

**UNIVERSITY PLACE NEIGHBORHOOD ASSOCIATION, INC.  
MINUTES OF THE July 25, 2018 MEETING OF THE  
BOARD OF DIRECTORS (CARRIAGE RUN SOD)  
7805 CHARLESTON ST, UNIVERSITY PARK, FL 34201  
(CHALRESTON POOL)**

**CALL TO ORDER:** The meeting was called to order by Director Wilson at 5:36 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. Director Wilson, Williams, Murphy, Rahman, Lerman and Williams were present. Also present was Stephanie Curtis the Association Manager. Residents in attendance were Ron Murphy, Bob Sills, Judy Sills, Donna Mulig, Christa Williams, Hal Sheridan, Geri Sheridan, Paula Hayden and Patrick Gillespie.

**APPROVAL OF MINUTES:** Tabled.

**NEW BUSINESS:**

Carriage Run Sod: Director Wilson led the discussion regarding the current sod condition throughout Carriage Run. TLC has provided a bid for sod replacement of only the front lawns of those homes that are affected by the Bermuda grass. This bid did not include side or rear yards. She advised that in addition to TLC, two outside lawn care professional companies have inspected the lawns and both agreed that there isn't a treatment that would prevent the Bermuda grass from encroaching into the lawns. There are minimal weeds that could aggressively be treated and TLC is working with Biological to address those areas of concern. Both professionals agreed that replacing the lawns would simply be a short term solution and a waste of money as the Bermuda grass will return. All owners present agreed that replacing the grass is not the solution. Director Murphy advised that she has met with a local landscape company in regards to obtaining a bid for full services for Carriage Run only. She also created a survey to provide to the Carriage Run owners so that the Board can obtain feedback as to what the owners would like to see happen. Stephanie will email the survey to all Carriage Run owners and track responses. There were several open discussions from the floor regarding concerns with TLC as well as possible ideas to help prevent the Bermuda grass from being so aggressive.

**OLD BUSINESS:**

None.

**DIRECTOR COMMENTS:**

**HOMEOWNER COMMENTS:**

**ADJOURNMENT:** Meeting was adjourned by Director Wilson at 6:45 PM. The next HOA Board meeting is scheduled for Aug 29th at 2:30 pm at the Braden River Library, 4915 53<sup>rd</sup> Ave E., Bradenton, FL 34203.

Respectfully submitted by:

Stephanie Curtis  
Property Manager  
Acting Secretary