

**UNIVERSITY PLACE NEIGHBORHOOD ASSOCIATION, INC.  
MINUTES OF THE JUNE 20, 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: Ric Romanoff, Cheryl Anderson, Christa Williams, Hal Sheridan, Geri Sheridan, Ron Murphy and Armand Houze.

**APPROVAL OF MINUTES:** A motion was made by Director Williams and seconded by Director Rahman to approve the May 16, 2018 meeting minutes with one correction. Motion carried unanimously.

**NEW BUSINESS:**

Trash Can at HOA Park: Director Wilson lead the discussion regarding adding a trash can at the community park as well as adding a fido station at the entrance to the Meeting Street side of the nature trail. She provided a breakdown of costs as the new stations would include 20,000 poo bags, which should be enough bags to last through the rest of the year. The community averages 18,000 poo bags every six months. A motion was made by Director Murphy and seconded by Director Williams to purchase two fido stations and use one fido station as a trash can at the park. Motion carried unanimously.

Community Cable/Internet bundle: Stephanie added this to the agenda based on a request at the May Board meeting. The owner requesting this be considered was not present to discuss. The topic is tabled until the next meeting. Stephanie will follow up with the owner to see if she is still interested.

Committee Guidelines/Responsibility: Director Murphy provided written job responsibilities for committees. The descriptions are based on the community guidelines as well as the Florida Statues.

Appointment of an owner to Hearings Committee: Director Wilson has received confirmation that Christopher Abernathy is willing to volunteer for the Hearings Committee. A motion was made by Director Lerman and seconded by Director Murphy to appoint Christopher Abernathy to the Hearings Committee. Motion carried unanimously.

**OLD BUSINESS:**

ARC Guidelines: Director Wilson led the discussion regarding a specific section of the newly approved ARC guidelines regarding aluminum pool cages. The new verbiage allows for both white and bronze cages only. The confusion is that the documents state that the ARC committee has the ability to deny based on location and surrounding cages. A motion was made by Director Lerman and seconded by Director Murphy to remove the following verbiage from the ARC Guidelines: "and be approved by the ARC with respect to surrounding cages and current trends". The ARC Guidelines should read "Pool cages must be made of white aluminum or bronze aluminum". Motion carried unanimously.

**BOARD REPORTS:**

**President:** Director Wilson announced that there was a New Owners gathering on June 19<sup>th</sup>. Approximately 12 new residents attended.

**Treasurer:** Director Murphy provided a written report which is attached to and is a part of these official minutes. The reserve study is finally complete. \$48,000.00 in total will be put into the reserves in 2019, which is an approximate \$9,000.00 increase from 2018. She also discussed possible ways to save money on budgeted items next year including contract rebidding on one or more current contracts.

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

**COMMITTEE REPORTS:**

- **Ponds:** Cheryl Anderson provided a verbal report. Vertex was on pond 14 in a boat treating for algae on the littoral shelf. Both ponds 11 and 14 are battling algae problems.
- **Grounds:** Director Rahman discussed several areas in the community that are showing improvement. She also noted that she will not be meeting with TLC during the hot summer months at the CDD's request. Stephanie provided a verbal report reviewing items throughout the grounds and all of the improvements thus far.
- **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:** None at this time. The next committee meeting is October 2<sup>nd</sup>. The most recent Friday night Happy Hour was very well attended. The next event is the Kindness Rock Painting for the new rock garden located just outside of the Charleston Pool, next to the playground.
- **CDD Report:** Director Murphy provided a verbal report reviewing a few focal points from the May 23<sup>rd</sup> meeting. The CDD reserve study is complete. No parking signs will be installed along the streets that are currently without signs. Chain link fencing has been installed. The Ashley Circle berm will be replanted. August 22<sup>nd</sup> is the budget meeting.
- **County Land Use Meeting:** Director Lerman provided a verbal report regarding the meeting. A few people from Mote Ranch were in attendance. The BOCC did not have a response in regards to the requested infrastructure improvements along Honore Ave to support additional traffic.

**DIRECTOR COMMENTS:** There was a discussion regarding rescheduling the July Board meeting. After comparing schedules it was determined that the July Board meeting will be on Wednesday, July 25<sup>th</sup> at 1:30 PM instead of July 18<sup>th</sup>.

**HOMEOWNER COMMENTS:**

**ADJOURNMENT:** Meeting was adjourned by Director Wilson at 3:33 PM. The next HOA Board meeting is scheduled for July 25<sup>th</sup> at 1:30 pm at Advanced Management Inc., 9031 Town Center Parkway, Bradenton, FL 34202.

Respectfully submitted by:

Stephanie Curtis  
Property Manager  
Acting Secretary

## HOA Treasurer's Report June, 2018

### Reserve Study – Finally complete

\$48,000 to reserves next year

Still fully funded

### Financials

Budget of \$5,000 for tree trimming is almost exhausted.

January, Ashley Circle - \$1,905

February, unknown - \$350

March, Ashley Circle - \$1,060

April - \$0

May, Charleston - \$900

June, Green/Sea Island - \$250

Total - \$4,465

Over budget on heat and electric, but that will even out over the year.

Managers Report: Stephanie  
June 2018

- Meetings with the following vendors continue:
  - TLC
  - Aquatics
  - Vertex
  - Sparkle Brite
  - Fitness Services
  - Onsite Maintenance (Fred)
  - Onsite Cleaning Personal (Sandy)
  
- 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 May and June Board meetings.
- Corresponding with Envera regarding vehicle decals.
- 2 new resident meetings.
- Backflow preventers have been inspected and reported to the county.
- Weekly inspections of the community. Emails, phone calls and letters were sent regarding non compliance issues.
  - 4 landscaping
  - 10 dirty roof
  - 9 dirty driveway
  - 3 lawn (poor sod)
  - 2 trim palms
  - 1 miscellaneous (antenna)
  - 1 fascia repairs

### June 2018 ARC Report

The committee met on May 17, 2018. The following requests were reviewed and responded to:

- 7804 Ashley Circle: Paint : Approved
- 7719 Charleston St: Paint Garage Doors: Approved
- 7603 Charleston St: Landscaping and Curbing (bricks): Pending further information
- 8019 Indigo Ridge: Pool & Screen Lanai: Pending (two members for and two against)
- 7608 Drayton Circle: Paint: Approved
- 7608 Drayton Circle: Paver Driveway: Approved
- 7428 Sea Island: Roof: Approved
- 7919 Edmonston Circle: Paint: Approved
- 7632 Drayton Circle: Bronze Caging: Approved
- 8014 Planters Knoll: Bronze Caging: Approved

The committee met on June 1, 2018. The following requests were reviewed and responded to:

- 8151 Indigo Ridge: Paint home: Approved
- 7710 Edmonston Cir: Paint home: Denied
- 7443 Sea Island: Add dirt to back yard and install sod: No dirt. Sod approved.
- 7732 Heyward Cir: Paint garage doors: Approved.
- 7732 Heyward Cir: Add gutters & paint gutters: Approved.
- 8019 Indigo Ridge: Bronze caging: Approved
- 7603 Charleston St: Landscaping bricks & landscaping: Bricks and landscaping approved except for the small area that is stacked 3 bricks high (committee wants reduced to 2 bricks high), fountain denied.

### June 2018 Hearings Committee Report

No meeting during the month of June.

Respectfully submitted by:

Stephanie Curtis

# June 2018 Delinquency Chart

**Delinquencies Include:**

Break down of fees	
Maint Fee Monthly	14,346.95
Late Fee	2,518.50
Legal Fees	31,930.02
Fines	2,000.00
Past Due Interest	7,307.12
Coll Fee	25.00

Reports are based on the prior months numbers.

