

**UNIVERSITY PLACE NEIGHBORHOOD ASSOCIATION, INC.
MINUTES OF SEPTEMBER 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 9:33AM.

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 Lerman and seconded by Director Pygott to approve August 22, 2019 meeting minutes as presented. **MOTION** passed unanimously.

LANDSCAPING PRESENTATION:

Mike Casper of Artistree Landscaping gave a brief presentation.

Joe Lasota and Taylor Cain of Duval Landscaping gave a brief presentation.

PRESIDENTS REPORT:

- Charleston and Seven Oaks Painting project has begun. Pavers at Charleston will begin September 30. Seven Oaks Painting is scheduled after all projects at Charleston is complete. This is to ensure there is always a pool open.
- Nature Trail- The handyman has prepped the area and marked the timbers to be replaced.
- Power Washing- Pro Wash and Ameritech were contacted. An email will be sent to owners with sign up information.
- Annual Meeting Date – Tuesday, December 3rd at 6pm at Northern Trust Bank
- The Charleston Pool 10 refinished loungers need to be corrected.

TREASURERS REPORT:

- Kathryn reported from the August 31, 2019 financial statements.
- CD was renewed with a higher interest rate.
- The 2020 budget planning is underway. The chart of accounts has been updated for clarity.

COMMITTEES:

Ponds- Pond report as submitted. Overall the ponds look good. Grass in ponds continue to be an issue. As a reminder, per the governing documents residents are permitted to fish, catch and release only.

Grounds- Vendor change has projects on hold. Lopez Tree Service quoted for stump removal in the amount of \$600.

ARC- Susan Lerman gave the report. The next ARC meeting is on Friday, 4th at 10am. ARC request forms are available under the bulletin board at the Charleston Pool and online www.myuniversityplace.com

Social- Sandy Rahman gave the report. Next Social Event will be the Fall Festival held on October 27th.

CDD- Lauren Wilson gave the report. Parking issues were discussed. Power washing the sidewalks and street gutters were discussed. CDD meeting will be held on October 25th.

HOMEOWNER COMMENTS:

Armand submitted his comments in writing (ARC guidelines, Property Inspections, Charleston Storage Room, and Landscaping budget)

UNFINISHED BUSINESS:

- **On Site Office Hours-** Kathryn believes there are still items to be done on site – filing projects, customer service etc. Kathryn suggested adding hours to the on site office. Nicole will confirm whether or not Aquatics needs a fob to access restrooms. Office hours will remain on Fridays only and will continue to be monitored closely.
- **Landscaping Bids Discussion- Susand provided a summary report.** Duval and Artistree references have come back excellent. Brightview references and comments have not been positive. Bloomings references are excellent. Mike Gast Lawncare is out of budget. Based upon the research, Brightview and Mike Gast will be eliminated for consideration. A vote will be made in October. **MOTION** made by Susan, seconded by Kathryn to approve Lopez to grind stumps not to exceed \$1000. MOTION passed unanimously.

NEW BUSINESS:

- **Rental Application- MOTION** made by Susan, seconded by Sandy to approve as presented. MOTION passed unanimously. **Barcode Policy- MOTION** made by Lauren, seconded by Lissa to approve as presented. **Both** documents will be posted on the website. MOTION passed unanimously. Keypads for the pedestrian gates was mentioned.
- **Pool Lighting-** The quote for lights was reviewed. A handyman would complete the installation. **MOTION** made by Lauren seconded by Sandy to approve lighting proposal and photo cell installation not to exceed \$11,000. This will be paid from Reserves. MOTION passed unanimously.
- **Charleston Pool- Restrooms and Office MOTION** made by Lauren, seconded by Lissa to approve as presented, not to exceed \$33,000. MOTION passed 3 in favor, 1 abstained.
- **Seven Oaks and Charleston – Doors MOTION** made by Sandy, seconded by Kathryn not to exceed \$10,000. MOTION passed unanimously.
- **Alligator Signs- MOTION** made by Kathryn, seconded by Lissa to approve new signs, not to exceed \$1,000. MOTION passed unanimously.
- **Pool Umbrellas- MOTION** made by Sandy, seconded by Lauren to approve as presented, not to exceed \$2,900. MOTION passed unanimously.
- **A to Z Document- MOTION** made by Kathryn, seconded by Sandy to approve as presented. This document will be posted on the website. MOTION passed unanimously.
- **Nature Trail-** quotes for re-shelling
- **Pool Slide and Tree-** quotes for painting

Next Meeting Date: Tuesday, October 29th at 6pm at Northern Trust Bank.

ADJOURNMENT: With no further business to discuss, Lauren Wilson adjourned the meeting at 12:30pm.

Respectfully submitted by:
Nicole Banks
For the Board of Directors