

UNIVERSITY PLACE NEIGHBORHOOD ASSOCIATION, INC.
MINUTES OF THE March 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 1:30 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. Residents in attendance: Ric Romanoff, Armand Houze, Cheryl Anderson and Vicky Kahle.

APPROVAL OF MINUTES: A motion was made by Director Williams and seconded by Director Murphy to approve the February 21, 2018 meeting minutes with amendments. Motion carried unanimously.

NEW BUSINESS:

None.

OLD BUSINESS:

2017 Audit: Director Murphy mentioned the two areas of concern and the plan to work with the bank to make sure everything is FDIC covered. CD's may be cashed in without penalty to get a better interest rate.

October 2017 Meeting Minutes: A motion was made by Director Lerman and seconded by Director Wilson to approve the October 18, 2017 and October 30, 2017 meeting minutes. Motion carried unanimously.

Lamp Post Lights: Director Lerman provided a Lamp Post Light Specifications. She is going to amend her recommendations to include "uncolored glass" and "lumens required." Many things were discussed, including guidelines versus specifications, matching coach lights, and having a Fast Pass if the guidelines are followed. ARC approval would be required for anything not meeting the guidelines/specifications. Stephanie was going to look into what the ARC had approved previously. The discussion was tabled until the next meeting. Director Lerman didn't know about the GFI for the lamp posts.

BOARD REPORTS:

President: Director Wilson discussed the recent social events. The New Homeowner Welcome gathering was attended by 17 new residents representing 9 households. Some people from October 2016 have never attended a Welcome gathering and will be included at the next gathering. The next meetings will be June 19th and October 23rd from 5-7 pm. Comments were made that it is one of the few times that the Boards can address the differences between them. It would be helpful to counteract the negative NextDoor comments. Some people have said that they don't care about the differences between the CDD and the HOA Boards. Next time there might be different name tags for new residents and brief introductions. People seemed to enjoy the get together and said they would feel more comfortable attending other social events now. Mr. Romanoff suggested putting together a 10-15 minute video that could be put on a loop to show to residents. It could also be put on the website.

The St. Patrick's Day parade went well. There were 30 parade participants, not including the dogs, and 75 people attended the after party.

Treasurer: Director Murphy did not have a report, but mentioned that the Reserve Study is almost complete now that we have had some questions answered regarding the irrigation costs.

Secretary/Grounds: Director Rahman provided a written and verbal report which is attached to and is a part of these official minutes. Director Rahman said that the Charles Town pool landscaping will begin after the roads have been resealed. Director Rahman said that Stephanie said that the Seven Oaks pool landscaping has been approved, but the Board has not seen a proposal or voted on it yet.

Manager: Stephanie was absent.

COMMITTEE REPORTS:

- **Ponds:** Cheryl advised that the ponds have been stocked with carp which will help with the algae. Algae is forming again in the middle of Pond 14 in part because the pond levels are so low. The times on all 6 fountains have been changed to reflect daylight saving time.
- **ARC:** Stephanie provided a written report which is attached to and is a part of these official minutes.
- **Social:** Director Rahman has requested that Director Lerman provide Social Committee reports. Director Lerman said that 46 people participated in the garage sale this year. There were 58 participants in 2017. Only 350 out of 600 flyers/maps were passed out to attendees. Although smaller, it did seem to be a success. The New Events Committee unpacked the chairs and put together the cart. One of the poles on the cart was slightly bent but the cart is still functional and will be repaired. The Wine and Cheese is scheduled for April 8. There will be some surprises. The picnic is scheduled for May 6.
- **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 were discussed with TLC.
- **CDD Report:** The CDD report was not on the agenda and not covered.

DIRECTOR COMMENTS: Someone from Riva Trace is cutting the viburnum hedges so that they can have a "lake view." This will be discussed with the CDD.

HOMEOWNER COMMENTS: Mr. Romanoff recommended using a recording device like the CDD uses at the HOA meetings. There are 2 CDD seats up for election this November. Prospective candidates need to file before the end of June. Mr. Romanoff is going to provide a draft email to Stephanie with information on the CDD elections. There is a potential lobbying effort to get the Florida legislature to change the roads from public to private. There is no CDD meeting in March. The bulletin boards are incorrect and need to be fixed asap.

ADJOURNMENT: Meeting was adjourned by Director Wilson at 3:05 PM. The next HOA Board meeting is scheduled for April 18th at 6:00 pm at the Charles Town pool.

Respectfully submitted by:

Kathryn Murphy, Treasurer
Acting Secretary

March 2018 ARC Report

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

- 8014 Planters Knoll: Pool, Pavers and Lanai: Pool and pavers approved. Lanai pending further information.
- 7452 Sea Island Lane; Pavers: Driveway, Walkway & Adding Lanai: Approved
- 7714 Charleston St: Dreamscreen: Approved
- 7909 Edmonston Circle: Paint home: Approved
- 7723 Ashley Circle: Paint Shutters: Approved
- 8135 Coates Row: Fence: Approved
- 7739 Heyward Circle: Fence (gate only) Approved
- 7443 Sea Island: Tree removal (back yard) Approved

March 2018 Hearings Committee Report

No meeting during the month of March.

Respectfully submitted by:

Stephanie Curtis

March 2018 Ponds report

The following ponds have been restocked with fish.

Pond 1 – 23

Pond 2 – 11

Pond 3 – 12

Pond 4 – 48

Pond 5 – 3

Pond 7 – 25

Pond 10 – 24

Pond 11 – 47

Pond 12 – 30

Pond 14 – 178

The timers have been changed on all 6 fountains. The water levels in all ponds is low and many have some algae. Algae is starting to form out in the middle of Pond 14.

Ponds Committee

Cheryl Anderson

Donna Mulig

Barry Benjamin

Grounds

3/14/18

1. Surveyed the property in a golf cart.
2. The project to refurbish the plants on either side of the Charlestown pool is scheduled to start after the paving is completed.
3. Tom did not realize the Seven Oaks project was approved. Stephanie informed him it was approved and it will be scheduled after the monument signs and the Charlestown Pool project is completed.
4. We went back to see if there was any progress with the plants on Alley Circle. We are referring to the plants in the back between both ponds. Some of the plants started to sprout new growth. Our decision was to hold off until the Spring and Summer growing season. At that time we will decide if we want to add any new plants.

Grounds 3/14/18

5. Tom, Stephanie and I looked at some of the lawns in Carriage Run. Tom determined that the weeds are called Bermuda weeds. The problem is the weed killer that is commonly used does not kill these weeds!

6. We are back to the same problem. Do we replace the lawns? Do they use the money set aside in the Carriage Run fund?

Sandra Johnson