

**UNIVERSITY PLACE NEIGHBORHOOD ASSOCIATION, INC.  
MINUTES OF THE FEBRUARY 1, 2019, WORKSHOP OF THE  
BOARD OF DIRECTORS AND ARC  
CHARLESTON POOL 7805 CHARLESTON, UNIVERSITY PARK, FL 34201**

**CALL TO ORDER:** The meeting was called to order by Director Wilson at 11:07 AM.

**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, Pygott, Rahman, Lerman and Murphy were present. Nicole Banks and Stephanie Curtis from Sunstate were present. Members of the ARC review committee included Ben Wilson, Carol Cascio, Kathy Sitterle, and Leslie Anders.

**APPROVAL OF MINUTES:** Tabled.

**NEW BUSINESS:** Nicole recommended adding verbiage to the ARC documents – “Every ARC application is unique and cannot be compared to others either denied or approved.” She also recommended adding “No verbal approvals, excluding Fast Pass.”

Page 6 – add permanently installed generators

Page 7 – discussion of adding ARC signs. Possibly requiring a deposit to ensure that the sign is returned. Vote – Lissa and Kathy - yes, Carol abstained, Kathryn, Ben, Sandy – no.

Page 8 – removed “particularly fake stucco.”

Page 13 – add decorative accents must be approved by ARC.

Page 14 – change from Guidance to Appropriate. Change to show contrast.

Page 15 – Under Exterior Colors, add or stained, colored or painted in any way. Under House numbers, add medallions and allowed – painting gold numbers black. Samples should be found. Lamp post should be two words.

Page 16 – Lights in CAPS.

Page 17 – Add portable basketball hoops – one in the driveway in front of the house.

Page 18 – Remove submit to ARC by 25<sup>th</sup> of the month.

Page 19 – Semi-circular drive – Leslie, Ben, Lissa – yes. Carol, Kathy, Sandy and Kathryn – no

Page 19 – Appropriate stained, sealed.

Page 21 – add Ham radio antennas not allowed.

Page 22 – Under landscape – add the governing documents language.

Page 23 – Remove “The lanai in the back ...” add isolated.

Page 23 – Under Appropriate – add uniform in material and color. Edges not more than 12” high.

Page 25 – discussion of the number of items in yard. Flower pots don’t count, but must not be plastic and be part of the overall landscape design. Kathy and Carol yes for 3 and 4 items. Ben, Kathryn, Lissa, Leslie, Sandy for 5 items.

**OLD BUSINESS:** None.

**Adjournment:** 1:04 PM. Next Meeting Date: February 18, 2019, at the Charleston Pool.

Respectfully submitted by:  
Kathryn Murphy  
Temporary Acting Secretary