



**DATE:** Tuesday, June 23, 2020  
**TIME:** 1:00pm  
**PLACE:** 7805 Charleston St. Bradenton, FL  
Zoom Meeting  
**APPROVED MINUTES**

**Call Meeting to Order:** The meeting was called to order at 1:12pm.

**Determination of a Quorum:** A quorum was established with all five board members present; Lauren Wilson, Susan Lerman, Mitch Hansen, Sandy Rahman, and Lissa Pygott. Also present was Nicole Banks of Sunstate Management.

**Confirmation of Proper Meeting Notice:** Notice was provided in accordance with the FL ST 720 and association's documents.

**Appointments / Resignations:** None.

**Approval of Previous Meeting Minutes: February 6, 2020 MOTION** made by Susan, seconded by Sandy to approve the minutes as presented. MOTION passed unanimously.

#### **President's Report**

Parking- To address parking under the HOA, an amendment is needed. The attorney will draft the amendments to be considered at the Annual Membership Meeting. More information will be forthcoming.

Discuss adding a policy to suspend access privileges for delinquent accounts- Options for the proposed policy were discussed. The Board was in favor of limiting privileges for owners with past due balances. Owners over 6 months past due was suggested.

Insurance Bids- Renewals in September. Bids will be reviewed next month.

#### **Treasurer's Report**

Mitch reported from the May 31, 2020 financial statements. The May financial statements are posted at [www.myuniversityplace.com](http://www.myuniversityplace.com) Overall the expenses are trending under budget and reserves remain strong. The accounts receivable report will continue to be monitored.

#### **Committee Reports**

**ARC** Next meeting date is Friday, July 10<sup>th</sup> at 10am via conference call.

**CDD** Budget notice will be sent in July.

**Landscaping**- Sandy and the committee continue to work closely with Trace of Duval. Seven Oaks Pool area will be re-furbished. Dead plants will be removed and replaced.

**Ponds** – All fountains / Lights are working. There is a new Pond/Fountain work order form.

**Social / New Events** – Future events will be monitored.

**Homeowner Comments (limited to 3 minutes each)**

- Pool furniture will return via a phased approach, beginning July 1.
- For delinquent accounts, the HOA does pursue collections, including placing a lien on the property.

**New Business**

Security System – The Board reviewed three quotes. **MOTION** made by Susan, seconded by Mitch to approve the quote as submitted by Joe Holme. This will be paid by reserves. MOTION passed unanimously.

Rescreening at Charleston Pool – The Board reviewed the quote from Gulf Gate Rescreening. The handyman recommended this would be the most cost effective vs. repairing portions. **MOTION** made by Susan, seconded by Sandy to approve as presented. This will be paid from Operating / new capital purchases. MOTION passed unanimously.

Facility Cleaning – **MOTION** made by Sandy, seconded by Mitch to approve cleanings to be increased to twice per week. MOTION passed unanimously.

Ratify Charleston Remodel Expenditures – **MOTION** made by Lauren, seconded by to approve the overages for this project in the amount of \$6,838.71 from reserves. MOTION passed unanimously.

Ratify 2018 Audit Requests, per CPA – **MOTION** made by Lauren, seconded by Susan to follow the CPA requirement to return funds collected to previous owners which happen prior to 2018. Sunstate is contacting the owners. Any unclaimed funds will be turned over to the state. MOTION passed unanimously.

Seven Oaks Maintenance Repairs – **MOTION** made by Lauren, seconded by Mitch to begin maintenance and repairs at the Seven Oaks location, not to exceed the operating budget line item. MOTION passed unanimously.

**Next Meeting Date:** Friday, July 17<sup>th</sup> at 1pm via ZOOM.

**Adjournment:** With no further business to discuss, the meeting adjourned at 1:57pm.