From:	Karen Mason
To:	Steve.heitzner@universityparkrd.com; Scott.huebner@universityparkrd.com; Greg.selep@universityparkrd.com; Steve.swanson4@universityparkrd.com; vcarvalho@pfm.com; Kwame Jackson
Subject:	Fwd: Club Management Change: Please Be Heard Before December 11
Date:	Sunday, November 22, 2026 9:25:42 PM

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

I totally agree with Fran Dratch's email. The owners at University Park should have a say in a very important change of this magnitude, which will greatly affect all our lives at University Park. I do not believe a management company is in University Park's best interests. All options and opinions should be considered and heard before a decision is made. We have had enough lawsuits and certainly don't need another.
Karen Mason
Sent from my iPad

Begin forwarded message:

From: Fran Dratch <frandratch@comcast.net>
Date: November 22, 2026 at 8:55:42 PM EST
To: Fran Dratch <frandratch@comcast.net>
Subject: Club Management Change: Please Be Heard Before December 11

Dear Neighbors:

The RD Board is considering how our Country Club is managed. When the Club was purchased we created our own management company, PBM. The RD Board is now looking at replacing it with an outside management company.

An outside firm could have advantages. But if it turns out to be he wrong one, replacing it and going back to a self-managed Club and Community could be a long and difficult process.

In my view, at present, no change is needed. The Club is running smoothly, and Joe, our interim GM, is doing a good job.

If the Board decides a change is warranted, residents should understand the options in depth and be heard at a Town Hall before a selection is made, not after.

Timing matters. The Board plans to choose between two companies on December 11 and won't present its choice to residents until December 14. We should know what we're getting before the decision, not after.

I've sent the email below to the RD Board giving my view, and I urge you to do the same. The more residents who share their op[inion or ask for a Town Hall,

the more influence we'll have on the outcome.

How to be heard:

- Attend the RD Board meeting this Tuesday, November 24, at 2:00 pm, in person or on Zoom, and speak during public comment; or

- Email the Board at:

Steve.heitzner@universityparkrd.com
Scott.huebner@universityparkrd.com
Greg.selep@universityparkrd.com
Steve.swanson4@universityparkrd.com

With copies to: jacksonk@pfm.com and vcarvalho@pfm.com

Thanks,
Fran Dratch

_ _ _
frandratch@comcast.net
215-906-7326

Begin forwarded message:

> **From:** Fran Dratch <frandratch@comcast.net>
> **Date:** November 22, 2026 at 10:19:16 AM EST
> **To:** steve.heitzner@universityparkrd.com,
> scott.huebner@universityparkrd.com,
> greg.selep@universityparkrd.com,
> steve.swanson@universityparkrd.com
> **Cc:** jacksonk@pfm.com, jrassett@universitypark-fl.com,
> vcarvalho@pfm.com
> **Subject: Rushing to Judgment on a Management Company**
>
> On Nov 22, 2026, at 10:19 AM, Fran Dratch <frandratch@comcast.net> wrote:
>
> Gentlemen:
>
> I think the board should wait until after the town hall to make a decision on which company you are choosing. I feel you need to hear what the community has to say and make them feel their opinions were a part in making this decision.
>
> If the reason behind this move is the need of a project manager, get a project manager instead of committing us to a long term commitment that we may be very sorry for and which will be difficult to get out

of. Osprey Consulting helped us previously with the Cafe and it worked out very well.

Presently the club is operating well. Joe seems like a good choice for a GM. We shouldn't fix what isn't broken. Let's get a good Project Manager, and assess where we are after the renovations!

Thank you!
Fran Dratch

frandratch@comcast.net
215-906-7326