

**UNIVERSITY PLACE NEIGHBORHOOD ASSOCIATION, INC.  
MINUTES OF THE NOVEMBER 14, 2018 MEETING OF THE  
BOARD OF DIRECTORS  
7805 CHARLESTON STREET, UNIVERSITY PARK, FL 34201.**

**CALL TO ORDER:** The meeting was called to order by Director Wilson at 5:07 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 and Murphy were present. Director Lerman was absent. Also present was Stephanie Curtis the Association Manager. Residents in attendance: Christa Williams, Cheryl Anderson, Gerry Sheridan, Hal Sheidan, ric Romanoff, Michaelene Houze, Armand Houze Ron Murphy, Christine Byrne, Shirley Romanoff, Ben Wilson, Arnold Rahman, Sandy Bussiere, Williams Bauer, Patrick Gillespie, Frank Ingrassia and Karen Ingrassia.

**APPROVAL OF MINUTES:** A motion was made by Director Rahman and seconded by Director Murphy to approve the meeting minutes as submitted. Motion carried unanimously.

**NEW BUSINESS:**

**Seven Oaks Pool Paver Sealing:** Stephanie provided four quotes for the cleaning, sanding and sealing of the Seven Oaks pool pavers. Respectable Receptacle, LLC in the amount of \$9,400; Pacific Pavers in the amount of \$7,000; Paver Mac in the amount of \$7,200 and Pro Wash in the amount of \$6478.38. Each included two coats of sealer. A motion was made by Director Wilson and seconded by Director Williams to approve the bid from Pro Wash. Motion carried unanimously.

**Seven Oaks Pool Fencing:** Stephanie advised the Board and owners present that there was a small alligator inside of the Seven Oaks pool, small enough to squeeze through the gaps in the bottom of the fence. There was a discussion regarding adding some sort of fencing or something that would eliminate the gap. Stephanie will gather ideas and prices to report back to the Board at the first of the year.

**Sod/Lawns:** Stephanie advised the Board that an owner has submitted a request to install fake sod (Forever Lawn). The Board agreed to look into the matter and report back to Stephanie.

**Fitness Center A/C Preventive Maintenance:** Stephanie provided a proposal from Ocean Air in the amount of \$150 for an annual contract for the preventive maintenance of the system. Questions regarding the benefit of a preventive maintenance contract were brought up. Director Wilson & Stephanie will reach out to Ocean Air to discuss the benefits and report back to the Board.

**Additional Irrigation (drip line) Heyward Circle:** Stephanie provided a bid from Total Landscape in the amount of \$183.38 to install additional irrigation/drip line along the fence, near the fire station so that additional plantings can be installed. A motion was made by Director Murphy and seconded by Director Williams to approve the bid as submitted. Motion carried unanimously.

**Mailbox Repairs:** Stephanie provided a bid from Electro Mechanical South in the amount of \$20 per hour, per person to work on repairing/enhancing the mailboxes. A motion was made by Director Wilson and seconded by Director Rahman to allow up to \$3000 for repair, mounting and painting brackets as per the list provided to the vendor. Motion carried unanimously.

**OLD BUSINESS:**

**Seven Oaks Pool Cameras:** In the October meeting there was discussion regarding adding/changing/replacing some of the cameras at the Seven Oaks pool. Replacing two and adding one. Stephanie provided a proposal from Pye Barker in the amount of \$738.30. This includes 100' of new

cable. A motion was made by Director Murphy and seconded by Director Rahman to approve the bid from Pye Barker as submitted. 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.

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

**COMMITTEE REPORTS:**

- **Ponds:** Committee member Cheryl Anderson advised that the water level has decreased approximately 2 ft in the last month. She is concerned with the constant drop in the water level. The algae has decreased and the pond is looking much better. Stephanie advised that Aquatics will be on site next week for a littorial shelf treatment which should significantly improve the appearance of the pond. They will also advise us when it is safe to turn the fountains back on.
- **Grounds:** Sandy's written report is attached to and is a part of these official minutes.
- **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 Rahman reminded residents of the up coming Winterfest and Toys for Tots on December 2<sup>nd</sup> at the Charleston Pool. There is also a fashion show being planned for charity. More research regarding the fashion show is being done. The HOA wants to confirm that they will not accept any liability for the show.
- **CDD Report:** None at this time.
- **County Land Use:** None at this time.

**DIRECTOR COMMENTS:** None.

**HOMEOWNER COMMENTS:** Owner Christine Byrne discussed an issue she is having regarding irrigation and a fungus in her lawn.

**ADJOURNMENT:** Meeting was adjourned by Director Wilson at 6:25 PM. The next meeting is scheduled for December 8, 2018, at 10 AM (Annual Meeting & Board Election) at the Braden River Library,

Respectfully submitted by:

Stephanie Curtis  
Property Manager  
Acting Secretary