

From: muchoDeanero@aol.com

To: "Dr. Richard Tenenbaum" <richtenn@comcast.net>

Cc: "jrasett@universitypark-fl.com" <jrasett@universitypark-fl.com>, Rob Schlingmann <rob@strategicclubsolutions.com>, Tom Christopher <chris67a@gmail.com>, "gcoleman521@gmail.com" <gcoleman521@gmail.com>, Jeff Sebeika <jsqr1@aol.com>, "kgatewy@gmail.com" <kgatewy@gmail.com>, "david.vanbrunt@comcast.net" <david.vanbrunt@comcast.net>, MAUREEN HAGER <maureenhager@comcast.net>, Steve Heltzner <steve.heltzner@universityparkfl.com>, Gmail <abardseen11@gmail.com>, "jandekulbako@comcast.net" <jandekulbako@comcast.net>, "jagtime9@me.com" <jagtime9@me.com>, "tyancarlo@aol.com" <tyancarlo@aol.com>, "jodi@boondavid@gmail.com" <jodibloomdavid@gmail.com>, "dmassengale01@outlook.com" <dmassengale01@outlook.com>, "andrealmahant@gmail.com" <andrealmahant@gmail.com>, "8120cc@comcast.net" <8120cc@comcast.net>, Steve Nadeau <stevencanuck@gmail.com>, Richard Garrett <rjgarrett01@gmail.com>, "judithod@aol.com" <judithod@aol.com>, Joseph Hefewicz <jghfuts@cloud.com>, "tedanddawn@outlook.com" <tedanddawn@outlook.com>, "bergerts@aol.com" <bergerts@aol.com>, "dcheckman@hotmail.com" <dcheckman@hotmail.com>, "sherzog@roadrunner.com" <sherzog@roadrunner.com>, lean Richards <davidrichards@men.com>, "ccstelter@gmail.com" <ccstelter@gmail.com>, "giocanti@gmail.com" <giocanti@gmail.com>

Date: 08/20/2026 5:59 PM EDT

Subject: Dick - News for neighbors; Please disseminate

Hey Dick -

Thank you for your role in keeping the neighborhood informed on certain things that you want them to hear and sharing the adjudication on the Motion for Rehearing.

You act as if the result of the appeal is the most important news for UPRD. You are wrong. It is the least consequential. Try to keep up.

Knowing how important you believe it is to keep residents fully informed about UPRD issues, I'm sure you'll instruct wide dissemination of the following:

What is of consequence is UPRD continuing to attempt to issue bonds while a US Securities and Exchange Commission investigation (and others) are ongoing. I would venture that most of your neighborhood chairs are not aware of this or that UPRD and attorneys are plowing ahead with attempting to issue bonds while knowingly circumventing protections afforded to residents in Section 2-8-161 of the Charter. So, naturally, you'll want to share this information and advise them to share with tall residents. Agree?

Only here, in bucolic University Park, do our Supervisors and attorneys recommend to saddle residents with \$44 mm of debt WITHOUT HAVING DONE THE REQUIRED DUE DILIGENCE. Worse yet, not only was no due diligence done by those required to act as fiduciaries for ALL residents, but Supervisor Murphy knowingly lied about UPRD being in compliance with the Charter when it was not (and still is not) in compliance. (Those of you who have raised debt and equity previously would know that purposeful misrepresentations by officers (and in this case, elected public officials) is, simply, fraud.

Where is this Five-Year Plan? What does it show us? Where is the support for the Blue-Sky statement that spending \$21 mm on capital projects will support property values?

If the plan is so good, why do these people need to lie about it? If it is so good, why did Fetsick and Dickson resort to censorship of residents' voices and defamation of residents? Is censorship and defamation (and resident surveillance...more below) values and actions that everyone on this email supports? Why are they risking criminal felony charges for fraud? Why are they putting UPRD and residents in legal and financial jeopardy instead of steering us well-clear? Why did the PBM Management Committee (Dickson/Murphy, Wood, Christopher) protect Fetsick when his actions (more below) were first known? Why aren't you reporting this, Dick?

Additionally, there may be many chairs who are unaware of the actions of Supervisor Dickson and GM Fetsick, employee Sydney Johnson, and certain residents (Cantarella, Mantia, Criden, Conroy and "The Three Amigos.") More below. Not sure how rational people can support the actions of these folks. (Maybe you are unaware?) Maybe you checked your ethics at the door?

The email below that I sent to the Strategic Planning Committee explains just a few nefarious actions of certain UPRD "leaders" that neighborhood chairs - you know, folks who want to make their residents fair, balanced, and accurate information - will surely be interested in.

So, this is the real story. Try to keep up with what is important and relevant and please pass around to UPRD's neighborhood chairs. After all, residents have the right to know!

If anyone has any questions, would like to defend any of the actions highlighted below, or would like me to speak at the next Chair Council meeting or your neighborhood meetings to explain any of the information below and answer any/all questions you have, just contact me. Happy to keep everyone on the same page. Or, you can just continue to bury your head in the sand and hope for the best.

Regards,

Dean Matt

aka MuchoDeanero

aka The Pickleball Pilot

[530-248-0646](tel:530-248-0646)

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

[Golf Gear](#) - golf accessories

[Gone to Pot Book](#) - cannabis industry non-fiction

----- Forwarded Message -----

From: "muchoDeanero@aol.com" <muchoDeanero@aol.com>

To: bill.murphy@universityparkfl.com <bill.murphy@universityparkfl.com>, steve.ferrara@universityparkfl.com <steve.ferrara@universityparkfl.com>, Ken Schreder <ken.schreder@universityparkfl.com>, beth.wolchock@universityparkfl.com <beth.wolchock@universityparkfl.com>, don.sheets@universityparkfl.com <don.sheets@universityparkfl.com>

Cc: jrasett@universityparkfl.com <jrasett@universityparkfl.com>, Rob Schlingmann <rob@strategicclubsolutions.com>, Marisa Powers <mpowers@blackrockwalters.com>, Greg Selep <greg.selep@universityparkfl.com>, Scott Huebner <scott.huebner@universityparkfl.com>, Steve Heltzner <steve.heltzner@universityparkfl.com>, Steve Swanson <steve.swanson@universityparkfl.com>

Sent: Wednesday, August 19, 2026 at 12:59:02 PM EDT

Subject: Observations from the August 12 Strat Planning Meeting

Welcome to the Strat Planning Committee members: Bill, Beth, Steve, Don

The comments (below) are largely conclusions and observations from your neighbors who have studied the actions of UPRD and its Supervisors and employees by a deep dive over the past two years who have participated in the Finance and Legal Issues Club. You may or may not be familiar with these observations and documents but they are repeated here so that everyone is on the same page.

I watched, with interest, the recording of the last meeting and have the following comments/observations for your consideration:

1) Mission, Vision, Core Values

Current:

OUR MISSION

Deliver to members and guests ever evolving lifestyle experiences that are engaging and inclusive by providing exemplary service, facilities and amenities.

OUR VISION

To be the preeminent gathering place for members and guests to meet, socialize and enjoy lifestyle opportunities that exceed their expectations in a modern club environment, that also enhances our residential community.

OUR CORE VALUES

Values that are truly important direct the decision we make, define our character, and preserve what is special about our Club. They are:

- Integrity, Trust & Mutual Respect – Acting ethically in the best interests of our members, staff and community.
- Quality – Striving to be the best that can be in all that we do.
- Fiscal Responsibility and Transparency – Openly communicating our financial position and ensuring that operating budgets and reserves are sufficient to meet the current and future needs of the Club.
- Environmental stewardship – Commitment to preserving our natural landscape and considering the environmental impact of our decisions.

We contend that the Mission, Vision, and CORE VALUES are just fine as stated.
We think spending time on tweaking and wordsmithing these statements is of very little value add.

Where low-hanging fruit attention is needed, however, is **holding our Supervisors and employees accountable** to these actions.

I think after reviewing some Public Records Request Responses (below) you'll agree. Here we have ex-GM Fetsick, employee Johnson, ex-Supervisor Criden, ex-Chair Dickson, and **residents** [let me repeat that: **RESIDENTS**...who were solicited by GM Fetsick and employee Johnson to participate in and who willingly participated in a defamatory HIT PIECE about a UPDR resident (i.e., me)] Mantia, Cantarella, Conroy, The Three Amigos and others.

Also, these disclosures evidence Dickson and Fetsick perpetuating attempts to censor your neighbors' voices solely because they hold different views than those of the UPRD Board and GM Fetsick [isn't that what communist countries do to quell debate?].

Fact Sheet Dean Matt Bait & Switch 8.20.24 draft with BJM comments.docx

Dear Residents and Members,

We are writing to provide clarity on recent activities involving Mr. Dean Matt, a resident of our community and a member of our club. Our goal is to address his attempts to misuse our Club Facilities, his submission of private member activities to the Florida Gaming Commission, and to reaffirm our commitment to serving University Park with integrity and transparency.

Misuse of Club Facilities: A Misleading Request

On June 11, 2024, Mr. Matt requested to form an "Aviation Enthusiasts Club," which was reviewed and promptly approved by General Manager, John Fetsick, as it aligned with our mission to enhance member experiences.

***Submitted Description of Aviation Group:** "A round table get-together/discussion of all things aviation. From those curious about learning to fly or curious about airplanes and private air travel and for those who want to follow "real world aviation in the news topics." We may show slides, videos or even take field trips to SRQ or even hop in a plane and tour the Sun Coast."*

However, one hour after receiving approval, Mr. Matt altered his request to form a "Finance and Legal Issues Club." This change raised concerns, as it significantly deviated from the original intent and appeared less focused on member enjoyment, instead potentially promoting a personal agenda related to his ongoing opposition to the RD Board, the Capital Improvement Plan, and the favorable final judgment of the 2024 Bond Validation. Additionally, after careful consideration and consultation with District Counsel, this new interest group/Club, as described, to discuss the business operations of the UPWRD (a FL Special District), was deemed political in nature, violating our Club's rules and regulations. John Fetsick denied the request for the "Finance and Legal Issues Club." The decision was made in the best interest of our community, as we aim to maintain the integrity and purpose of our Club Facilities for the enjoyment of all members.

Submitted Description of Altered Interest Group: "A round table get-together/discussion of all things finance and legal. For those curious about corporate finance, corporate governance, business ethics, efficient allocation of capital and more and how it affects you and your personal finances. We'll track and follow current, relevant news and topics in finance, legal and show its relevancy to life in the Sun Coast and even University Park. We may dive into relevant cases, documents, etc. to explore and expand everyone's financial literacy for estate and retirement planning."

After careful consideration and consultation with District Counsel, John Fetsick denied the request for the "Finance and Legal Issues Club." The decision was made in the best interest of our community, as we aim to maintain the integrity and purpose of our Club Facilities for the enjoyment of all members.

Misleading Actions Regarding Social Clubs

In response to the denial, Mr. Matt chose to challenge the activities of other Social Clubs within our community, notably by submitting a complaint to the Florida Gaming Commission about regarding members playing poker at the Club's facilities. It is essential to clarify that we have not been contacted by the Florida Gaming Commission nor are we aware of an open investigation; rather, in June, 2024⁷, there was only an acknowledgment that the Commission received Mr. Matt's submission which he shared with district management and placed in public record.

These actions appear to be part of a broader effort by Mr. Matt to disrupt the progress of the Series 2024 Bond—a bond that was approved by a 61.5% majority vote out of 942 homeowners. Mr. Matt's efforts to obstruct this process include his active role as the appellant in the bond validation appeal, which he submitted to the Florida Supreme Court on July 5, 2024, following a series of unsuccessful attempts to overturn the bond's validation at the local level.

Upholding Integrity and Community Values

We want to emphasize that we fully support the decision that John Fetsick made during this matter. John's decisions are made objectively and with the best interests of our community in mind. Mr. Matt's ongoing attempts to challenge his professional integrity and the integrity of our community's governance continue to be concerning. John is a committed professional, husband, and father, and we take these allegations against him very seriously and we assure you that he will continue to act with the highest ethical standards.

We urge all members to consider the potential motives behind Mr. Matt's actions and to remain focused on the tremendous success that has occurred under John's leadership. Our goal is to ensure University Park remains a place we are all proud of—a goal that will not be hindered by any information on personal vendettas.

Thank you for your continued trust and support.

From: Sally Dickson <sally.dickson@universityparkrd.com> **Sent:** Monday, July 7, 2025 4:44 PM **To:** Mark Barnebey <mbarnebey@blalockwalters.com> **Cc:** John Fetsick <jfetsick@universitypark-fl.com>; carvalho@pfm.com **Subject:** RE: Illegal Investment Advice

2401-01 must mean to say WITHOUT the prior approval...

General Rule 5 doesn't help us if we have given the group permission to meet. Of course the GM doesn't see or demand to see every top being discussed at every meeting. We learn of the content from attendees and more importantly, the written summary by Dean Matt, of what was discussed.

The group has permission to meet based on the description that was provided to the GM when Dean Matt applied.

Whether it is a legal violation IS the question that we need an immediate answer to.

On 07/07/2025 2:48 PM EDT Mark Barnebev <mbarnebev@blalockwalters.com> wrote:

From: Sally Dickson <sally.dickson@universityparkrd.com> **Sent:** Monday, July 7, 2025 1:42 PM **To:** Mark Barnebey <mbarnebey@blalockwallers.com> **Cc:** John Fetsick <jfetsick@universitypark-fl.com>; carvalho@pfm.com **Subject:** Re: Illegal Investment Advice

Mark, where do we stand on this? I consider this to be of high importance!

On 06/10/2025 2:44 AM EDT Mark Barnebey <mbarnebey@blalockwallers.com> wrote:

Chair - I will check into this.

Mark P. Barnebey

Re: Fact Focus #2- Use of Facilities

From: Bruce Martin
To: Gio Cantarella
Cc: John Fetsick, Joe Conroy
Recipients: gjocant@gmail.com; jfetsick@universitypark-fl.com; jconroy7@me.com

John and all, see my comments attached.....I agree with Gio's comments though I did not add his comments to my document.

On Tue, Aug 20, 2024 at 1:15 PM Gio Cantarella <gjocant@gmail.com> wrote:

John

My comments as follows

- > do you want to specify the level of his membership in the introduction?
- > Suggest in Second paragraph - was this a written request to the Club General Manager should say so.
- > The written submission for the "Finance" group covered "University Park" and therefore could have analyzed the HOA, PBM, as well as the Club. so possibly add those into the previous paragraph after "business operations of the UPRDetc" All part of the Community.
- > Possibly end the last paragraph on page one sentence at the words " interest of our Community" therefore encompassing all of UP and UPRD.
- > last paragraph " We urge all members" consider adding in " and Residents in the Community "
- > The piece should be signed "Board of Supervisors"

Gio

On Tue, Aug 20, 2024 at 12:24 PM John Fetsick <jfetsick@universityparkfl.com> wrote:

Gentlemen,

Attached is a preliminary draft of Fact Focus #2 which outlines Dean Matt's attempts to utilize Club Facilities for his own personal agenda and then question the ethics and integrity of me as the GM, the person who denied his request.

Focus is to be factual but portray him as an unreasonable and unethical person.

His website: <https://mucho-dean-aero.com/the-uprd-saga>

This is similar to what I drafted a few weeks ago but is not authored by me, is more so a Board document supporting me.

From: John Fetsick **Sent:** Tuesday, August 20, 2024 12:44 PM **To:** Sally Dickson <sallydickson@universityparkrd.com> **Subject:** Fact Focus #2- Use of Facilities

Sally,

Attached is a preliminary draft of Fact Focus #2 which outlines Dean Matt's attempts to utilize Club Facilities for his own personal agenda and then question the ethics and integrity of me as the GM, the person who denied his request.

Focus is to be factual but portray him as an unreasonable and unethical person.

His website that outlines his insults of me: <https://mucho-dean-aero.com/the-uprd-saga>

As we discussed yesterday, this is similar to what I drafted a few weeks ago but is not authored by me, is more so a Board document supporting me.

Input welcome.

Thanks,

John

John Fetsick
General Manager

RE: FW: Fact Focus #2- Use of Facilities

From: Mark Criden
To: John Fetsick
Recipients: jfetsick@universitypark-fl.com

I'm not sure it accomplishes what you hope. There's a chance it may look vindictive on our part.

On 08/21/2024 9:44 AM EDT John Fetsick <jfetsick@universitypark-fl.com> wrote:

I have some feedback from Sally. I will send you a newer version. Let me see if any of her input removes the bolded words. I understand your point.

Barneby's office has been asked to review from a legal perspective only. I believe they have given the green light. It is all factual.

We are planning a number of Fact Focuses. This is #2 of several. The chronology can certainly be debated but since this is ready to go, I recommend we send as scheduled (Thursday at 5pm).

It at least punts DM to be unethical and deranged.

From: Mark Criden <mark.criden@universitypark.com> Sent: Wednesday, August 21, 2024 9:39 AM To: John Fetsick <jfetsick@universitypark-fl.com> Subject: Re: FW: Fact Focus #2- Use of Facilities

John,

I'm concerned about the following paragraph:

However, one hour after receiving approval, Mr. Matt altered his request to form a "Finance and Legal Issues Club." This change **raised concerns**, as it significantly deviated from the original intent and **appeared** less focused on member enjoyment, instead **potentially promoting a personal agenda** related to his ongoing opposition to the Board, the Capital Improvement Plan, and the favorable final judgment of the Bond Validation. Additionally, this new interest group, to discuss the business operations of the UPRD (a FL Special District), was **deemed political** in nature, violating our Club's rules and regulations.

8.19.24_Email.pdf

image0.png
image1.png

On Aug 18, 2024, at 9:25AM, Gio Camarillo <giocant@gmail.com> wrote:

Sydney Great job on the Fact Focus note and have to tell you that I heard from some people that they thought it was amazing. Shock at the Gaming Commission comment! Just wanted to check if we will have some time tomorrow to assist in reviewing the August 20th Fact Focus and any attached documentation before it is published. **The three Amigos** chatted this morning and are on standby for you so just let us know.

I

Have a good trip!

Gio

<image001.gif> <1.424 town hall slides UPCC_Preso_1_4_24_Final.pdf> <QA_12_26_23.pdf> <Chair_Note_Vote_YN_12.20.23_FINAL.pdf> <Fact Focus BAN 8.19.24 draft with comments.docx>

So, let's acknowledge that we can re-do, re-write, re-draft these or any Mission/Vision/Values statements to whatever standard of elegance you all deem best. But it's just virtue signaling and Kabuki theater **unless we have UPRD leaders who act ethically and abide by these core values and who are held accountable. In your roles on the Strat Planning Committee...are you willing to hold our leaders accountable or will you, too, check your integrity at the door and just look the other way?**

We also have uncovered evidence of GM Fetsick using the camera system in *The Varsity Club* to surveil the Finance and Legal Issues Club meetings and attendees.

Remember: Sally Dickson/David Murphy, Tom Christopher, and Bob Wood who were on the PBM Management Committee who GM Fetsick reported to simply looked the other way when they became aware of these documents. I hope that you join me in stating that it is happened under your watch at the prestigious companies we all worked for that this would have not been tolerated. I would have fired GM Fetsick on the spot for these actions. The UPRD Board should have asked Dickson to resign immediately upon finding out about these actions. Additionally, Dickson unilaterally (i.e., without other Board approval) directed Blalock to expend funds for her retaliatory project to demonize residents.

We hope you read this and understand what happened. We hope you don't look the other way because these facts are "inconvenient." Facts are stubborn things. We're all adults here. What happened is disgraceful and unlawful. Regardless of whether or not you are in favor of the proposed \$21 mm capital projects or not, I hope you all agree with us that censorship and defamation and surveillance are not welcome here at University Park and hope you all hold each other accountable.

Also...to this day, UPRD has not issued an apology to residents (not just me...but to all residents who were affected by these disgusting actions). Rather than apologize, Dickson and Fetsick opted to resign in disgrace, taking the window rather than the stairs. Sydney is still here, the UPRD Board is still here. Apologies can still be issued. Isn't that the right thing to do? Doing so will demonstrate to ALL residents that UPRD Board and Committee Members and Employees take accountability when they do wrong. Apologies shouldn't be contingent of any quid pro quo deal.

Are any of these actions compliant with OUR CORE VALUES? I'd venture to say that none of you believe that this is operating with the highest of integrity and ethics. LMK if you disagree.

Residents would respect and trust UPRD leaders more when they do the right thing. Not apologizing is NOT the right thing. It is shameful and cowardly.

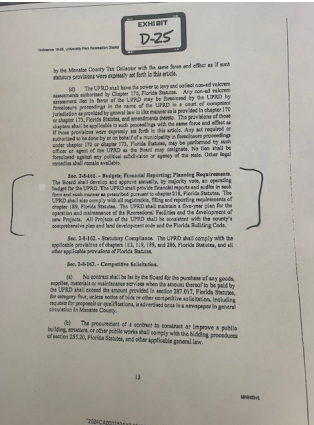
Will you compel UPRD Supervisors to do the RIGHT thing? Or, will you just look the other way also and endorse bad behavior by your silence?

2) "Singing Our Praises"

I think it was Beth who emphasized positive communication so residents "sing our praises."

We believe in singing praises when there are praises to sing...but not as a propaganda campaign.

Right now, we don't see any praises to be sung while UPRD is circumventing the basic protections of residents by not being in compliance with Section 2-8-161 of our Charter:

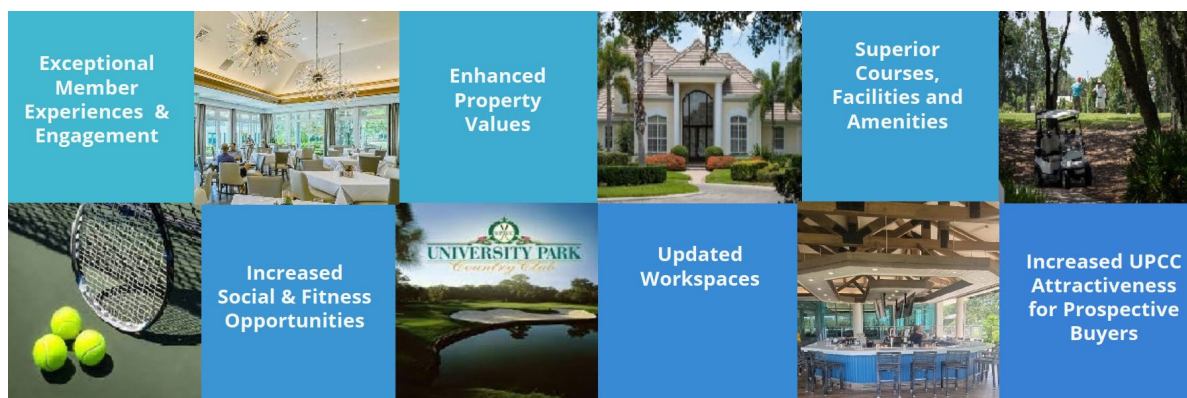


"The UPRD SHALL [EMPHASIS ADDED] maintain a five-year plan for the operation and maintenance of the Recreational Facilities and the development of new Projects."

Beth - would Oppenheimer issue bonds while a prospective issuer is not in compliance with this obligation? The obligation was contracted between UPRD [attorney Barnebey] and Manatee County. Would you risk municipal bond investors downstream from this undisclosed liability?

UPRD has not lived up to its end of the bargain. This protection is in place to assure that a rogue board doesn't simply recommend execution of projects for which no due diligence was done.

Sadly...this is the case here. No due diligence that shows any fiduciary responsibility as to whether or not it is prudent to execute these projects. What are the risks? Can these projects be done on time and on budget? How do these projects change the revenues and expenses? Is UPRD better off or not? Will property values be enhanced [as this Blue Sky statement from the January 2024 Town Hall asserts (without support)]:



What this means for UPCC homeowners, residents & members.



Worse than not having complied with this requirement is LYING about complying with this requirement as David Murphy has:

On Nov 17, 2023, at 08:01, UPCC UPRD <upcc.masterplan@gmail.com> wrote:

Thank you for your inquiry,

All budgets and audits may be found on the UPRD website (link is below).
<https://universityparkrd.com/>

Thank you,

UPCC Masterplan

On Thu, Nov 16, 2023 at 12:34 PM muchodeanaero@aol.com <muchodeanaero@aol.com> wrote:

Please provide the following for my review:

- 1) UPRD Approved Operating Budgets for each of the years 2019-2023
- 2) UPRD Audited Financial Statements for each of the years 2019-2023
- 3) UPRD 5 Year Plan for operation and maintenance of the Recreational Facilities and the development of new projects for each of the years 2019-2023

Thank you,

Dean Matt

So that we're all on the same page: The plan that Murphy represents is compliant with Section 2-8-161 was a DRAFT plan that was prepared by a group of residents. Here it is: [2023 UPRD Business Plan Proposal](#)

Problem is that this plan was never approved or adopted by the Board. Chair Dickson confirms that:



Dear University Park Homeowners, Residents and Club Members,

At the UPRD Board of Supervision Workshop on October 27, 2023, a proposal for a 5-Year Business Plan was presented for the Board's review and consideration.

The Board wishes to acknowledge the dedication of the Business Plan Advisory Group. The proposal reflects months of time and effort by a volunteer group consisting of a cross section of homeowners and club members with professional experience in business planning. Board Supervisor Rusty Parsons and John Fetsick, UPCC General Manager, have actively participated in this group, with John providing detailed information and other business resources to assist the group's efforts.

The Board embraces the need for long range planning. As this was the Board's first introduction to the proposal, recommendations contained in it have neither been accepted nor rejected. The document deserves and will receive the Supervisor's unbiased and focused review. Future discussions will be scheduled in the Workshop format and available for participation via Zoom.

Your feedback is welcome. Feel free to email Marcel Harrod mharrod@universitypark-ll.com.

Sincerely,

John Dickson

UPRD Board of Supervisors Chairperson

Beth - I'm sure you are well aware that purposeful misrepresentations made in issuing securities is, simply, fraud. Do you want to participate in this fraud or compel Supervisors to stop, fix, and then proceed? What does your internal compass tell you? A little fraud is OK? Just this one time? Then, we'll start abiding by our Core Values and the Rule of Law?

That is why the Securities and Exchange Commission has opened an investigation: (MIRO [01576247](#), [17709-311-221-232](#), referred from Florida Office of Financial Regulation, case 134786). This is just one investigation by regulatory agencies. There are four additional ones open investigating the actions of UPRD.

For the avoidance of doubt...TO THIS DAY...UPRD is not in compliance with Section 2-8-161 of the Charter to protect residents. Yet, UPRD is plowing ahead in its attempt to issue bonds 'AS-IF'.

The results of the appeal are the least of UPRD's worries.

Beth, all: UPRD is way over its skis on trying to issue bonds. Without a five-year plan, we don't even know the impact of saddling residents and homes with a \$44 mm debt burden. Beth - have you ever underwritten bonds where not only due diligence

was not performed...but the issuer lied about performing it when actually, no due diligence was done.

There is a natural cadence that should have happened. Five Year Plan to determine if it is prudent to plow ahead with capital projects and, if so, which ones and how much debt before our properties' values are in a death spiral like The Meadows. Remember, we're already behind the eight-ball with the 3x overpayment for this fixer-upper. How much more in financial mistakes can our properties shoulder? That is why integrity and ethics should guide all decisions before we pull the trigger.

But they don't:

Here is Supervisor Selep confirming we don't have the required five-year plan and then, absurdly, blaming Rusty Piersons for this:

Listen to Greg here at 1:31:00 - 1:31:50: [GMT20260811-180137_Recording_1920x1032.mpd | Powered by Box](#)

Greg:

- Who was the Chair responsible for setting the Agenda of Dickson Administration meetings? Sally Dickson or Rusty?
- Who spent time directing UPRD attorneys, (unilaterally...without other UPRD Board Supervisor input/approval), to work on defamation and censorship of residents projects instead of working on compliance with Section 2-8-161 which protects all residents? Sally Dickson or Rusty?
- In fact: Sally said Rusty did a great job working on the Five-Year Plan
 - Who resigned in disgrace? Sally Dickson or Rusty?
 - Further, Greg - you were and are currently well-aware of UPRD's non-compliance with Section 2-8-161. What have YOU done? What are you doing about this now? Did you advise the Board that it better get in compliance? Did you direct Dick Crouch to have the Finance Committee deliver a compliant plan as Priority #1? How do you square not being in compliance yet plowing ahead attempting to issue bonds while not being in compliance? Doing so knowingly moves UPRD and yourself into legal and financial jeopardy. Why are you doing this?
 - Or, did you just continue looking the other way and ignoring this critical requirement like The Dickson Administration did?
 - You acknowledge that UPRD is not currently in compliance. Yet you are still plowing ahead to issue bonds for which no due diligence was done? Is this what you did in your career?

Despite being unlawful, what kind of community are we and what kind of Supervisors do we have when they purposefully pick and choose laws that are convenient for them to abide by and disregard the rest?

Is this consistent with OUR CORE VALUES of operating with the highest of integrity and ethics?

If you want to change the language of OUR CORE VALUES, consider changing the CORE VALUES to something like:

"We'll pick and choose the rules of law we want to abide by and operate according to whatever we think we can get away with."

Look: These are 90-10 issues. It isn't even a close call. Time and time again UPRD Leaders check their career ethics and integrity at the John Whyte conference room door.

For more history on why UPRD is in the mess it's in (no capital reserves, paying \$20 mm for assets worth \$6.2 mm, etc)...see the attached. Many unanswered questions to those who led the efforts to establish UPRD as an Independent Special District. The ability to issue bonds has been a disaster. easy money in the hands of those who don't act as fiduciaries and follow the obligations and rules of law is disastrous.

Please join with your neighbors who are on the RIGHT side of these issues and help clean this place up for the benefit of ALL residents. Don't perpetuate the unethical, unlawful, disgraceful and even fraudulent actions of many who have sat in the seats of UPRD "leadership."

I'm always happy to discuss these observations with you should you have any questions or comments. The goal is to make sure we have leaders in place who act rationally as fiduciaries for ALL residents and whose actions are supported by proper and required analysis and planning. I hope we all agree to that.

Dean Matt

aka **MuchoDeanAero**

aka **The Pickleball Pilot**

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