

UNIVERSITY PLACE NEIGHBORHOOD ASSOCIATION, INC.
MINUTES OF THE JUNE 26, 2019 MEETING OF THE
BOARD OF DIRECTORS
NORTHERN TRUST BANK COMMUNITY ROOM LWR, FL 34202

CALL TO ORDER: The meeting was called to order by Director Wilson at 1:33PM.

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

APPROVAL OF MINUTES: MOTION made by Director Lerman and seconded by Director Rahman to approve May 15th, 2019 meeting minutes as presented. MOTION passed unanimously.

PRESIDENTS REPORT:

- Reminder- sources of information reminder – Charlestown Pool Bulletin and the website www.myuniversityplace.com
- The tracking sheet was reviewed – common requests are bar codes, fobs and TLC
- No Onsite services next week – ARC meeting is Monday July 8th at 10am.
- Documents mailer was sent on June 15th
- The compliance drive was completed on June 20th and noncompliance letters have been mailed.
- The board is working on vendor quotes for building painting.
- The fob system is being repaired currently. The communication port at Seven Oaks is not working. It should reopen today.

APPOINTMENTS:

- **MOTION** made by Susan Lerman, seconded by Sandy Rahman to appoint Ron Murphy to the Ponds Committee. MOTION passed unanimously.
- **MOTION** made by Susan Lerman, seconded by Lissa Pygott to appoint Linda McCarthy to the Social Committee. MOTION passed unanimously.

COMMITTEES:

Ponds- See attached report. Lissa Pygott read the report as submitted by Donna aloud.

Grounds- Sandy Rahman gave the report. Sandy and Armand met with Tom of TLC. The mulch at the Charleston Pool area was reviewed. Stone work (curbing) was suggested for a permanent solution. Estimates will be obtained. Carriage Run continues to be an issue. Mr. Sills has replaced his sod. Mr. Sills does not want TLC on his property. The board will notify TLC. The board is working on bidding out the landscaping contract. Armand commented on the importance of the lawn care that is required. On Drayton Circle, near the preserve, four trees were removed, but the stumps remain. Lauren will obtain the email sent to the CDD regarding these stumps. Armand confirmed that they are on HOA property.

ARC- Susan Lerman gave the report. The ARC will meet on Monday, July 8th. The ARC forms were included in the recent mailer. Forms are also available under the bulletin board at the Charleston Pool and online www.myuniversityplace.com

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

CDD- Lauren Wilson gave the report. There were 22 trees trimmed. One tree was removed. Options for gate arms are being discussed. Next meeting is today at 3:30pm.

HOMEOWNER COMMENTS:

- An owner commented that they like the trimmed trees.
- An owner suggested emailing owners reminding them of the acceptable grass.
- An owner suggested emailing owners reminding them not to feed the wild animals.
- First Friday Happy Hour at the pool will continue. Sandy Rahman will follow up.

UNFINISHED BUSINESS:

- **Pool Signs-** The board reviewed the details. **MOTION** made by Susan Lerman seconded by Lauren Wilson to approve the signs as requested not to exceed \$4,500 . MOTION passed unanimously.

NEW BUSINESS:

- **Palm Beds at Seven Oaks-** The quotes were reviewed. **MOTION** made by Lauren Wilson, seconded by Lissa Pygott to approve as requested, not to exceed \$1,500. MOTION passed unanimously. Steve Higbee will spread the rock.
- **Pool Maintenance Contract Proposals-** The board reviewed the proposals and some of the outlined suggested improvements. Sunstate will send the Board the current contract with Sparkle Brite.
- **Pest Control Maintenance Contract Proposals-** The board reviewed the Nature Zone proposal. The board is awaiting a bid from Hoskins. Nature Zone suggested adding guppies to the ponds to reduce mosquitos.
- **Refurbish Pool Furniture at Charleston Pool-** **MOTION** made by Lauren Wilson, seconded by Susan Lerman to approve the Florida Patio Furniture Estimate 16770 not to exceed \$3,430. MOTION passed unanimously. Cleaning supplies are in the grill area for residents use.
- **Charleston Pool Paver Discussion-** The board reviewed two proposals.

Next Meeting Date: Wednesday, July 17th at 1:30pm at Northern Trust Bank

ADJOURNMENT: With no further business to discuss, Lauren Wilson adjourned the meeting at 2:50pm.

Respectfully submitted by:
Nicole Banks
For the Board of Directors