

**UNIVERSITY PLACE NEIGHBORHOOD ASSOCIATION, INC.
MINUTES OF THE MAY 15, 2019 MEETING OF THE
BOARD OF DIRECTORS
7805 CHARLESTON STREET, UNIVERSITY PARK, FL 34201.**

APPROVED

CALL TO ORDER: The meeting was called to order by Director Wilson at 1:38PM.

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, Lerman, Pygott, Rahman and Murphy were present. Also present was Nicole Banks from Sunstate Management.

APPROVAL OF MINUTES: MOTION made by Director Lerman and seconded by Director Pygott to approve both April 18th, 2019 meeting minutes (Board of Directors and Town Hall) as presented. MOTION passed unanimously.

PRESIDENTS REPORT:

Landscaping Update Meeting with TLC has been given the directive to trim down the oleander and hedge Spring Marsh, Edmonston oleander has been cut. Apex is on property today doing the front. **Website** www.myuniversityplace.com

TLC Meeting 4pm on 5/29.

Pool Signs – Lissa sent an updated sign template to match the recent sign that was used for the Rock Garden Viki Kahle sign. Also to update the pool rules to comply with federal and state laws such as fair housing.

Revised ARC Forms / Approved Guidelines

Awaiting revised forms from the ARC Committee that are needed by 6/10 to send with revised, approved guidelines and compliance notice.

Compliance A notice will be sent the week of 6/10. The board will review and revise the first draft.

Welcome Package Lissa is working on it. Please send Lissa suggestions.

Charleston Pool Furniture We have received a quote to refinish. Needs more review. Tabled to June.

Tree Plan Update Apex is on property finishing the 10 additional trees that were approved. Lauren and Susan have created a document to prioritize the next set of trees. We are waiting until after hurricane season.

Pond 14 Aerator It has been approved and we are waiting for the equipment to arrive and be installed. The electrician will be on site to hook up the aerator that same week.

TREASURERS REPORT: Kathryn Murphy reported from the April 30, 2019 financial statements.

Kathryn Murphy confirmed that the 2018 audit is complete. A notice will be sent to owners by June 1st, notifying them that upon request a copy of the audit is available.

COMMITTEES:

Ponds- Kathryn Murphy gave the report. New volunteers are needed. A revised POND 14 revised quote will be submitted for Board review. Cheryl reported that the POND 14 motor was replaced last year. The location of the fountain based on the water level was discussed. An educational model was suggested. Nicole has information on the benefits of the 3 foot “no mow zone” and pond erosion prevention. This will be discussed further at the upcoming TLC meeting.

Grounds- Sandy Rahman gave the report. The HOA & CDD Board will be meeting with TLC with a priority on Carriage Run. Green Works will be installing new flowers on Friday and Green Works will fertilize. Kathryn asked if the irrigation has been extended on Heyward St.

ARC- Lissa Pygott gave the report. The ARC met on Friday, May 3rd. All 8 requests were approved. The ARC Committee is still working on the forms.

Social- Sandy Rahman and Lissa Pygott gave the report. Next Social Event will be held on October 27th. The May picnic went well. Next New Events is July 4th Breakfast and Rock Painting.

CDD- Lauren Wilson gave the report. Tree trimming is underway. A new irrigation pump vendor was selected. CDD is also working on gate arms damage done by vehicles and located the owners to pay for the damage caused.

HOMEOWNER COMMENTS:

- Who regulates what can be applied to the lawns as for pesticides / herbicides to ensure what goes into the ponds? Manatee County regulates what fertilizers are permitted to be applied.
- Where are meeting notices posted? The agenda is posted on HOA property 48 hours in advance in accordance with the association bylaws and FL ST 720.
- The Board plans to continue to email the agenda notices.
- A communication will be emailed announcing the new website.
- Will a weekly end of the week update continue to be emailed? Yes.
- Common area maintenance is divided between HOA and CDD responsibility. Lauren is happy to sit down to review the map.
- The map will be posted on the website www.myuniversityplace.com
- Will the 1st Friday happy hour at the pool continue? Yes.
- The phone number and email was given aloud. 941-306-5831 / uphoa@sunstatemanagement.com
- Compliance issues have been addressed in a very relaxed way. Sunstate will be sending out a compliance notice and completing a compliance check in June.

NEW BUSINESS:

- **Fountain Repair / Replacement on POND 14- MOTION** made by Susan, seconded by Sandy to approve not to exceed \$14,000 to be paid from the capital reserves account. MOTION passed unanimously.
- **Appointment of Social Committee Member- MOTION** made by seconded by to appoint Linda McCarthy to the Social Committee. MOTION passed unainmioulsy.
- **Palm Trimming- MOTION** made by Susan, seconded by Sandy to approve \$525 for two palms that were trimmed. It is within budget. MOTION passed unanimously.
- **Audit- MOTION** made by Kathryn, seconded by Lauren to approve the 2018 audit. MOTION passed unanimously.
- **Signs- MOTION** made by Lissa, seconded by Sandy to approve not to exceed \$1,000 to update the signs. MOTION passed 4 in favor, 1 opposed.

Next Meeting Date: June 26th at 1:30pm at Northern Trust Bank

ADJOURNMENT: With no further business to discuss, Lauren Wilson adjourned the meeting at 2:28pm.

Respectfully submitted by:
Nicole Banks
For the Board of Directors