MINUTES OF MEETING

UNIVERSITY PARK RECREATION DISTRICT BOARD OF SUPERVISORS' MEETING
Tuesday, August 11, 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	
Scott Huebner	2nd Vice Chairperson	
Gregory Selep	Board Secretary	(via Zoom)
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)
Curtis Nickerson	Director of Properties & Facilities – Country Club	(via Zoom)
Joe Rassett	Interim General Manager – Country Club	(via Zoom)
Paul Fay	Financial Controller – Country Club	
Marisa Powers	District Counsel – Blalock Walters	
George Smith	Bond Counsel – Greenberg Traurig, PA	(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 2:01 p.m. by Ms. Carvalho. Those in attendance are outlined above.

The Pledge of Allegiance was recited.

Public Comments

There were no public comments at this time.

Mr. Heitzner noted an offer has been extended and accepted for the Director of Facilities position pending background check.

Mr. Heitzner noted that he and Tom Christopher continue to communicate for a resolution.

No report.

Mr. Selep noted that the meeting minutes from July 17, 2026, July 28, 2026, and August 4, 2026, have not been posted. Ms. Carvalho said that there is a two-week timeframe for completion in draft form and that she is looking for alternative options.

Club Management

Mr. Fay noted that July financials will go to the Finance Committee for review on August 19, 2026, and will be reviewed for the Board at the next Board meeting.

Mr. Rassett gave an update on Club Operations. He mentioned that golf has been busy since the summer. He noted that he would have more to report at the next meeting regarding Dining Operations and Sunday Brunch/ a la carte.

Committee Reports

a. Finance

No report.

b. Strategic Planning

Mr. Selep noted that the next meeting is August 12, 2026.

FOURTH ORDER OF BUSINESS **New Business Matters**

Consideration of Resolution 2026-21, Authorizing the Issuance of Non-Ad Valorem Assessment Bonds, Series 2026

Mr. Smith with Bond Counsel gave a detailed overview of the resolution and the authorization of Bonds.

Mr. Heitzner asked if the Bond is approved, if $1,800,000.00 can go back to the Club.

Mr. Smith explained the possibility of repayment and the potential tax liability associated with the repayment.

It was noted that if the District cannot proceed with the Bond issuance and the assessment goes through, the next Bond issuance would be reduced by the irrigation portion since that will have already been satisfied.

Mr. Heitzner gave an update on the potential assessments:
"If we hear in the affirmative by August 28 then we are all systems go. No assessment for the irrigation and we move forward with the bond and its assessments.
If we do not hear from the Supreme Court by August 28 then there will be an assessment for the irrigation on your property tax bill
If we hear from the Supreme Court in the affirmative after August 28, we can then secure bonds, realize capitalized interest for one year and begin with those assessments on next year's tax role. The capitalized interest would be roughly $700K and reduce the funds available for construction.
If the above happens, we still need to clarify if we can access $20,600,000.00 or that amount minus what was assessed for the irrigation. Construction costs have increased significantly since the lawsuit was filed."

SECOND ORDER OF BUSINESS **Administrative Matters**

Public Records Request Summary List

Ms. Carvalho noted there was an additional Records Request acknowledged as of August 6, 2026.

Correspondence Summary List

The Board reviewed the Correspondence Summary List. It was noted that this has been updated as it relates to the emails between meetings between residents and Board members.

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

There is no update on the motion rehearing.

District Manager

The Board discussed the assessments and Bonds and the wording associated with the conditions of the Bonds.

ON MOTION by Mr. Selep, second by Mr. Heitzner, with all in favor, the Board of Supervisors for the University Park Recreation District approved Resolution 2026-21, Authorizing the Issuance of Non-Ad Valorem Assessment Bonds, Series 2026, pending discussed changes to the wording.

Nominations/Appointments to Seats 2 & 4 of the Finance Committee

a. **Dick Crouch**
b. **John Baran**
c. **Gary Jauffman**
d. **Jeanne Feldhusen**

Ms. Carvalho disbursed ballots to the Board for a vote.

ON MOTION by Mr. Heitzner, second by Mr. Swanson, with all in favor, the Board of Supervisors for the University Park Recreation District approved Mr. Dick Crouch to seat #2 and Mr. John Baran to seat #4 of the Finance Committee.

Nominations/Appointments to Seats 5 of the Strategic Planning Committee

a. **Gail Klein**
b. **Steven Parkinson**
c. **Beth Wolchock**

Ms. Carvalho reviewed the candidates with the Board.

ON MOTION by Mr. Selep, second by Mr. Swanson, with all in favor, the Board of Supervisors for the University Park Recreation District approved Ms. Beth Wolchock to seat #5 of the Strategic Planning Committee.

FIFTH ORDER OF BUSINESS **Old Business Matters**

Update of General Manager Search

Mr. Heitzner noted that he spoke with SCS and informed them that the District is not ready to hire them to assist with the General Manager search at this time. He gave a brief overview of the possibility of an extension for the current Interim General Manager.

Nominations/Appointments of Governance Committee Members

a. **William Keppler**
b. **Henry Resnikoff**
c. **Chris Edwards**
d. **Dean Matt**

The Board agreed to defer until September 1, 2026.

Review and Consideration of Appointment of Board Member to Seat 3

a. **John Haddock**
b. **Dale Otterman**
c. **Rusty Piersons**
d. **Bill Price**

Ms. Carvalho reviewed the Candidates with the Board.

Ms. Carvalho reviewed the ballots and determined there was a tie. She requested Ms. Powers explain the tie breaker process.

Ms. Powers noted that the Board can discuss and possibly change votes or defer action to a subsequent meeting.

Ms. Carvalho noted the tie was between candidates Mr. Piersons and Mr. Price.

Mr. Huebner noted his votes for Mr. Piersons.

Mr. Heitzner noted his vote for Rusty Piersons due to his proactive approach in the community

Mr. Selep noted his vote for Mr. Price due to his legal experience.

Mr. Swanson noted that he met with Mr. Piersons yesterday and his vote is for Mr. Price due to his legal background.

After discussion, the Board agreed to defer until a future date.

The Board reviewed the upcoming meeting dates and agreed to cancel the September 11, 2026, meeting due to not having a quorum and rescheduling for Friday, September 25, 2026, at 1:00 p.m.

Date	Meeting Type	Time	Location
August 24, 2026	Special Board of Supervisor's Rescheduled Meeting	9:00 AM	University Park Business Offices
September 1, 2026	Board of Supervisors' Meeting	2:00 PM	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	2:00 PM	University Park Business Offices

Supervisor Comments & Future Agenda Items

Mr. Huebner had questions about the $600,000.00 for Golf Course Repairs and whether the money is in the Capital Reserve.

Mr. Fay stated the money was in the Capital Account.

Mr. Huebner questioned if the District could increase dues mid-year.

Mr. Fay and Ms. Powers advised that there will be discussion about increase in dues and will provide an update to the Board.

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 August 11, 2026, Board of Supervisors Meeting for the University Park Recreation District was adjourned at 3:51 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson