

**UNIVERSITY PLACE NEIGHBORHOOD ASSOCIATION, INC.
MINUTES OF THE MAY 16, 2018 MEETING OF THE
BOARD OF DIRECTORS
ADVANCED MANAGEMENT INC.
9031 TOWN CENTER PARKWAY, BRADENTON, FL 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, Rahman, Lerman and Murphy were present. Residents in attendance: Armand Houze, Michealene Houze, Cheryl Anderson, Vicky Kahle, Lorraine Gawronski, Ian Lerman, Ernst Ruppert, Ric Romanoff, Ed Allen, Patty Small, Christa Williams, Jane Lange, Loni Zeichner, Patrick Gillespie and Jeffrey Latto.

APPROVAL OF MINUTES: A motion was made by Director Rahman and seconded by Director Murphy to approve the April 18, 2018 meeting minutes with one correction. Motion carried unanimously.

NEW BUSINESS:

Charles Town Pool Landscaping Lighting: Due to the new landscape installation a majority of the landscape lighting was destroyed. In addition, some lights are very old and deteriorated. Stephanie received a bid from Delta Y Electric in the amount of \$7,179.00 to replace all landscape lighting at the Charles Town Pool, included both the inside and outside areas. Stephanie is recommending that the topic be tabled due to the unexpectedly high estimate. Additional bids are needed.

Owner Request for Late Fee Removal: An owner of the community was a victim of identity theft and as a result his auto payments to the HOA created late fees and penalties due to the account being closed. All HOA fees are paid and the owner has been current over the past several years. A motion was made by Director Wilson and seconded by Director Rahman to approve the removal of all late fees and interest that has been incurred. Motion carried unanimously.

Appointment of Lissa Pygott to ARC Committee: Due to concerns of obtaining a quorum at recent ARC meetings the Board agrees that an additional person or two should be appointed to the ARC committee. A motion was made by Director Lerman and seconded by Director Wilson to appoint Lissa Pygott to the ARC committee. Motion carried unanimously.

OLD BUSINESS:

ARC Guidelines: There was a brief open discussion regarding a few specific changes to the guidelines. There were discussions regarding lamp post lighting. There was also a discussion regarding solar lights. A motion was made by Director Williams and seconded by Director Lerman to review the solar light determination as well as adding a picture of specific lights that are acceptable for lamp post replacement. The ARC Guidelines will be approved with those changes. Motion carried unanimously.

Seven Oaks Pool Furniture: Director Murphy led the discussion regarding purchasing additional pool furniture for the Seven Oaks pool. She advised that the cost would come from the new capital purchases line item. Sufficient the money is budgeted. A motion was made by Director Wilson and seconded by Director Lerman to approve the purchase of two new tables and eight new chairs for the Seven Oaks Pool in the amount of \$1,466.26. Motion carried unanimously.

BOARD REPORTS:

President: None at this time.

Treasurer: Director Murphy provided a written report which is attached to and is a part of these official minutes. She also reviewed upcoming projects and the costs of those projects taking place this year.

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

COMMITTEE REPORTS:

- **Ponds:** Cheryl Anderson advised that ponds are in good shape. Vertex was on site and did a fountain cleaning and made a few repairs earlier this month. Aquatic Systems has been treating as much as they can.
- **Grounds:** Director Rahman provided a written report which is attached to and is a part of these official minutes. There was also a discussion regarding Carriage Run and the abundance of weeds and treatment. Discussion regarding TLC schedule when on site. Sandy also recommends the paver cleaning and sealing be in October and not September.
- **ARC:** Stephanie provided a written report which is attached to and is a part of these official minutes.
- **Hearings:** Stephanie provided a written report which is attached to and is a part of these official minutes.
- **Social:** Director Lerman provided a written report which is attached to and is a part of these official minutes.
- **CDD Report:** Director Lerman provided a written report which is attached to and is a part of these official minutes.
- **County Land Use Meeting:** Director Lerman provided a written report and is attached to and is a part of these official minutes.

MANAGER ACTION ITEMS: There was a discussion regarding pending items and the status of items that have been completed. The action list continues to be updated as things are completed. New items added include obtaining new landscape lighting quotes, sending out a request for volunteers for committees, finding out the fertilization schedule from TLC and ordering the furniture.

DIRECTOR COMMENTS: Director Williams mentioned that the nature trail is looking much better. The railroad ties are still needed but there is not an issue with postponing the matter.

HOMEOWNER COMMENTS: An owner mentioned that cost of cable and internet and requests that the Board consider bulk services to save owners money. The Board agreed to add it to the next meeting agenda.

ADJOURNMENT: Meeting was adjourned by Director Wilson at 2:52 PM. The next HOA Board meeting is scheduled for June 20th at 1:30 pm at Advanced Management Inc., 9031 Town Center Parkway, Bradenton, FL. 34202 which will be followed by a workshop with the CDD at Northern Trust.

Respectfully submitted by:

Stephanie Curtis
Property Manager
Acting Secretary

HOA Treasurer's Report May 16, 2018

1 – Chairs and tables – since we replaced all the furniture at Seven Oaks with the same quantity, this is additional furniture instead of replacement. Rather than using Capital Reserves, we have to use New Capital Purchases. That budget is \$7,000. Less than \$1,000 has been spent so far.

Other items under consideration for New Capital Purchase –

Picnic table. Plan to replace the playground equipment in 2019. Wait until 2019?

2 – Property Improvements – In April, \$11,161 spent. Budget \$15,000.

\$3,839 for the rest of 2018

Nature Trail - \$2,500

Recommendation – hold off until after the rainy season and see where the budget stands.

3 - Paver Sealing –

Cost: - Seven Oaks - \$3,908

Pool Repair and Maintenance (Pool – spent \$5,854.93 last year. Budget this year is \$8,000)

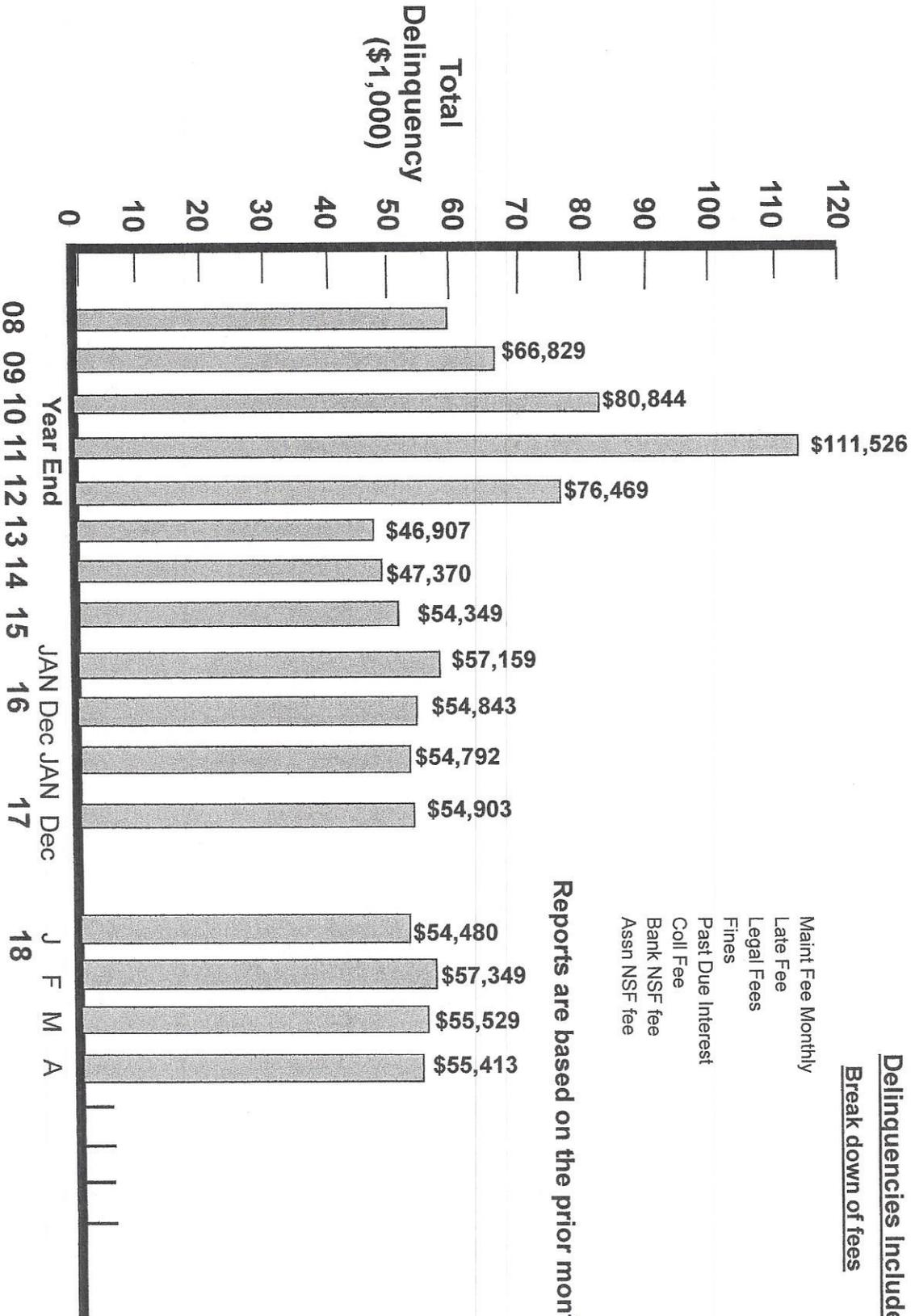
To date, \$1,860 spent.

Managers Report: Stephanie
May 2018

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

- 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.
- 12 Broadcast Messages sent between the February and April Board meetings.
- Weekly inspections of the community. Emails, phone calls and letters were sent regarding non compliance issues.
- Corresponding with Envera regarding vehicle decals.
- 2 new resident meetings.

May 2018 Delinquency Chart



Reports are based on the prior months numbers.

May 2018 ARC Report

The committee met on May 4, 2018. The following requests were reviewed and responded to:

- 8103 Coates Row: Landscaping: Approved
- 7432 Green St: Garage Lights: Denied
- 7608 Drayton Circle: Paver Driveway & Walkway: Pending
- 7608 Drayton Circle: Paint: Pending
- 8019 Indigo Ridge: Pool and Lanai: Pending
- 7428 Sea Island: New Roof: Pending
- 7632 Drayton Circle: Pool and Lanai: Approved

May 2018 Hearings Committee Report

No meeting during the month of May.

Respectfully submitted by:

Stephanie Curtis

Ponds Report
May 2018

The rains the past several days have helped the water level in all the ponds. It has also helped with the algae.

Vertex did the quarterly maintenance on all the fountains on April 23rd

Ponds Committee

Cheryl Anderson

Donna Mulig

Barry Benjamin

University Place Social Committee – May Picnic and other information

The May picnic was a great event. It was well attended – approximately 100 neighbors in attendance.

The committee did a fabulous job with the food, decorations, crafts for the kids and the cleanup detail.

Several new families were in attendance. They are looking forward to the “New Residents” next get together – perhaps in June.

The Social Committee met to celebrate the success of the year at their annual luncheon. (Note: I was not in attendance, so I cannot report but I am sure it was wonderful)

The Social Committee will next meet in October.

University Place CDD Meeting 4/25/18

The meeting opened with a quorum

There was acknowledgement of three vacancies upcoming on the Board. One due to early ending of term which I have since learned can be filled by appointment of the CDD members. So, in reality there are two to be filled. There is a desire that they be filled with existing members of the HOA – an effort to begin to integrate the boards and reduce the tension between the two.

The Board reviewed a lengthy list of action items. Lots has been done to date including the roads which by all accounts was a major success. A couple of the outstanding ones include the pavers at the entrance – oiled slicked. There was talk of putting in grates but that did not go over too well. The other was the hurricane destruction of the trees on one side of the lake near Ashley (I think). The issue is that TLC not only cut down the two damaged trees, they leveled the entire area. Some growth is occurring, but the Board and the community members present felt that the entire area needs to be replaced. Bids are in process.

The Board reported that there has only been one complaint about the letters regarding keeping the kids out of the streets. The CDD believes the letters were well received and the issue was handled well.

The May meeting is all about budget.

Manatee County – May 3, 2018 Land Use Meeting

Although I was unable to attend this meeting, I have included the Agenda as it contains very important documents. See Item #5 Street Waiver for Evers Reservoir Development, Attachment: Evers Reservoir Street Waiver Docs. I have attached the agenda to the email so that the link to the documents is available if desired.

These documents are very long. I have not attached them but suggest that perhaps a copy is made for the master HOA records. There is nothing new in these documents but they do specify what I have been reporting on.

Manatee County – May 22, 2018 BOCC Regular Meeting

At the request of the Mote Ranch Alliance, I attended this BOCC Regular meeting. I arrived at 8:45 and departed at 12:15. In attendance were 6 Mote Ranch people. Turns out several of their speakers were not able to attend. They asked that I speak. Three Mote Ranch residents spoke indicating the traffic issues on Honore. I spoke and reiterated our point of view about traffic on Cooper Creek, the intersection of Cooper Creek and Honore and the traffic on Honore. The Commissioners seemed sympathetic but non-responsive. There was no feedback or comment from the Board.

Most of the morning meeting was spent on the Proctor Road Public Safety Tower issues.