dickson, is on sound financial footing. Will realtors and new buyers be aware of these silos of financial exposure? Will you show them 8 scraps of spreadsheets and tell them "here is the five-year plan...go figure it out" like Marisa and the Supervisors are telling us residents?

3) And when are you going to take a stand on the Fetsick Severance Issue? Employees aren't feeling exactly respected right now when a disgraced GM [who in many residents' opinions should have been fired two years ago] is rewarded with a \$250K severance for resigning?

Are you all going to just continue to ignore the issue? How about taking a stand and getting residents some answers here? I didn't know we have buckets of money sitting around to pay rogue GM's who reported to a rogue PBM/UPCAI.

4) UPRD continues to be run as a Banana Republic with Supervisors never addressing the real issues and legal exposure facing this community.

5) It's time to get a management company in here before it's too late. You can't be happy with what is going on here, can you?

6) The BoS have gone 5 months without filling the fifth board seat and continues to play games seating a governance committee.

7) UPRD has talked about replacing counsel but has not taken steps to get expressions of interest yet.

Regards,

Dean Matt

aka MuchoDeanAero

aka The Pickleball Pilot

630.248.0646

[MuchoDeanAero](#) - aviation adventures and the home of The World Record 48-48 Pickleball Challenge

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