MINUTES OF MEETING

UNIVERSITY PARK RECREATION DISTRICT

BOARD OF SUPERVISORS' SPECIAL MEETING

MANAGEMENT COMPANY PRESENTATIONS – SECOND ROUND

Wednesday, November 4, 2026

8:30 a.m. to 10:30 a.m. and 11:30 a.m. to 1:30 p.m.

The Varsity Club Room

7671 The Park Boulevard, University Park, FL 34201

Board Members present in person, via phone, or via Zoom:

Steve Heitzner	Chairperson
Scott Huebner	2nd Vice Chairperson
Gregory Selep	Board Secretary
Steve Swanson	Treasurer

Also, present in person, via phone, or via Zoom:

Vivian Carvalho	Senior District Manager – PFM Management Services LLC
Racheal Meade	District Manager – PFM Management Services LLC
Blake Firth	Asst. District Manager – PFM Management Services LLC
Tiffany Bradham	ADM – PFM Management Services LLC
Joe Rassett	General Manager – Country Club
Paul Fay	Finance Director/CFO – Country Club
Mark Barnebey	District Counsel – Blalock Walters
Various Audience Members	approx. 10-in-person and approx. 23-via Zoom

Presenters – Session 1 (Hampton Golf):

Justin Kuhn	Vice President, Marketing – Hampton Golf
Bill Hant	Vice President, Operations – Hampton Golf

Presenters – Session 2 (Troon):

Scott Van Newkirk	Chief Development Officer – Troon
Greg Leisher	Vice President, Business Development – Troon
Rich Riffle	Senior Vice President, Operations – Troon (Bradenton)
Ed Doyle	EVP & President, Real Food Hospitality – Troon

FIRST ORDER OF BUSINESS **Organizational Matters**

Call to Order, Roll Call, and Pledge of Allegiance

The special meeting of the University Park Recreation District Board of Supervisors was called to order at 8:32 a.m. by Ms. Meade. Roll call confirmed a quorum with all four Board members present: Steve Heitzner, Scott Huebner, Gregory Selep, and Steve Swanson. The Pledge of Allegiance was recited.

Mr. Heitzner provided brief opening remarks, noting that this is a second-round meeting with two companies — Hampton Golf (8:30–10:30 a.m.) and Troon (11:30 a.m.–1:30 p.m.). He noted that the meeting format would be conversational, with Board members asking questions as the discussion progressed rather than waiting until the end. He also noted that following the presentations, the Board would continue the meeting briefly to address additional business items related to the kitchen renovation project. The meeting is a Board meeting; members of the public were welcomed to observe and provided an opportunity for public comment.

Public Comments

One member of the public, David Van Brunt, addressed the Board regarding infrastructure concerns, specifically noting that some underground piping in the community is approximately 36 years old and that there have been issues with sewer line breaks. He asked how a management company would handle infrastructure issues and whether they would use their own staff or outside contractors. Mr. Heitzner noted the question would be addressed in the context of the presentations and clarified that sewer infrastructure falls under UPCAI jurisdiction rather than the Country Club or the Recreation District. Jim Case & Joe Rassett confirmed this jurisdiction.

No additional public comments were received.

SECOND ORDER OF BUSINESS **Business Matters**

Hampton Golf
(8:30 – 10:30 a.m.)

Hampton Golf was represented by Justin Kuhn (Vice President, Marketing) and Bill Hant (Vice President, Operations). Mr. Kuhn opened by thanking the Board for the opportunity and introduced Bill Hant, noting that Bill grew up in the Tampa market and has prior familiarity with University Park. Mr. Kuhn noted that Hampton Golf does not have a business development team — the people presenting are the people who would actually manage the property.

The session was organized around the Board's prepared question set. Mr. Heitzner asked Board members to raise questions as the discussion progressed rather than saving them for the end. The following key topics were addressed:

Philosophy – Trusted Advisor Model: Mr. Kuhn emphasized that Hampton Golf operates as a trusted advisor to the Board and does not act independently of the Board's direction. The company does not pursue wholesale change; instead, it focuses on micro-improvements staged over time. He described a philosophy of maintaining "perpetual discomfort" — the belief that continuous improvement requires being willing to challenge the status quo. He reiterated that Hampton Golf works in the direction of the Board, not independently of it.

Response to Wholesale Change Concern: Mr. Heitzner raised the community concern that a management company would terminate all existing staff and bring in replacements. Mr. Kuhn responded directly: Hampton Golf does not have a reserve team waiting to come in. Their 97% staff retention rate in transitions reflects their commitment to retaining and developing the existing team. Bill Hant added that the goal is to understand each team member's career aspirations and growth potential, and to invest in systems and training to build on what already exists. The Board acknowledged this was a key message to communicate to the broader community.

Financial Management and Forecasting: Mr. Hant described Hampton Golf's approach to financial management. The budget is a collaborative process developed with the on-site team (including the GM and Finance Director) and presented to the Board for approval — it does not become final until the Board approves it. Hampton Golf converts the approved budget into a "living forecast," incorporating actual results to date and projecting forward on a weekly basis. This provides real-time visibility regarding where the club will finish the year and allows proactive discussion with the Board if course corrections are needed. Department heads and the GM receive a daily summary of rounds, revenue, and labor. The system also tracks labor by-hour relative to revenue, enabling precise decisions about releasing staff or redeploying them to value-adding tasks (e.g., equipment maintenance, touch-up painting) rather than simply cutting hours.

Pro Forma – FY2027 Revenue Projections: The Board asked Hampton Golf to explain the projected $400,000 net revenue increase in its FY2027 pro forma, which reflects $300,000 in golf operations revenue and $200,000 in F&B revenue, partially offset by dues projected approximately $100,000 lower than the Club's own budget. Mr. Kuhn and Mr. Hant attributed the golf revenue increase primarily to an overhaul of the Golf Now relationship and dynamic pricing. Currently, public tee time pricing is inconsistent — adjacent slots may vary by $50 or more with no apparent logic. Hampton Golf would implement data-driven dynamic pricing through their own platform, gradually building a customer database and migrating buying behavior away from Golf Now. Mr. Kuhn cited comparable clubs (Eagle Harbor, Blue Sky, River Wall, Stone Creek) where this approach has increased revenue and improved revenue per available tee time. The $200,000 F&B revenue increase was attributed to programming — specifically targeting

underutilized periods through curated food and beverage events, with team member incentives tied to those results.

Labor Cost and Staffing: The Board asked about the projected $300,000 labor savings, including $308,905 attributed to absorbing communications, IT, and accounting functions into Hampton Golf's corporate support team. Mr. Kuhn clarified that this is a Board decision, not a unilateral Hampton Golf decision. He acknowledged there are some blurred role definitions and areas of potential redundancy at the Club, and that systems installation would improve productivity without necessarily requiring headcount reductions. Hampton Golf's approach is to spend time with each team member to understand their interests, capabilities, and career aspirations — and then to build a roadmap for everyone. No staffing decisions would be made without Board direction and without first engaging the team members themselves.

F&B Cost of Goods and Subsidy: The Board noted that the pro forma increases F&B cost of goods sold by approximately $100,000 while also showing a $100,000 improvement in F&B margin, which appears counterintuitive. Mr. Hant explained that revenue growth does not proportionally increase overhead (utilities, management structure remain fixed), and that incremental revenue above fixed costs flows through at a much higher margin. The subsidy should not be a direct corollary of revenue. Hampton Golf pointed to their work at Tara Country Club, where they achieved approximately 30% labor savings with no impact on membership, and where the Club's food and beverage performance has significantly improved. Mr. Hant noted that at UPCC, the current food and beverage loss is approximately $0.42 on the dollar — and that micro-improvements through better scheduling, automation, and member experience feedback would progressively reduce that subsidy. The Board direction on acceptable subsidy levels would govern the target.

Budget Process and Board Authority: Mr. Kuhn confirmed that budget development originates with the on-site team and Hampton Golf, is modeled collaboratively with Paul Fay and Joe Rassett, and is then presented to the Board for approval. It does not become the budget until the Board approves it. If in-year results deviate, Hampton Golf brings suggested adjustments to the Board — the Board makes the final decision on any changes. He gave an example of a property where Hampton Golf recommended labor adjustments and the Board declined; Hampton Golf accepted the Board's decision and moved on.

Management Agreement: Mr. Kuhn noted that Hampton Golf does not use a boilerplate agreement. Each agreement is tailored to the specific ownership group and their goals. Critically, Hampton Golf agreements allow termination with 60 days' notice by either party — there is no long-term lock-in. Mr. Kuhn stated that if Hampton Golf is not delivering, the Board should be able to extend the relationship quickly and without penalty.

Transition Process – On-Site Team and Timeline: The Board asked what the Hampton Golf footprint on property would look like during and after transition. A sample transition schedule was handed out. Mr. Kuhn described a comprehensive transition framework beginning 90 days prior to start date and extending 120 days after:

Prior to transition: HR staff engage team members, begin onboarding preparation, and work through individual career conversations. Systems (CRM, point-of-sale, pricing, automation, 7Shifts scheduling, accounting) are installed and tested below the waterline — invisible to members and guests. Legal support ensures the management agreement is properly structured.

Transition period and after: Bill Hant is on property in a full-time capacity through transition. Justin Kuhn and Travis Norman (COO) are on property regularly. Jamie Selby (Regional Director, local to this area) provides ongoing regional support. Marketing team is on site for branding, communication systems, and social media content. Accounting team supports Paul Fay on systems integration. HR remains on property until all employees are fully onboard, trained, and comfortable with the new structure.

Longer term: Regional director's cadence is based on the GM's and Board's needs, with scheduled visits through the project management system (Trello). There is no ambiguity about when Hampton Golf will be on property — all visits and agendas are tracked and communicated.

Employee Off-boarding and On-boarding (PBM Transition): A Board member asked specifically about the PBM transition. Mr. Kuhn clarified that because all current employees are employed by Park Boulevard Management (PBM), their employment with PBM must formally end and new employment with Hampton Golf must begin. Hampton Golf describes this as "off-boarding and on-boarding" rather than termination and rehire — the process is managed to feel seamless to employees. Benefits, PTO balances, and transition details are all Board decisions in terms of what carries over. Hampton Golf works with the Board to structure the transition so employees feel no adverse impact. The company has not yet received a full benefits comparison between PBM and Hampton Golf, which is an important next step if the Board moves forward.

Purchasing Power and Operational Savings: Mr. Kuhn and Mr. Hant identified several areas of immediate purchasing opportunity: agronomy (Toro equipment parts, fertilizers, chemicals), food and beverage cost of goods (through national broadline accounts with Sysco, Cheney Brothers, etc.), and merchandise. They noted that multi-course operators receive equivalent purchasing terms regardless of portfolio size, so the savings are real and comparable to what larger operators receive. They also identified ornamentals (flowers), noting a 3–5% savings opportunity through national relationships with Harold's, Scotts, and others. These savings "stack" and go directly to the bottom line.

Low-Hanging Fruit Identified: Mr. Kuhn noted that even from limited financial review, they have identified spend savings in vendor relationships, particularly in agronomy (Toro leases and parts). He acknowledged that blurred role definitions exist and that systems installation would improve productivity. He was careful to note that staffing decisions are the Board's to make.

Membership: The Board clarified that full (golf) membership is capped at 450 by the Club's charter, and the Club is at capacity. Any home buyer has the right to full membership regardless of cap status. Hampton Golf's growth focus would therefore be on rackets and wellness memberships (not currently maxed), outside golf revenue, and F&B programming. Hampton Golf confirmed they would not market golf or social memberships to non-residents.

Board members expressed satisfaction that the session addressed the major areas of interest. Mr. Heitzner thanked Justin Kuhn and Bill Hant for the presentation.

THIRD ORDER OF BUSINESS **Business Matters**

Kitchen Renovation

The Kitchen Design Team held a meeting and proposed a change to the approved plan. Joe Rassett reported that the change-order would consist of tearing the restrooms completely down along with the showers and storage/locker areas. This would decrease the project time by two months.

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 restroom teardown change-order. Motion carried 4-0.

FOURTH ORDER OF BUSINESS **Recess**

ON MOTION by Mr. Heitzner, second by Mr. Selep, with all in favor, the Board of Supervisors for the University Park Recreation District recessed the meeting. Motion carried 4-0. The meeting was recessed until 11:30 a.m.

The meeting was reconvened at 11:30 a.m.

FIFTH ORDER OF BUSINESS **Business Matters**

Troon
(11:30 a.m. – 1:30 p.m.)

Troon was represented by Scott Van Newkirk (Chief Development Officer), Greg Leisher (Vice President, Business Development), Rich Riffle (Senior Vice President, Operations – Bradenton), and Ed Doyle (Executive Vice President & President, Real Food Hospitality). Greg Leisher led the discussion. Mr. Heitzner noted the same format: conversational, with questions from Board members as topics are addressed.

The session addressed the ten Troon-specific questions, as well as the broader question sets. The following key topics were addressed:

Levels of Management and Fee Structure: Greg Leisher explained that Troon operates across multiple property types — Troon Privé (fully private member clubs), Troon Golf (high-end daily fee and resort), and other affiliated models. For UPCC, Troon has priced its engagement at 2.25% of gross operating revenues — a fee structure reflecting the complexity of the Recreation District, the capital improvement project underway, and the size and scale of the Club. Scott Van Newkirk noted that this model was developed by Dana Garmany when he founded the company in 1990, modeled on the hospitality industry's percentage-of-revenue approach; in semi-private and private club environments, it is typically negotiated into a fixed annual amount. This revises Troon's October 19, 2026, first-round proposal, which was a fixed $325,000 annual base management fee with a five-year initial term.

Contract Term: The Board noted that the Recreation District is restricted from entering into five-year contracts. Troon confirmed they are open to a three-year term and are fully committed to delivering meaningful impact within that period. District Counsel Mark Barnebey confirmed a three-year term is consistent with the district's requirements.

Incentive Management Fee: Troon proposed an incentive management fee of up to 20% on an annual basis, structured around three buckets: (1) Member Satisfaction, measured via Net Promoter Score (NPS) — Troon would establish a baseline from the August survey already conducted and agree on a growth target; (2) Associate Satisfaction, measured via quarterly associate opinion surveys benchmarked against Troon's full portfolio — empowered and engaged employees are prerequisite to member satisfaction; and (3) Financial Performance, specifically meeting the agreed annual operating budget. Troon noted that all three metrics are negotiable — the number of buckets and their weighting can be adjusted. The intent is alignment on shared definition of success. The Board asked whether the incentive fee is legally

permissible for a special district. District Counsel confirmed this would need to be evaluated but that structuring it around non-profitability metrics (NPS, associate satisfaction) rather than pure profit could address any concerns.

Response to “Wholesale Change” Concern: Greg Leisher directly addressed the community concern that a management company would remove all existing staff. He stated clearly: Troon’s expectation is that every current employee would migrate to Troon and remain responsible for their current roles at University Park. Troon cannot and would not come in and replace the entire staff — it is not practical, not consistent with Troon’s culture, and would be counterproductive to the goal of delivering value and retaining the management contract. Rich Riffle added that Troon’s transition team (Alec and Kathy from the corporate transition team, plus HR business partner Alex Costello) is dedicated full-time to managing transitions — this is their only job. The transition process begins well before the go-live date and is documented in a comprehensive punch-list framework.

Employee Transition Process: The Board asked specifically about what the transition would look like for employees given the PBM structure. Greg Leisher walked through the process in detail. The first priority on day one of a Troon engagement is answering three employee questions: (1) Do I still have a job? Yes — all current employees are expected to come over. (2) What is my salary? No change on day one. (3) What are my benefits? Troon has analyzed the Club’s current benefits and found wins for employees — specifically that medical premium costs for employees will decrease, as UPCC and Troon are both on UnitedHealthcare, meaning providers do not change. Troon’s analysis shows aggregate premium savings of approximately $55,000 across the employee population, with a greater club contribution also contemplated.

Employee meetings are held multiple times over several days to accommodate all shifts (maintenance crews, F&B staff, golf course staff). Transition letters are issued to every employee. The HR team is on site throughout. The UKG mobile app — available in English and Spanish — is used for payroll and timekeeping, and employees are onboarded to it prior to the transition date. Tenure is preserved: an employee with 10 years of service joins Troon as a 10-year employee, with equivalent PTO accrual. Benefits enrollment is timed to avoid deductible resets where possible. Because both entities use the October 31 / November 1 benefits renewal, the transition should be coordinated to be sooner rather than later.

Real Food Hospitality – F&B Resources: Ed Doyle introduced himself and Real Food Hospitality, which was acquired by Troon approximately nine years ago and is now fully integrated into the Troon organization, contributing 30–40% of its work within the Troon portfolio. Ed described Real Food’s role as bringing best practices from across the full hospitality landscape — hotels, restaurants, resorts, clubs, education — into the club environment. He noted that the generational shift in member expectations around food and

beverage is dramatic, and that the ability to elevate F&B experiences while operating within the club's budget framework is one of Troon's key differentiators.

Ed explained that every Troon-managed property with food and beverage has a dedicated Food and Beverage Director from the Troon regional team. David Plevin, based in Bradenton (approximately 15 minutes away), is the designated F&B Director for UPCC. The relationship is built on continuity — not rotating faces — so that a trusting relationship develops between the corporate expert and the Club's F&B team. Ed described the cadence: regular weekly calls, periodic on-site visits (more frequent in the early period of the engagement, tapering as the team builds confidence), and the ability to reach the regional expert immediately for any operational issue. The goal is not to police or replaces the Club's team but to serve as a business partner — a knowledgeable peer the Club's F&B team can call without it being seen as a sign of weakness.

F&B Programming: Ed Doyle noted that UPCC's dining room is its most-used amenity but also arguably its most underutilized given current operating hours and programming. He pointed to the Club's inherited developer hours (limited evening service, closed Tuesdays, no Sunday dinner) and suggested that the opportunity is not to open every night, but to strategically program targeted events — one or two Saturday night dinners per month, chef pop-ups, speaker series — that drive incremental member engagement without requiring a full-time open schedule. He noted that at comparable clubs, one more visit per month per member is the target that dramatically changes the financial picture. He also emphasized the importance of storytelling and communication: when changes are made, Troon develops a full communication plan, so members understand what is changing and why.

F&B Subsidy: The Board asked how many Troon-managed clubs make money on food and beverages. Mr. Leisher replied: every club wants to. Troon can structure F&B to achieve whatever the Board defines as success. At most private clubs, the Board accepts some level of subsidy because F&B is an amenity, not a profit center. Troon's role is to minimize waste, maximize participation, and make every dollar of F&B investment deliver member value. Ed noted that in his experience coming from the commercial hospitality world, he initially reacted to private club food costs as unacceptably high — until he understood that the board's direction was to subsidize the dining experience as a member benefit. That is a Board decision, and Troon operates within it.

Capital Improvement Program: The Board raised the kitchen renovation project as a priority concern. Rich Riffle and Ed Doyle both confirmed Troon's commitment to being involved in the capital improvement program as part of its management fee — not as an add-on service. Ed noted that Troon acquired Real Food in part because of the importance of food service design expertise in managing clubs through capital projects. Ed offered to review the current kitchen plans immediately — regardless of the outcome of the management company selection — as a

demonstration of commitment. He provided an example from a club in Naples where Troon redesigned the kitchen within the existing footprint, eliminating a proposed building expansion and saving $1.5 million, while improving operational performance.

Scott Van Newkirk confirmed that Troon is committed to absorbing the Osprey Consulting scope (project management) within its management fee. He acknowledged that Troon does not yet have all the details of the kitchen project scope but stated that the commitment is firm: the success of the capital project is non-negotiable, and Troon will put in whatever time is required. Travel expenses related to capital projects would be coordinated and charged at cost, but management hours are included in the fee.

The Board noted that the kitchen project is currently targeting an April 15, 2027, start date, with the Club having recently approved modifications to allow the architects to proceed to the next design development phase. Ed Doyle offered to review current plans as soon as they are available.

Clubhouse Design and Development: Scott Van Newkirk described Troon's RF Design Studio — led by Cindy Anderson, Troon's sixth employee — which integrates food service engineering, interior design, and procurement services. This team can work alongside the Club's architect, supplement or replace interior design services, and manage procurement of furniture, fixtures, and equipment at Troon's purchasing scale, with the Club contracting directly with vendors (Troon does not markup FF&E purchases). The Board discussed the opportunity to look holistically at the Club's building footprint and long-term campus flow — including the Fitness/Wellness Center, the relationship between the golf shop, range, and clubhouse, and the repurposing of existing buildings. Troon confirmed they would develop a long-term master plan in collaboration with the Board.

Purchasing and Procurement Savings: Troon presented a desktop analysis of estimated annual savings from procurement leverage. Key items identified: future search fees (estimated $15,000–20,000 savings by using Troon's internal recruiting rather than outside search firms); HR platform savings ($75,000–90,000 net, comprising elimination of the Club's current HR Director cost [$150,000 all-in per Paul Fay], payroll processing fees, and medical premium savings of approximately $55,000 across the employee population, offset by an increased club contribution of approximately $40,000); agronomy savings of $50,000–75,000 (Toro purchasing partnership, fertilizer and chemical procurement through national accounts — one comparable club achieved $13,000+ in savings on a single fertilizer order); FY2027 capital project savings of approximately 5% on $380,000 in ongoing capital (not CIP); and dynamic pricing on outside golf rounds. Troon estimated that in a conservative, worst-case scenario, its fees would be offset to a net impact of approximately $30,000 or less — and that upside scenarios support net-neutral or net-positive outcomes. This analysis did not include property insurance savings (Troon's national risk management program) or golf course renovation project efficiencies, which represent additional potential savings.

Troon Advantage – Member Reciprocal Benefits: The Board asked about the Troon Advantage program and what reciprocal benefits UPCC members would receive. Greg Leisher explained that full golf members at UPCC would have access to preferred booking windows (up to seven days in advance) and discounted rates at Troon-affiliated daily fee and resort facilities worldwide — at no additional dues cost. This is not access to other private clubs, and it does not bring outside golfers onto UPCC's course except in those booking windows already available to the public. The Club's golf shop controls all tee time availability. The Board discussed the possibility of turning the program on and off and limiting reciprocal incoming play to off-peak slots.

Troon also confirmed that the Cliff Drysdale Tennis team offers organized "racket travel" programs — multi-day destination tennis events at Troon-managed racket facilities — which UPCC's tennis members could participate in. The Board noted the Club has 16 tennis members and has not grown its tennis membership in 15 years, and that there is capacity for growth if programming improves.

Associate Training and Development: Troon described a comprehensive training model: annual service training conducted by a specialist from Scottsdale at the beginning of each season, with a train-the-trainer approach to empower the Club's dining room manager and department heads to carry training forward consistently. Online compliance training (food safety, harassment prevention, etc.) is required for all associates. Troon's Fusion Forum — an annual multi-day summit bringing together food and beverage, membership, and marketing teams from across the Troon portfolio — is available to UPCC's team members, providing networking, best-practice sharing, and professional development. Troon also facilitates trade events with vendor partners (e.g., equipment manufacturer immersions, bar trend events).

Programming: Stacy Kansky (Troon's announcements and membership marketing director) would evaluate UPCC's current programming and develop an overhaul. The standard framework is one major event and one minor event per month per amenity area, with a lifestyle survey of members to identify unmet programming needs. The Board noted strong interest in speaker series, cooking classes, and pop-up chefs as additions to the existing wine dinner and trivia programming. Troon agreed those formats are high-value and low-cost to execute. The Board also noted the demographic shift — average member age is 71, but average home buyer age over the past five years is 61 — and the opportunity for micro-targeted programming to serve both groups.

HR – On-Site HR Person: Troon confirmed they do not place an on-site HR person at UPCC. The HR business partner (Scott Gordy, based in Bradenton) would be the designated HR resource available immediately for any issue. The vast majority of Troon-managed clubs of

comparable size do not have on-site HR. For specific needs (investigations, compliance, etc.), Scott Gordy would be on property as often as needed.

Dynamic Golf Pricing: Troon's revenue management team uses a combination of proprietary data and market analysis to dynamically price outside golf rounds — similar to how airlines and hotels price inventory. The team is primarily data-driven but incorporates market intelligence (upcoming events, weather, demand patterns). The goal is to ensure that when the tee sheet is full a day out in peak season, pricing reflects that demand. Troon would assess the current Golf Now relationship and analyze whether the trade-out arrangement is favorable to the Club, with a view to migrating to Troon's own direct booking platform over time where it makes financial sense.

Board members expressed satisfaction with the session and thanked the Troon team.

SIXTH ORDER OF BUSINESS **Business Matters**

Subsurface Utility Engineering Services Agreement – Echo Utility Engineering

Following the conclusion of the Troon presentation, Mr. Heitzner noted that the Board had one additional business item to address before adjournment, as previously indicated at the start of the meeting.

Joe Rassett presented a Subsurface Utility Engineering Services Agreement with Echo Utility Engineering and Surveying. The purpose of this agreement is to locate all underground utilities and infrastructure at the kitchen renovation site prior to construction, to ensure that the renovation team knows the location of all existing lines, pipes, and connections. This is a standard pre-construction requirement and is a prerequisite for obtaining permits.

The agreement amount is $12,813. This cost is part of the kitchen renovation capital improvement project and will be funded through the bond proceeds (CIP fund), not operating funds. Mr. Heitzner noted that delay in reaching this agreement would risk pushing the kitchen project start date past April 15, 2027, and potentially into the following season. Mr. Barnebey confirmed the agreement needs to be executed with the addendum attached. Staff confirmed that Paul Fay had already forwarded the document to the appropriate parties to begin the signature process.

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 Subsurface Utility Engineering Services Agreement with Echo Utility Engineering and Surveying in the amount of $12,813, to be funded through the capital improvement plan. Motion carried 4-0.

SEVENTH ORDER OF BUSINESS **Supervisor Comments & Future Agenda Items**

Mr. Heitzner noted that both Hampton Golf and Troon presented professionally and comprehensively. The Board will place a discussion item on the November 13, 2026, agenda to deliberate on next steps — including what direction the Board wishes to take as a result of the two rounds of presentations. He encouraged all Board members to review their notes and reflect on what they heard before that meeting. He noted that if the Board decides to move forward with a management company, the next step would be entering into detailed contract negotiations — not making a final selection decision today.

The Board confirmed it did not need written follow-up responses to the remaining detailed questions from the question set, noting that the two sessions addressed the most material topics and that additional specifics would be addressed in the context of contract negotiations if the Board moves forward.

Upcoming Meeting Schedule:

Date	Meeting Type	Time	Location
November 13, 2026	Board of Supervisors' Meeting (Management Company Discussion)	2:00 PM	University Park Business Offices
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

EIGHTH ORDER OF BUSINESS **Adjournment**

There was no further business to discuss.

ON MOTION by Mr. Selep, second by Mr. Swanson, with all in favor, the Board of Supervisors for the University Park Recreation District adjourned the meeting. Motion carried 4-0. The meeting was adjourned at 1:44 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson