

DATE: Thursday, October 8, 2020
TIME: 6:00pm
PLACE: **ZOOM MEETING**
APPROVED MINUTES

1. **Call Meeting to Order:** The meeting was called to order at 6:01pm.
2. **Determination of a Quorum:** A quorum was established with four board members present; Lauren Wilson, Susan Lerman, Mitch Hansen, and Lissa Pygott.
3. **Confirmation of Proper Meeting Notice**
4. **Appointments / Resignations**
5. **Approval of Previous Meeting Minutes: August 20, 2020 MOTION** made by Susan, seconded by Lissa to approved with the noted correction (Patty Lascari). MOTION passed unanimously.
6. **President's Report** Community Updates, Tree Trimming / Preserve Trimming
 - a. The fitness center will reopen soon.
 - b. There is a swale behind Spring Marsh. It is HOA property.
 - c. The preserve trim back will begin next week
 - d. Halloween update will be sent out soon.
7. **Treasurer's Report** Financial Statements
 - a. Mitch reported from the August 31, 2020 financial statements
 - b. MOTION made by Mitch, seconded by to move \$64,000 of retained earnings to the reserves account. MOTION passed unanimously.
8. **Committee Reports**
 - a. ARC (Lissa) Next meeting November 6th at 10am. For exterior paint requests: please paint 2ftx2ft. swatches on the home or on a sheet to be seen by the ARC prior to deciding.
 - b. CDD (Lauren) Power washing scheduled for November. The iron staining will be addressed. New Board member will be joining the CDD, Bill Poole.
 - c. Landscaping (Sandy) Baskets will be changed over for the holiday season. Poinsettias will be planted in November. The common hedge trimming is completed.
 - d. Ponds (Susan) All ponds are in good condition. Some ponds were treated for overgrowth of algae. In the event of a hurricane, the fountains will be shut down.
 - e. Social / New Events (Sandy / Lauren) Garage Sale postponed to the spring. Toys for Tots Collection will be held at the pool. Please donate new, unwrapped toys and non-perishable food items. No party is planned. Lissa is preparing Halloween sign up and map information to be distributed to the community.
 - f. Hurricane (Susan) Information sheet was sent via email and is posted at www.myuniversityplace.com
 - g. Hearings (Ric) The committee met and did accept the Board's levied fines. The homes are being monitored for compliance.

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

- a. Armand commented on the noncompliance issues at 7706 Ashley Circle. The issue is the plantings are on CDD property.
- b. Armand reported that the CDD walked with the engineer to inspect the sidewalks that seem to collect rainwater. This will be evaluated, and options discussed. Also, the swale near the Seven Oaks Pool was inspected. The engineer will share his suggestions.
- c. Cammy thanked the board for all their hard work and thanks Lissa for planning Halloween.
- d. Ric asked about the parking enforcement policy. Nicole confirmed a membership vote is needed and planned for the December Annual Meeting.
- e. Ric commented that an owner used CDD irrigation to fill his pool. The CDD addressed this and disconnected the line.
- f. Kathryn asked who would be using the golf cart.
- g. Kathryn asked for the location of the dog park.

10. **New Business**

- a. **2021 Budget** – The proposed budget was discussed aloud. MOTION made by Lauren, seconded by Mitch to approve as presented. The dues remain the same in 2021 as in 2020. MOTION passed unanimously.
- b. **Dog Park**- Lauren presented the proposal designed by Duval. The proposed location is next to the Seven Oaks Amenity Center. The association attorney confirmed that the dog park would be a board vote. Lissa brought up maintenance items to be considered; flea/tick treatment, pet waste removal etc. **MOTION** made by Mitch, seconded Lauren to approve the concept of a Dog Park as proposed not to exceed \$50,000 to be paid from the 2021 budget. Details and specifications to be determined by the Board. MOTION did not carry 2 in favor, 2 opposed. The Board unanimously in favor of encumbering \$50,000 for a community project to be determined.
- c. **Golf Cart** – TABLED for more information.
- d. **Playground** – Lissa suggested the playground be replaced. It is 15 years old and should be updated.
- e. Replacement Landscape Lighting MOTION made by Susan, seconded by Lauren to approve both locations, not to exceed \$6,000. MOTION approved unanimously.
- f. **Free Weights and Stability Balls in the Fitness Center**- MOTION made by Lauren, seconded by Lissa to approve free weights and stability balls, not to exceed \$1,000. MOTION passed unanimously.
- g. **Garage / Driveway Sale** – An owner is moving and requested permission to hold a garage sale. Lauren suggested that the owner make a formal request and that in the past an estate sale has been approved.
- h. **Compliance Violations / Fining**- TABLED

11. **Next Meeting Date:**

- a. November Board meeting TBD
- b. Confirmed Date: 2020 Annual Membership Meeting (Thursday, December 10th at 6pm)

12. **Adjournment:** With no further business to discuss, the meeting adjourned at 8:05pm.