From:	muchodeanaero@aol.com
To:	Vivian Carvalho
Cc:	steve heitzner; Steve Swanson; Scott Huebner; Greg Selep; Kwame Jackson; Joseph Rassett; Marisa Powers; Paul Fay; Robert C. Gang; Miami
Subject:	Re: UPRD- Records Request Updated Link ID#26 AND NEW PUBLIC RECORDS REQUESTS
Date:	Tuesday, October 6, 2026 11:39:23 AM

ALERT: This message is from an external source.BE CAUTIOUS before clicking any link or attachment

Thank you.

However, your response is more confusing than helpful. It is internally inconsistent and does not identify THE PLAN that Marisa referred to.

- It is nothing more than a collection of "stuff" / spaghetti you threw against the wall. None of which has been maintained or reviewed/approved by the UPRD Supervisors. There are so many spreadsheets floating around that each Supervisors could not possibly identify those spreadsheets that make up THE PLAN that Marisa stated exists and is compliant with 2-8-161.
- We asked to see THE PLAN. This collection of STUFF is not THE PLAN.

1) The link below does not give me access to 5.6.25 Labeled 5 Year Plan nor the 2.19.26 Labeled Records Request ID#6 as you state it does.

2) Other inconsistencies:

- In this most recent response you have provided me (in the link below) is ONE 34 page document with header pages.
- In the 5.26.25 and 2.19.26 folders that you have directed me to, there are over 17 documents in each folder.
- In what was previously sent to me there were no header pages.
- A review of the minutes does not show any discussion of these documents or of maintaining a five-year plan
- None of the f3 files that you say are just copies of what I have been previously been provided are the same.
- None contain Resolution 2025-03 with the TWO PAGE "PLAN" from October 29, 2024 which was approved by the Board and in which was stated to supersede ALL previous documents.
    - If so, then why do the responses you gave me include documents from 2023? They should be of no consequence according to Resolution 2025-03.

3) Some of these documents include excel spreadsheets with upwards of 8 tabs. Further, the numbers in most all of these spreadsheets have changed from folder to folder.

4) It is clear that the statement that Marisa said on September 11 that I have been these documents previously is a SUBSTANTIALLY FALSE STATEMENT. I request that you issue a retraction/clarification at the next UPRD Board Meeting.

5) None of these folders previously provided included the 27 page "five year plan" that Supervisor Murphy represented in November 2023 proved compliance with 2-8-161.

6) Many more questions than answers. Vivian: Where did you get these documents? Which Supervisor(s)? There is no record of discussion / approval / maintenance by Supervisors. If I didn't know better, I'd assume that Fetsick gave you a pile of goo and called it a plan. Certainly nothing that comports with intent of Section 2-8-161.:

The packet now says the four separate components collectively constitute UPRD's five-year plan. But the Charter requires planning covering both existing facilities—"operation and maintenance"—and "development of new Projects."
A meaningful plan would allow the Board and residents to see how those two sides interact financially.
For example:
New project = new operating expenses = new maintenance expenses = additional reserve requirements = debt service = funding source = effect on assessments/dues/cash flow
I don't see that chain clearly demonstrated in this packet.
There are operating forecasts.
There are capital forecasts.
There is an old Capital Improvement Plan.
There is a reserve study.
But assembling those four items into one binder does not necessarily demonstrate that they were **integrated and used together when the capital decisions were made**.
That's a critical distinction.

The 2023 Capital Improvement Plan actually raises questions

Its introductory material describes extensive outreach and says the projects were developed through a "comprehensive" process.
It identifies various projects and even describes supposed benefits of "Enhanced Property values".
It even has a section expressly titled **"UPRD Due process.**
But look at what that due-diligence discussion addresses: space needs, operational logistics, construction sequencing, disruption to club activities and similar project considerations.
What I don't see in those pages is a comparable five-year analysis showing the **incremental operating, maintenance and reserve burden created by the new projects themselves**.

Page 27 is particularly significant

The "Club Financials" page presents five-year projections for 2024–2028. It projects operating income and sources of capital allocation and then discusses the Capital Reserve Study.
Where in those projections are the incremental operating, maintenance and reserve costs associated specifically with the proposed new facilities?
If they are embedded in the numbers, they should identify them and show the assumptions.
If they aren't, that's a potentially important deficiency in the analysis.

The reserve study creates another question

The packet describes the reserve study as an additional long-range planning tool for evaluating future infrastructure replacement needs, reserve funding adequacy and capital sustainability.
But the 2023 financial presentation says the reserve study was completed in 2022.
That raises an obvious question:
Did the 2022 reserve study include the new assets that had not yet been constructed?
If not, then they can't establish the reserve requirements created by those projects.
That doesn't make the reserve study defective. It simply means that an existing-facilities reserve study and a new-project financial-impact analysis are different things.

It is clear that each time you try to demonstrate compliance with 2-8-161 that you make matters worse for UPRD. You lie to residents and the UPRD Supervisors. Simply, there is no five-year plan that is compliant with 2-8-161. But, not to worry, Disclosure Counsel's review of the purported five-year plan may help prove compliance. Surely this was reviewed before Greenberg Trauwig gave the green light to issue bonds. Right? See new records request #4 below.

Vivian - you are incorrect in stating the only request open is #27. You ignoring my brining this to your attention for a FOURTH TIME is disrespectful.

I'm not going to fight you any more on this. I'll simply issue 4 new public records requests below. Please acknowledge and give each on a NEW ID.

New public records requests:

1) The names of any individuals or entities which have golf privileges (full members? Residents or non-residents.) who do not pay annual or monthly dues. (i.e. these may be people who received free lifetime or other golf privileges at turnover: like the Neal family and others).

The request is straightforward and easy to produce. You're a smart person so I know you understand what is requested here. Why haven't you produced this simple, straightforward request. Why do you continue to ignore my requests and you continue to show this as CLOSED? Pardon my persistence but you have a history of stonewalling certain requests like Dickson's statement that she received email threats when none were received. Remember this? It took 3 months for you to admit Dickson lied:

EXHIBIT C

Re: University Park Recreation District/Public Records requests form

From: Vivian Carvalho (carvalhov@pfm.com)
To: pat.gleason@myfloridalegal.com
Cc: mbarnebey@blalockwalters.com; jackson4 @pfm.com; muchodeanaero@aol.com
Date: Wednesday, April 10, 2024 at 05:29 PM EDT

Good afternoon, Ms. Gleason,

Based on what we understand to be the request as set forth below, this requires reaching out to all of the Board members and their families.

As we understand it, you are asking for any texts, emails or other correspondence received by Ms. Dickson or any Board Member regarding threats against themselves or their families. We anticipate responding to this request to take approximately 30 minutes to gather the information, which is considered excessive, to complete and have requested a deposit for PFM's efforts, as the District's public records custodian.

If the request was limited to Ms. Dickson alone, we can respond that there are no written communications which satisfies the request. This does not preclude verbal communication that may have been relayed to Chair Dickson or communications with other members of the Board of Supervisors.

This, finally, after 3 months of asking and being told a deposit is required

Regards,

Vivian Carvalho
Senior District Manager

PFM Group Consulting, LLC
Cell | Phone 407-723-5900 | Fax 407-723-5901 | Web pfm.com
3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

From: Pat Gleason <Pat.Gleason@myfloridalegal.com>
Sent: Tuesday, April 9, 2024 2:00 PM
To: muchodeanaero@aol.com <muchodeanaero@aol.com>
Cc: Vivian Carvalho <carvalhov@pfm.com>; Mark Barnebey <mbarnebey@blalockwalters.com>; Kwame Jackson <jackson4@pfm.com>
Subject: RE: University Park Recreation District/Public Records requests form

ALERT: This message is from an external source.BE CAUTIOUS before clicking any link or attachment

Hello and thank you for the follow up. My understanding of your request is that you are asking for copies of emails, texts, or other communications received by Ms. Dickson or other board members regarding threats against them or their families. The time period for the request is November 1, 2023 to January 4, 2024.

In ID #25, you gave me a list of members being billed. I stated on at least three occasions since that this is not what I asked for. Showing me a list of who is paying would not have the information I requested. YET, after pointing this out to you on 3 occasions, for whatever reason, you have not re-opened this request so I am submitting again via a new request.

2) Send me the contracted for SCOPE OF WORK with SCS that informs them that they have been engaged to update, develop or "whatever" UPRD's five-year plan so it is compliant with 2-8-161.

This was part of my request to which you assigned ID #26. I identified the deficiency on at least three occasions and you have refused to acknowledge and re-open for whatever reason. So, consider this a NEW Request.

If there is NO SCOPE OF WORK that was in the Consulting Engagement Contract with SCS that speaks to their accepting/acknowledging they are tasked with preparing a five year plan, then, simply, so state NONE. (This, however, would run counter to what has been represented [i.e., that SCS has been tasked with preparing a five year plan).

So, simply be responsive to this request.

3) Please disclose any/all emails to /from SCS in which the document you disclosed as THE FIVE-YEAR PLAN (per today's response to Item #26 was sent to/received by SCS.)

This (these) email(s) must exist...else how else would SCS have received the 34 page document that you represent is THE FIVE YEAR PLAN as Marisa asserted on September 11.

4) Please send any emails with attachments to/from Greenberg Trauwig attorneys related to possible disclosure issues to determine if certain events/issues require DISCLOSURE in the latest bond offering.

For instance, they received a $50,000 raise to lawfully/properly issue United States Municipal Bonds Securities. Part of what we are paying them for is to make sure they review any/all disclosure issues. As such, they most certainly would have had a checklist or similar to assure it that UPRD was in compliance with all obligations, laws, etc. at the time of the bond issuance. They would have an obligation to review and possibly disclose certain events.

If there was no inquiry by Greenberg Trauwig or if information like the five-ear plan was not provided to Greenberg Trauwig, simply state NONE.

Finally.....Open Item #27

This has been open for several months.

This is Greenberg Trauwig's invoicing as referenced by Robert Gang when he went before the UPRD Board and asked fro a $50,000 increase in his firm's fee.

It is something that he should just be able to run from his accounting system in ten nano seconds.

What can possibly be taking so long? In his statement he stated that his firm was underwater many hundreds of thousands of dollars in billing even with an increase in the fee. Of course, he started to blame me for his firm's shoddy work before you cut him off from further inserting his foot in his mouth.

The question is: For him to know how much underwater his billings would be, he must have been on top of his numbers just a few months ago. He must have had the relevant billings in front of him. Without this, how could he have asserted what he did??

So...what is taking so long for GANG to a produce his invoicing ledger? I'm beginning to think that GANG is hiding something or was just shooting from the hip without any support for his statement as to how much underwater his firm would be at the meeting he received a $50K raise.

UPRD BOARD:

Please ask our Records Custodian to perform her tasks in a timely manner accordance with FL Statutes. AS you can see, it appears that she has not been forthcoming. Her history of stonewalling and obfuscation should not be tolerated.

We need to move this community forward. I urge you to consider changes to our third-party professionals and management firm.

Dean Matt
aka MuchoDeanAero
aka The Pickleball Pilot
630.248.0646

MuchoDeanAero - 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*

On Tuesday, October 6, 2026 at 08:12:46 AM EDT, Vivian Carvalho <carvalhov@pfm.com> wrote:

> **If you are a Board Member, please do not "reply all" per the Florida Sunshine Laws.***
>
> Good morning, Mr. Matt,
>
> Please refer to the below updated hyperlink with the materials pertaining to the 5-year plan that was provided to Strategic Club Solutions in which ID#26 was assigned to this records request.
>
> https://app.box.com/s/5qjawclpotzzjim3i201lrrytx5yxicm
>
> Please note that these documents were provided to you in 2 separate records requests labeled as follows in the above hyperlink:
>
> The dates are (5.6.25 Labeled 5 Year Plan) and (2.19.26 Labeled Records Request ID#6).
>
> As of today, there is (1) records request outstanding with the ID#27 assignment dated 8.19.26 pertaining to Bond Counsel Write Off Amount Information.
>
> Regards,

Vivian Carvalho
Senior District Manager

___

PFM Management Services LLC
carvalhov@pfm.com | **phone & text 407.723-5945** | **web** pfmmanagement.com Home
3501 Quadrangle Boulevard | Suite 270 | Orlando, Florida 32817

