

**UNIVERSITY PLACE NEIGHBORHOOD ASSOCIATION, INC.**  
**MINUTES OF THE JULY 31, 2019 MEETING OF THE**  
**BOARD OF DIRECTORS**  
**NORTHERN TRUST BANK COMMUNITY ROOM LWR, FL 34202**  
**APPROVED**

**CALL TO ORDER:** The meeting was called to order by Director Wilson at 3:10PM.

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

**APPROVAL OF MINUTES:** **MOTION** made by Director Murphy and seconded by Director Lerman to approve June 26<sup>th</sup>, 2019 meeting minutes as presented. MOTION passed unanimously.

**PRESIDENTS REPORT:**

- None.

**TREASURERS REPORT:**

- Kathryn reported from the June 30, 2019 financial statements.
- There is an opportunity to cash in CD for a higher interest rate (2.5% for 24 months). MOTION made by Susan, seconded by Sandy to renew the CD. MOTION passed unanimously.

**APPOINTMENTS:**

**Ponds Committee-** MOTION made by Lauren, seconded by Sandy to appoint the following members to the pond committee: Jean Gregory and Sandy Bussiere. MOTION passed unanimously.

**Social Committee-** MOTION made by Susan, seconded by Lauren to appoint the following members to the social committee: Louise Heibner. MOTION passed unanimously.

**COMMITTEES:**

**Ponds-** See attached report as submitted by Donna. Kathryn commented that additional signs are needed regarding alligators. Kathryn has contacted Vertex regarding the new fountain at pond 14. It should be completed within the next couple of weeks. Due to recent rains, the ponds are pretty full. The CDD is working on weir issues.

**Grounds-** Sandy gave the report. There are many proposals for grounds to be completed. Sandy said the Seven Oaks pool area is top priority. Luis Lopez will quote stump removal. This will be on the August agenda for a decision. The hedges that were hard cut along the perimeter are growing back very well.

**ARC-** Susan Lerman gave the report. The next ARC meeting is August 2<sup>nd</sup>. ARC request forms are available under the bulletin board at the Charleston Pool and online [www.myuniversityplace.com](http://www.myuniversityplace.com)

**Social-** Sandy Rahman and Lissa Pygott gave the report. Next Social Event will be Oktoberfest held on October 27<sup>th</sup>.

**CDD-** Lauren Wilson gave the report. No Meeting in July. CDD Budget planning meeting is next month on August 28<sup>th</sup> at 6:30pm.

**HOMEOWNER COMMENTS:**

- An owner asked if there will be office hours at the Charleston Pool.
- An owner asked who designed the landscaping in the community. TLC works with the Landscape committee.
- An owner asked if renters are provided documents and are required to follow the community rules.
- An owner asked if bar codes can be deactivated when renters / owners no longer live in the community.

- An owner asked if there is no mow zone information to keep the ponds healthy that can be shared with the community.

**UNFINISHED BUSINESS:**

- **On Site Office Hours-** The board discussed options. This will be reviewed at the August board meeting.

**NEW BUSINESS:**

- **Charleston and Seven Oaks Paint-** The board reviewed two quotes. The board will obtain a third quote. The doors at both locations should be quoted for replacement.
- **Charleston Pool Deck-** The board reviewed two quotes for pavers and one quote for repairs. **MOTION** made by Susan, seconded by Lauren to approve Paver Mac for Charleston Pool Deck project in the amount of \$47,400 as submitted to be paid from reserves. MOTION passed unanimously. Kathryn noted that paver pool decks require re-sealing and power washing every couple years.
- **Landscaping Bids-** The board reviewed the two quotes- Brightview and Bloomings. At University Place, what landscaping concepts / designs would you recommend? Mike Gast will also submit a bid for consideration. Nicole will schedule meeting vendors on Monday August 12<sup>th</sup> or Thursday August 15<sup>th</sup> morning.
- **Seven Oaks Pool Area Fans (Ratify)-** MOTION made by Susan, seconded by Lissa to approve the fans replacement in the amount of \$1,154 at the Seven Oaks Pool area. MOTION passed unanimously.
- **Annual Meeting Date-** Thursday, December 5<sup>th</sup> at 6:30pm (sign in at 6pm) at Northern Trust.

**Next Meeting Date:** Thursday, August 22<sup>nd</sup>, at 9am at Northern Trust Bank

**ADJOURNMENT:** With no further business to discuss, Lauren Wilson adjourned the meeting at 5:13pm.

Respectfully submitted by:  
Nicole Banks  
For the Board of Directors