From: muchodeanaero@aol.com
To: Vivian Carvalho
Cc: steve heitzner; Steve Swanson; Scott Huebner; Greg Selep; Kwame Jackson; Joseph Rassett; Paul Fay; Marisa Powers; Robert C. Gang
Subject: Re: UPRD- Records Request ID#33-ID#36 Acknowledgement & Assignment
Date: Tuesday, October 27, 2026 7:48:35 AM
Attachments: Vivian 2026-10-09.pdf
Vivian 2026-10-06B.pdf
Vivian 2026-10-06.pdf
2026-10-05.pdf
vivian 2026-10-01.pdf
vivian 2026-08-28.pdf
vivian 2026-09-25.pdf
image003.png
image002.png

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

I disagree with your statement that it is "extremely difficult to tell which are records requests.

Attached are 7 recent emails from me to you in which I inquired, asked, reminded you that there were Public Records Requests that were still either not acknowledged or still open or that your Open Public Records Request summary was incorrect.

The emails are dated:
10/9
10/6
10/6
10/5
10/1
9/25
8/28

I used highlighting, copied previous requests, etc. to alert you.

To me, the problem is not that it is "extremely difficult." To me, the problem is that you don't timely acknowledge requests or, simply, read your emails that, as Records Custodian, you are responsible to read and address to fulfill your obligations to keep UPRD compliant with FL Statutes and to serve UPRD and its residents. This problem has persisted for over two years.

Regards,

Dean Matt
aka MuchoDeanAero
aka The Pickleball Pilot
630.248.0646

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On Friday, October 23, 2026 at 01:07:38 PM EDT, Vivian Carvalho <carvalhov@pfm.com> wrote:

> ***If you are a Board Member, please do not "reply all" per the Florida Sunshine Laws.***
>
> Good afternoon, Mr. Matt,
>
> We received your email and your request. You are correct that the topics highlighted below had not been acknowledged and that records request IDs had not yet been assigned.
>
> I will note that it is extremely difficult to tell in your emails which items are records requests and which are comments. For future records requests, please start the email with the request itself rather than placing it within an email trail about an unrelated item.
>
> Let this email serve as acknowledgement by the records custodian of the following records requests, as noted in the table below:
>
> | ID | Date | Request |
> |---|---|---|
> | ID#33 | 10.23.26 | Names of Individuals and/or Entities and Membership Status |
> | ID#34 | 10.23.26 | SCS Scope of Work |
> | ID#35 | 10.23.26 | Emails Disclosing the 5-Year Plan to SCS |
> | ID#36 | 10.23.26 | Emails and Attachments from Bond Counsel Pertaining to Disclosure Issues |
>
> We will review the requests and respond accordingly. If there are any cost deposits associated with the requests, we will inform you accordingly.
>
> Thank you,
>
> 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
>
> 
>
> ---
>
> **From:** muchodeanaero@aol.com <muchodeanaero@aol.com>
> **Sent:** Wednesday, October 21, 2026 10:53 AM
> **To:** Vivian Carvalho <carvalhov@pfm.com>; Marisa Powers <mpowers@blalockwalters.com>; Robert C. Gang <gangr@gtlaw.com>
> **Cc:** steve heitzner <steve.heitzner@universityparkrd.com>; Steve Swanson <steve.swanson4@universityparkrd.com>; Scott Huebner <scott.huebner@universityparkrd.com>; Greg Selep <greg.selep@universityparkrd.com>; Kwame Jackson <jacksonk@pfm.com>; Joseph Rassett <jrassett@universitypark-fl.com>; Paul Fay <pfay@universitypark-fl.com>; Wolfgang Armbruster <bedford335@gmail.com>; Miami <miami@sec.gov>
> **Subject:** October 27 Agenda: CORRECTION NEEDED
>
> ALERT: This message is from an external source.BE CAUTIOUS before clicking any link or attachment
>
> Vivian and attorneys:
>
> The OPEN PUBLIC RECORDS REQUESTS in the posted agenda for the October 27 Board Meeting is INCORRECT.

It only shows that Request #27 is OPEN. (BTW - what is taking so long on this simple request from AUGUST 19?)

The email below has FOUR PUBLIC RECORDS REQUESTS from October 9 which have not been acknowledged as of this morning, almost TWO WEEKS after the request is made.

Is there a process problem with the Records Custodian handling of Public Records Requests? or, is there just a lack of respect for the process and the residents by the District Custodian? This isn't the first time I've had to raise concerns and involve attorneys to get involved.

Please acknowledge receipt today and advise that the agenda will be updated also.

Attorneys: Please oversee the District Manager for compliance.

UPRD Board: Please put PUBLIC RECORDS REQUEST COMPLIANCE on the agenda at the October 27 meeting. The District Manager is purposefully ignoring/stonewalling valid Public Records Requests. She should be asked specifically:

- Why haven't the four public records requests below been acknowledge?
- Why haven't these valid requests been added to the list in the agenda?
- What responsibility do our attorneys have to make sure that UPRD is compliant with Public Records Requests Statutes?

This is n't the first time these issues have arisen and we deserve answers from our District Cistodian AND attorneys.

Dean Matt

aka MuchoDeanAero

aka The Pickleball Pilot

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On Friday, October 9, 2026 at 08:06:53 AM EDT, muchodeanaero@aol.com <muchodeanaero@aol.com> wrote:

> Thank you.
>
> In addition to #27.... (Greenberg Trauwig's invoices supporting Gang's numbers he discussed while asking for a $50,000 increase to his legal fee for Bond Issuance...**Bob - not sure what's taking so long. Didn't GT get paid out at the bond closing? If so, seems that these invoices should be readily available...I made this request 8/19...going on two months!**)
>
> ....I show the following FOUR Public Records Requests (excerpts from 10/6 email to you) *not acknowledged* (I sent these in October 6 and in the email below, you show only 1 PRRequest open (#27)
>
> Please acknowledge and assign tracking number.
>
> **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).

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.

Also, for the record, regarding Item 26. It had two parts: A) The 5 year plan sent to SCS which UPRD stated they have been to enhance, and B) the scope of work that UPRD and SCS agreed to with respect to the five-year plan.

- I submitted this request on 8/15
- On 8/19 it was acknowledged and assigned #26
- On 9/1 you stated this was CLOSED and the file contained 0 documents
- On 10/6, after Powers' 9/11 statement that "the five year plan is readily available" (and to which we inquired it to be produced) you changed the results in the file from 0 document t 1 document: The 34 page document to which resident asked many (yet unanswered) questions earlier this week. Supposedly this is your answer to part A
- Part B was never answered and so it is repeated in PRRequest 2) above.

Thank you

Dean Matt

aka MuchoDeanAero

aka The Pickleball Pilot

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On Thursday, October 8, 2026 at 08:03:31 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 Public Officials Insurance that you requested on 9/29/26 in which there was no acknowledgement of your request. Let this email serves as receipt of your request and the ID# 31 was assigned accordingly for such request.
>
> The below hyperlink provides the records associated with ID#31 pertaining to the Public Officials Insurance.
>
> https://app.box.com/s/vlpognhfp7cjccbcyt47iu6n911eb14o
>
> As of today, what remains outstanding is (1) records request 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

