MINUTES OF MEETING

UNIVERSITY PARK RECREATION DISTRICT BOARD OF SUPERVISORS' RESCHEDULED MEETING
Friday, September 25, 2026
1:00 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	Vice 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	(via Zoom)
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 1:00 p.m. by Ms. Carvalho. Those in attendance are outlined above.

The Pledge of Allegiance was recited.

Public Comments

Mr. Ludmerer noted plans for a resident's day celebration to celebrate the 35th anniversary of University Park.

Ms. Loundy noted she would like to see the community come together.

Mr. Heitzner noted the receipt of numerous emails from residents regarding Mr. Fetsick's severance. He stated he has no oversight over the severance package and residents should contact PBM for further inquiries. Mr. Heitzner noted that the main entry/exit will go to one lane

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during construction of the gatehouse and will have a significant impact on traffic control for everyone entering University Park.

Mr. Heitzner gave an update on the management of the University Park Country Club. He noted they have been in contact with management companies and are working on a customized arrangement that meets the best needs of University Park.

Mr. Heitzner noted the bylaws of the community do not require the community to send out RFPs.

SECOND ORDER OF BUSINESS **Administrative Matters**

Consideration of Minutes:

a. **September 1, 2026, Board of Supervisors' Meeting**
b. **September 11, 2026, Board of Supervisors' Meeting**

The Board reviewed the minutes.

ON MOTION by Mr. Swanson, second by Mr. Heitzner, with all in favor, the Board of Supervisors for the University Park Recreation District approved the Minutes of the September 1, 2026, Board of Supervisors' Meeting.

ON MOTION by Mr. Selep, second by Mr. Swanson, with all in favor, the Board of Supervisors for the University Park Recreation District approved the Minutes of the September 11, 2026, Board of Supervisors' Meeting.

Consideration of Minutes: September 9, 2026, Strategic Planning Committee Workshop 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 September 9, 2026, Strategic Planning Committee Workshop Meeting.

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Public Records Request Summary List

Ms. Carvalho reviewed the public records summary with the Board and noted there were still two open requests.

Correspondence Summary List

The Board reviewed the Correspondence Summary List.

THIRD ORDER OF BUSINESS **Staff Report Matters**

District Counsel

No report.

District Manager

No report.

Club Management

Mr. Rassett reviewed the management report with the Board.

Mr. Rassett noted that the Manatee County Fire Marshall has requested the community to be more defined in how they handle emergency services. He stated that during planning they have found numerous issues with address discrepancies on maps. Mr. Rassett has requested the county to assign hard buildings for club operations to be given a physical address.

ON MOTION by Mr. Heitzner, second by Mr. Swanson, with all in favor, the Board of Supervisors for the University Park Recreation District approved to proceed with emergency services planning and physical address assignments for UPCC buildings.

Mr. Heitzner thanked Mr. Rassett for his role as Interim General Manager.

Mr. Fay reviewed the statement of operations with the Board.

There was brief discussion regarding the surplus in financials. Mr. Fay noted there were savings from the costs of goods as well as two open positions.

Mr. Fay reviewed the balance sheet with the Board.

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There was brief discussion amongst the Board limiting members soon due to memberships being exceeded.

Committee Reports

a. Finance

Mr. Crouch congratulated the Bond counsel on the Bond completion.

Mr. Crouch noted the need to develop a long-term capital requirement schedule/reserve schedule. He updated the Board on the cost of ownership project and the support needs of UPCAI. He also noted the need to start thinking about transfer fees on the sale of homes.

Mr. Huebner suggested putting together an advisory group/Greens Committee.

The Board briefly discussed the structure of an advisory group.

b. Strategic Planning

Ms. Carvalho updated the Board on the meeting with Mr. Rassett and Strategic Club Solutions. Strategic Club Solutions requested only one committee chair to be at the meetings to speak on behalf of the committee. Mr. Selep noted Mr. Ferrara will be at the meetings for the strategic planning committee.

Mr. Selep would like to see the survey results from Strategic Club Solutions posted on the website.

FOURTH ORDER OF BUSINESS

Old Business Matters

Nominations and Appointment of Board Member for Vacant Seat

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

There were discussions amongst the Board on the stalemate on the appointment.

Mr. Selep suggested he would consider changing his vote to Mr. Piersons if he agrees to be the liaison of the Strategic Planning Committee, takes responsibility for the five-year plan, promises a fully vetted, presentation ready plan by January 31, 2027. In the instance the plan is not available by January 31, 2027, Mr. Piersons would agree to resign on February 1, 2027.

There was discussion amongst the Board about the stipulations of a Board member and the legality of it.

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Ms. Powers will review the legalities.

Mr. Piersons noted his concern with the Sunshine Laws but agreed to the conditions as put forward by Mr. Selep.

This item was deferred until October 1, 2026, at 9:00 a.m.

Ms. Powers informed the Board that if Mr. Piersons is appointed, he is not obligated to resign, even if he agrees now. Any commitment would be non-binding.

Nominations and Appointment of Of Governance Committee Members

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

This item was deferred until the fifth Board member is appointed.

Ratification of Payment Authorization Nos. 168 - 169

Mr. Fay reviewed the payment authorization.

There was conversation amongst the Board regarding community members calling legal counsel and the fees incurred.

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 Nos. 168 – 169.

FIFTH ORDER OF BUSINESS

Old Business Matters

Setting October Meeting Date for the Finance Committee Monthly Meeting

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Mr. Crouch suggested the third Wednesday of each month for the full year's schedule, from 3:00 p.m. to 5:00 p.m.

ON MOTION by Mr. Swanson, second by Mr. Heitzner, with all in favor, the Board of Supervisors for the University Park Recreation District approved the annual meeting schedule for the Finance Committee, meeting on the third Wednesday of each month from 3:00 p.m. to 5:00 p.m.

Consideration of Finance Committee Recommendations & Request

a. **Banking Relationship**
b. **Capital Dues Increase**
c. **Fitness Equipment**

Mr. Fay reviewed the summary of the banking relationship with the Board and recommended changing the banking relationship to Regions Bank.

ON MOTION by Mr. Swanson, second by Mr. Selep, with all in favor, the Board of Supervisors for the University Park Recreation District approved to change the Banking Relationship to Regions Bank on January 1, 2027.

Mr. Crouch reviewed the capital dues increase with the Board. He noted the need to raise two million dollars per year. He suggested a resident member increase from five to seven percent of the annual operating dues and for social members, a minimum contribution. He suggested doing away with the food and beverage minimum.

There was a lengthy discussion amongst the Board regarding fee increases.

ON MOTION by Mr. Selep, second by Mr. Heitzner, opposed by Mr. Huebner, the Board of Supervisors for the University Park Recreation District approved the Increase in Capital Dues.

Mr. Selep noted the cost of the elliptical for $9,796.43 and noted the 2027 budget, budgeted for two recumbent bikes that he would like to get ordered.

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Mr. Selep noted they plan to remove one treadmill and sell it back, which will help fund the new fitness equipment.

ON MOTION by Mr. Selep, second by Mr. Heitzner, with all in favor, the Board of Supervisors for the University Park Recreation District accepted the quote of the fitness equipment.

Consideration of Osprey Consulting Agreement

Ms. Carvalho noted the process of renewal of the agreement, and it was not ready to be presented.

This item was deferred.

Discussion of Townhall Meeting For Realtors

Mr. Heitzner noted that he has spoken with a few realtors who suggested a realtor town hall meeting to help sell University Park homes.

Discussion of Year End Finance Townhall Meeting

There was brief discussion about hosting the event in November.

Date	Meeting Type	Time	Location
October 9, 2026	Board of Supervisors' Meeting	2:00 PM	University Park Business Offices
October 13, 2026	Board of Supervisors Workshop – Strategic Club Solutions Retreat	9:00 AM – 3:00 PM	Lakeside Room
October 27, 2026	Board of Supervisors' Meeting	2:00 PM	University Park Business Offices
November 13, 2026	Board of Supervisors' Meeting	2:00 PM	University Park Business Offices

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November 24, 2026	Board of Supervisors' Meeting	2:00 PM	University Park Business Offices
December 11, 2026	Board of Supervisors' Meeting	2:00 PM	University Park Business Offices
December 29, 2026	Board of Supervisors' Meeting	2:00 PM	University Park Business Offices

Supervisor Comments & Future Agenda Items

There were no additional comments.

SIXTH ORDER OF BUSINESS **Adjournment**

There was no further business to discuss.

ON MOTION by Mr. Heitzner, second by Mr. Selep, with all in favor, the September 25, 2026, Board of Supervisors Meeting for the University Park Recreation District was continued to October 1, 2026, at 3:27 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

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