

**UNIVERSITY PLACE NEIGHBORHOOD ASSOCIATION, INC.
MINUTES OF THE FEBRUARY 21, 2018 MEETING OF THE
BOARD OF DIRECTORS
ADVANCED MANAGEMENT INC
9031 TOWN CENTER PKWY, BRADENTON 34202**

CALL TO ORDER: The meeting was called to order by Director Wilson at 1:32 PM.

DETERMINATION OF QUORUM AND PROPER MEETING NOTICE: Proper notice was posted and the meeting notice was confirmed to be consistent with the Florida Statutes and the Association documents. Directors Wilson, Williams, Lerman, Murphy, and Rahman were present. Also present was Stephanie Curtis the Association Manager. Residents in attendance: Ric Romanoff, Armand Houze, Kathy Sitterle and Loni Zeichner.

APPROVAL OF MINUTES: A motion was made by Director Lerman and seconded by Director Murphy to approve the January 10, 2018 meeting minutes as submitted. Motion carried unanimously.

NEW BUSINESS:

Pool Parking Lot Paving: Director Murphy gave a verbal report regarding the material being used to treat/seal the roads. The HOA will join forces with the CDD on the project to seal/treat the pool parking lots. The cost for the two parking lots is \$8100. Director Murphy made a motion to approve the bid from Whitaker Contracting Corp and reimburse the CDD for the cost of sealing both parking lots. Motion was seconded by Director Williams. Motion carried unanimously.

Lamp Post Standard: There was a discussion regarding the current conditions of lamp posts throughout the community. Many lamp posts have been replaced with fixtures that do not resemble the original fixtures. The Board was provided a list that was generated by the ARC Committee with the homes that they felt were not in compliance. Each Board member will be inspecting each lamp post and reporting back to Stephanie. The Board will also create a rule with specifics regarding lamp fixture replacements.

Fitness Service bid: The seat sliding mechanism on the recumbent bike (not new) broke and the entire fixture needed to be replaced. Stephanie provided a bid from Fitness Services in the amount of \$673.02 to replace the part. A motion was made by Director Williams and seconded by Director Lerman to approve the proposal as submitted. Motion carried unanimously.

OLD BUSINESS:

Seven Oaks Pool Furniture: Stephanie provided bids from Florida Patio Furniture. The first bid was to replace all furniture with everything new; the total cost is \$9,159.00. To buy just new tables and refurbish the loungers would be \$7443.00, a difference of approximately \$1716.00. Stephanie was able to negotiate a 5% discount if paid in full up front. A motion was made by Director Wilson and seconded by Director Williams to replace all of the furniture with new, to prepay to receive the discount and approve the bid in the amount of \$9,159.00. Motion carried unanimously.

2018 Reserve Study: Director Murphy provided a verbal review regarding the current study that is nearly complete. There are a few specific items that remain in question and that are currently being worked on.

2018 Audit: Stephanie advised the 2017 year-end audit is almost complete and please email Stephanie if you would like to receive a copy.

BOARD REPORTS:

President: Director Wilson discussed the concern with dog poo not being picked up as well as the new bags that are nearly half the cost being purchased and used. She also discussed the New Events Committee has organized a Welcoming event for the new owners. It is scheduled for Tuesday, February 27th at 6PM at the Charleston Pool. In addition she advised that Street Parking Signs have been ordered.

Treasurer: Director Murphy provided a written report which is a part of and attached to these official minutes.

Secretary/Grounds: Director Rahman provided a written and verbal report which is attached to and is a part of these official minutes.

Manager: Stephanie provided a written report which is attached to and is a part of these official minutes.

COMMITTEE REPORTS:

- **Ponds:** Stephanie advised the Board that the Grass Eating Carp are still too small to stock the ponds. Stocking is anticipated in late March. The algae bloom continues. Low lake levels heavily contribute to the cause. Aquatic Systems is treating ponds on a weekly basis.
- **ARC:** Stephanie provided a written report which is attached to and is a part of these official minutes.
- **Social:** Director Rahman advised that the Wine & Cheese is now scheduled for April 8th, instead of Feb. The Progressive Dinner was great and well attended. The Garage Sale is March 3rd.
- **Hearings:** Stephanie provided a written report which is attached to and is a part of these official minutes.
- **Grounds:** Director Rahman provided a written and verbal report regarding common area landscaping items that will be discussed with TLC.
- **County Meeting:** Director Lerman provided a written report which is attached to and is a part of these official minutes.
- **CDD Report:** Director Rahman provided a verbal report regarding items discussed at the recent CDD meeting.

DIRECTOR COMMENTS:

HOMEOWNER COMMENTS: The lamp post just outside of the Honore gate has been out for some time.

ADJOURNMENT: Meeting was adjourned by Director Wilson at 3:24 PM. The next HOA Board meeting is scheduled for March 21st.

Respectfully submitted by:

Stephanie Curtis
Acting Secretary

Manatee County Land Use Meeting 1/11/18

Meeting began at 9AM and ended at 6:45PM

Cooper Creek Center (items 11 and 12 on the agenda)

This Center was previously approved 12/23/86 for multiple land use, it has been amended several times of the years. Most recent 12/1/2011 with build out date of 12/30/2019. Revised again and approved 12/14/2017. Board approved 4:1.

New build out proposed 8/30/2020. The land is 75 and University and Honore

Request today to increase as follows:

- 250 Dwellings to 1017
- 133K sq feet of Retail space to 951,200 sq feet
- 200K sq feet of residential / school to 378,700 sq feet
- 150 room hotel to 400 rooms

Presenters: Todd Mattis from Benderson, several from Kimley and Horn

Concerns about Density and Intensity – Density: its zoned form Res 6 – 6 units per acre, proposed is 3.2 units / acre. Intensity: Commercial is 1.0, proposed is .13.

Will not encroach on wetlands

Traffic studies indicate increased traffic will not exceed allowable thresholds. Cooper Creek is designated a thoroughfare Road.

Stewart Ullman and I spoke about traffic concerns

Lots of conversation about how much the new intersection has helped control the traffic

Benderson helped build the new intersection

“We wouldn’t have a problem if Benderson didn’t create such a wonderful area”

Benderson committed to working with residents to try and keep everyone happy

Moved and seconded to approve item 11 and 12 – all in favor

Evers Reservoir

Hearing today to approve changing the land use 200 acres from Res 6 – 6 homes per acre which would have allowed 1800 homes to Res 3 – 3 homes per acre, 602

The Taylor Morrison proposal was for Res 3 but this hearing needed to make it official

There was a neighborhood meeting, sent out 300 notices, had 25 people attend at Jiggs Landing

Issues of concern:

- Traffic
- Drainage and flooding in Mote Ranch – specifically Rattlesnake Slew

Several people spoke but until the plans are submitted and another hearing is set, there really was nothing the Commissioners could do except express their concerns about traffic. At that time we, both Commissioners and public can address traffic, flood issues and access onto Honore

no improvements to Honore in the near future, no money until 2020 or so. It will become 4 lanes and traffic lights will be added – one at Cooper Creek

Extending Natalie Way still a discussion but highly unlikely

Motion passed 4:2

February 2018 ARC Report

The committee met on February 2 , 2018. The following requests were reviewed and responded to:

- 8226 Indigo Ridge: Removal of Oak Trees
- 7630 Heyward Circle: Fence
- 7914 Edmonston Circle: Removal of Oak Tree
- 7723 Ashley Circle: Paint
- 7739 Heyward Circle: Patio and Landscaping

February 2018 Hearings Committee Report

No meeting during the month of February.

Respectfully submitted by:

Stephanie Curtis

Managers Report: Stephanie
Feb 2018

- Meetings with the following vendors continue:
 - TLC
 - Aquatics
 - Vertex
 - Sparkle Brite
 - Fitness Services
 - Onsite Maintenance (Fred)
 - Onsite Cleaning Personal (Sandy)
 - Pye Barker
 - Aqua Cal
 - Florida Patio
 - Reserve Advisors

- Attended and provided meeting minutes for Board and Committee Meetings.
- All bulletin boards have been updated.
- Communicated with both attorneys regarding foreclosures, possible HOA filing foreclosure and over all collection efforts. Updates have been provided to the Board.
- Worked with AMI regarding accounts payable/receivable and all bookkeeping matters.
- Collection emails and phone calls made to accounts past due.
- See attached committee reports regarding the ARC and Hearings committee meetings.
- 6 Broadcast Messages sent between the January and February Board meetings.
- Weekly inspections of the community. Emails, phone calls and letters were sent regarding non compliance issues.
 - 12 First Notices
 - 5 landscaping
 - 1 trash can
 - 2 lawn (poor sod)
 - 1 trim tree
 - 1 moldy landscaping bricks
 - 1 miscellaneous (many items)
 - 2 remove holiday decor
 - 6 Second Notices
 - 2 Final Notice
 - 20 complied after first notice.
- Corresponding with Envera regarding vehicle decals. 15 emails sent to Envera between the January and February Board meetings. Numerous phones made regarding decals that are/were not working.
- 4 new resident meetings.

HOA Treasurer's Report February 21, 2018

Financials

The final numbers at the end of 2017 financials show that we had a surplus of \$3,870. TLC didn't bill us for the preserve clean out in 2017. If they had, we would have had a deficit. After the building expenses, we still have an operating fund balance of \$146,000 from prior years.

Capital Reserve Study

The Capital Reserve Study has almost been completed. Going forward, our new threshold for spending capital reserves is \$2,000, not \$1,000, and must extend the life of something for at least 2 years.

Recommended increasing capital reserves:

- 2018 - \$38,700
- 2019 - \$57,300

Stephanie and I are discussing some concerns with Reserve Advisors and Friday and there will be a revised capital reserve recommendation. Some ways to decrease the capital reserve requirement next year include changing the inflation rate from 1.6% to 1.4% and adding additional money to the reserve fund from the operating fund balance.

Grounds Report 2/21/18
Sandra Tekman

On February 14, 2018 I met with Lynn Jackson, Tom Numbankian and Amanda Deuze to observe the grounds at University Place.

Our first stop was the Charlestown Pool area. We will be replacing and redesigning the outside of the pool area.

TLC will start sometime in March 2018 on the Charleston side and then continue their work on the Planters Knoll side.

We moved onto the Seven Oaks Pool area. The perimeter of the parking lot area needs to be refreshed.

The plants in front of the Seven Oaks sign are in very poor condition and need to be replaced. New mulch is also needed. Inside the pool area ^{behind} under the outdoor shower the plants are dead and need to be replaced.

Grounds Report

2/21/18

The exercise room looked good. I am glad to see the temperature was lowered to 70°. It is now more comfortable to work out. During the summer months it will need to be lowered even more.

Bathrooms need to be checked more often for supplies. Some of the lanterns need to be cleaned again.

TLC will present a proposal for all of the above landscaping work.

To be continued:

Sandra Rahman