MINUTES OF MEETING

UNIVERSITY PARK RECREATION DISTRICT BOARD OF SUPERVISORS' MEETING
Tuesday, September 1, 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
Gregory Selep	Board Secretary
Steve Swanson	Treasurer

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)
Joe Rassett	Interim General Manager – Country Club
Paul Fay	Financial Controller – Country Club
Marisa Powers	District Counsel – Blalock Walters

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. Heitzner noted that UPCAI agreed to a severance package with Mr. Fetsick and that the District would need to pay for 80% of the severance. He noted that UPCAI did not consult with the District regarding the terms or financials of the severance and that he has not approved any payments. Mr. heitzner noted that last week the District received an invoice in the amount of $203,000.00 to pay for the severance, and he again gave instructions to not pay and does not think it is the District's responsibility.

A resident commented on Section 2A, regarding the five-year plan and noted that the District is in compliance. He also commented on the mischaracterization of the purchase price of the club.

A resident commented on resident misinformation at the last board meeting and provided clarification on the Capital Improvement Plan and the residents in favor of the Bonds.

A resident commented on the tone and criticism from residents to members of the Board.

Two residents noted their support of the Board of Supervisors.

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

Consideration of Minutes:

- **a. August 4, 2026, Board of Supervisors' Special Meeting and Attorney/Client Session**
- **b. August 4, 2026, Board of Supervisors' Meeting**
- **c. August 11, 2026, Board of Supervisors' Rescheduled Meeting**

The Board reviewed the Minutes.

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 Minutes of the August 4, 2026, Board of Supervisors' Special Meeting and Attorney/Client Session, the August 4, 2026, Board of Supervisors' Meeting and the August 11, 2026, Board of Supervisor's Rescheduled Meeting.

Public Records Request Summary List

Ms. Carvalho noted that there was a records request regarding the shade meeting and asked the Board for approval to post the minutes on the website. The Board agreed that all Shade Meeting minutes should be included on the website now that the litigation matter has ended.

Ms. Carvalho noted there were two additional records requests that have been acknowledged.

Correspondence Summary List

The Board reviewed the Correspondence Summary List.

No action was required.

THIRD ORDER OF BUSINESS **<u>Staff Report Matters</u>**

District Counsel

No report.

District Manager

No report.

Club Management

No report.

Committee Reports

a. Finance

Mr. Crouch noted that the banking relationship proposals have been received. Additional questions have gone back to two banks regarding the proposals. The plan is for a recommendation by January 1, 2027.

b. Strategic Planning

The next meeting will be held September 9, 2026. Quorum will not be established and so the meeting has been changed to a workshop.

FOURTH ORDER OF BUSINESS **<u>New Business Matters</u>**

Public Hearing on the Adoption of the District's Annual Budget & Country Club Budget

a. Public Comments and Testimony

b. Board Comments

c. Consideration of Resolution 2026-23, Adopting the Fiscal Year 2026-2027 District's Annual Budget and Appropriating Funds

   i. General Fund Budget

   ii. Debt Service Budgets

d. Consideration of Resolution 2026-24, Adopting the Fiscal

Year 2026-2027 Country Club Budget and Appropriating Funds

i. Enterprise Fund Budget

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

ON MOTION by Mr. Heitzner, second by Mr. Swanson, with all in favor, the Board of Supervisors for the University Park Recreation District opened the public hearing.

Ms. Carvalho clarified that the hearing would continue to September 11, 2026, for the purpose of approving and finalizing the tax roll for the Budget.

Mr. Fay reviewed the General Fund Budget and the changes; $10,000.00 increase due to Bonds and Assessments.

Mr. Fay noted that the revenue section of the budget is where the funds are coming from to be able to pay the expenses.

Mr. Fay reviewed the proposed Debt Service Budget regarding the 2019 Bonds Special Assessments and noted that no changes have been made.

Mr. Fay reviewed the 2027 proposed Debt Service Budget for the 2026 Bonds Special Assessments. He noted that these are preliminary numbers and will be finalized by the September 11, 2026, meeting.

Mr. Fay reviewed the Enterprise Fund Budget.

Mr. Fay reviewed the Capital Fund Budget and noted that no changes have been made.

Mr. Crouch recommended working on the pricing with Liebold for the irrigation and re-grass of the golf course. He noted that the turf and the contractor need to be secured one year in advance.

Mr. Rassett provided comments on the matter.

There were no Board comments as it relates to the budget.

A resident commented on the need to expand the pickleball facility.

A resident requested the budget be conservative of rounds.

ON MOTION by Mr. Selep, second by Mr. Swanson, with all in favor, the Board of Supervisors for the University Park Recreation District Continued the Public Hearing on the Adoption of the District's Annual Budget & Country Club Budget to September 11, 2026, at 8:00 AM.

Consideration of Resolution 2026-25, Adopting the Annual Board Meeting Schedule for Fiscal Year 2026-2027

Ms. Carvalho reviewed the meeting schedule with the Board.

Ms. Powers noted that the July 27, 2027, meeting needs to be corrected to July 28, 2028.

ON MOTION by Mr. Heitzner, second by Mr. Swanson, with all in favor, the Board of Supervisors for the University Park Recreation District approved Resolution 2026-25, Adopting the Annual Board Meeting Schedule for Fiscal Year 2026-2027.

Consideration of Arbitrage Rebate Counselors, LLC Proposal for Annual Arbitrage Calculations for the Series 2024 Note

Ms. Carvalho reviewed the proposal from Arbitrage Rebate Counselors, LLC with the Board and noted the fee of $350 for the annual arbitrage calculation for the Series 2024 Note.

ON MOTION by Mr. Heitzner, second by Mr. Swanson, with all in favor, the Board of Supervisors for the University Park Recreation District approved the Proposal with Arbitrage Rebate Counselors, LLC for Annual Arbitrage Calculations for the Series 2024 Note.

Discussion of Invoice Approval Process

Mr. Fay gave an overview of the invoice and payment process.

There was brief discussion regarding modifying the process to include additional members on the emails.

Mr. Swanson noted that residents are reaching out to counsel.

Mr. Heitzner stated that counsel should not be taking phone calls from residents unless directed.

Discussion of Request for Legal Assistance by Non-Board Members

This was discussed with the Discussion of Invoice Approval Process.

FIFTH ORDER OF BUSINESS **District Financial Matters**

Consideration of Payment Authorization No. 168

This item was deferred.

Ratification of Payment Authorization No. 167

Mr. Fay noted this included an invoice from Blalock Walters for the Bond Validation in the amount $5,508.00, invoice for District Management Monthly Fee and Postage Fee in the amount of $7,566.68, Notice of Public Meeting fee in the amount of $345.66 and Website Maintenance in the amount of $400.00.

ON MOTION by Mr. Selep, second by Mr. Swanson, with all in favor, the Board of Supervisors for the University Park Recreation District ratified Payment Authorization No. 167.

Ms. Carvalho noted that the continuation of the public hearing will be held on September 11, 2026, and will only be one hour.

Date	Meeting Type	Time	Location
September 11, 2026	Board of Supervisors' Meeting	8:00 AM	University Park Business Offices
September 29, 2026	Board of Supervisors' Meeting	2:00 PM	University Park Business Offices
September 25, 2026	Board of Supervisor's Rescheduled Meeting	1:00 PM	University Park Business Offices

Supervisor Comments & Future Agenda Items

Mr. Selep suggested an all-hands meeting to present the final budget to the community.

Mr. Swanson shared comments on the expense versus value.

Ms. Carvalho discussed the Strategic Club Solution workshop/retreat on October 13, 2026, from 9:00 a.m. – 3:00 p.m. with a one-hour lunch.

Mr. Jackson noted the Financial Advisory Team would like to provide an update.

Mr. Dennis provided the final amount of today's Bond Sale.

SIXTH ORDER OF BUSINESS **Adjournment**

There was no further business to discuss.

ON MOTION by Mr. Swanson, second by Mr. Heitzner, with all in favor, the September 1, 2026, Board of Supervisors Meeting for the University Park Recreation District was continued to September 11, 2026, at 3:28 p.m.

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Secretary / Assistant Secretary

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Chairperson / Vice Chairperson