

**Town Hall Questions and Answers – February 2022 – 3-14-2022**

Question/Concern	Category	Response
Why are the entrance gates always open?	gates	Entry and exit gates are under the responsibility of the CDD. An eBlast was sent out to the UP community with CDD contacts for any concerns gate related. See post also on website.
Regarding the noise coming from I-75, is or was there any action taken by community to have a highway sound barrier between I-75 and the community?	I75/Border	<p>A tremendous effort by the board was taken three years ago which was ultimately unsuccessful.</p> <p>There is a possibility of a new multi-community committee including University Park Country Club and Riva Trace being formed. Laura Macht, Gail Klein, and Lorraine Allen have volunteered from UP. More volunteers are welcome.</p> <p>We would like to have the CDD participate.</p> <p>We hope to have an exploratory meeting in late March.</p>
Can UP have more onsite Sunstate presence?	Sunstate	Nicole is onsite in the Community Room every Friday from 8 – 10 AM, the first Monday from 8 – 10 AM preparing the ARC meeting packages, the first Friday from 10 – 11 AM for the ARC, and the fourth Monday from 8 – 10 AM preparing the Board meeting packages.
Playground – is there a canopy for the sun so the equipment can be used during the hot sunshine?	Playground	There are two structures that will be installed. Each has a small canopy. After installation and a period of use. if there is a need for a canopy sail the Board will evaluate.
Did we ever work out the charging powers of the board members (do they use their own cards to purchase?)	Credit cards	Board members may use their credit cards for pre-authorized miscellaneous expenditures and be reimbursed using the Sunstate reimbursement forms so that each transaction is traced and accounted for. This is also true for Committee members with pre-authorization from the Board.
When is Duval due to trim the pond and preserve at the rear of Ashley Circle’s rear west facing properties, particularly the overhanging trees? It would appear that this work is yet to be completed.	Land Preserves / Wetlands	The Land Preserves / Wetlands behind Ashley Circle is in the process of being cut by Duval. Apex cut the overhanging trees on both sides of Alston Court.

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<p>There is a black pick-up truck parked daily and overnight at the Charleston Pool. Lately there is a white truck. What is the purpose of the sign?</p>	<p>Parking</p>	<p>The sign reads “No Unauthorized Parking”. The challenge is the black truck belongs to a homeowner with a valid decal. Is he unauthorized? The Board will review the meaning of the sign and with community input will determine the course forward.</p> <p>A Parking Committee is being established to research parking issues that arise within the community. The committee will be tasked to develop potential solutions for consideration by the Board. The committee will seek input from the CDD as it is responsible for the roads.</p> <p>To date: Denise Broyhill, Connie Shaffery, and Kathy Sitterle have volunteered. Sunstate will send out a call for volunteers, the Board will appoint the committee.</p>
<p>What are the rules for parking on the streets?</p>	<p>Parking</p>	<p>No vehicles can be parked on the mailbox side of the street during day or overnight. The CDD placed no parking signs and towing announcements at both gates.</p> <p>Commercial vehicles are not permitted to park overnight.</p> <p>Cars belonging to owners can park on the non-mailbox side of street during day and overnight. RVs and boats are not permitted to be parked overnight on streets or in driveways.</p>
<p>Something needs to be done about the section of Sea Island that intersects with Green Street. There are no homes and therefore no mailboxes. People are parking on both sides of the street. This creates a crowded road condition. Given the lack of streetlights this poses a hazard at night.</p>	<p>Parking</p>	<p>The Parking Committee will review the parking and lighting situation on Sea Island. The committee will reach out to the CDD to research this issue to develop potential solutions.</p>
<p>What can be done about dog owners not picking up after their dogs, particularly on Charleston and Ashley Circle?</p>	<p>Dogs</p>	<p>The Communication Committee will send a reminder out in an eblast and in the next newsletter.</p>

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		There is a Manatee County Dog Ordinance 12-10. A Homeowner can report a violator to the County.
What are the HOA / CDD responsibilities	HOA / CDD	<p>There is a Budgetary Agreement signed by both the HOA and CDD in 2012 that lays out a great deal of the respective infrastructure responsibilities.</p> <p>The HOA and CDD are working on a division of labor associated with landscaping, trees and common areas. When the work is completed and agreed upon, it will be posted on UP website.</p> <p>We are planning to hold another Town Hall in conjunction with the CDD in May dedicated to HOA/CDD roles and responsibilities.</p>
Who is responsible for trees and bushes overhanging my property from a neighbor or from the Preserve?	Trees	In FL a homeowner can, at their expense, trim trees and bushes that overhang their property regardless of where they eminent from.
Who is responsible for baskets on streetlights?	Landscaping	This is a 50/50 maintenance share with CDD and HOA using a company call Plant Parents
Neighborhood Garage sale – will there be another one? Could it be in the Spring while the snowbirds are still here?	Events	The Social Committee passed the responsibility for the Garage Sale to the Board in 2021. The Board will reach out to the newly formed New Events Committee – perhaps they will take it on. If not, the Board will try to establish a new committee.
Auditor’s yearly report – can we receive the addition written summary explaining in more detail what the numbers mean? Have gotten in the past.	Finance	The Auditor will provide a written summary with the detailed report. The summary will be posted on the UP website.
Could the Board minutes be sent out as an eblast in addition to being posted on the web site?	Minutes	<p>Board meeting minutes will be sent out eblast in addition to posted on the UP website.</p> <p>Be advised, there is a month’s delay – January Board meeting minutes do not get approved until February etc. Annual Board meeting minutes are not approved until the next Annual meeting.</p>
Are swings in the front yard hanging from a tree allowed?	Compliance	According to our documents, swings are allowed “while in use” and are to be removed (unhooked or tied back) when not in use.
How can a deaf person or a person who cannot speak communicate with the Envera Gate	Gates	Envera has a Deaf Text capability. Any disabled person can text 941-315-1543 for Envera entry to University Place.

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<p>Gate decals – Why do homeowners need to pay for gate decals? If a decal wears out why does homeowner have to pay for new one? If a homeowner turns in an old one can the homeowner receive a new one no cost?</p>	<p>Car decals</p>	<p>Current procedure: new homeowner two free, additional \$25 each up to 4 per home. New car, new decal \$25. Damaged decal replacement \$25.</p> <p>Dan researched other communities. Our procedure is very similar to most others. No change at this time.</p>
<p>What is the status of the landscaping contract in Carriage Run? The landscaping has greatly diminished since Duval started working.</p>	<p>Landscaping</p>	<p>The Board and the Landscaping Committee have been working diligently with Duval over the past few months to improve the landscaping in Carriage Run. Mulch has been applied to all homes. All home were fertilized in January. All homes will be treated in February/March.</p> <p>Representatives from Carriage Run are joining the Landscaping Committee. Meetings with Carriage Run to discuss the situation are planned.</p>
<p>How do I know if my irrigation is correctly installed and working?</p>	<p>Irrigation</p>	<p>Irrigation is the responsibility of the CDD. TLC tests irrigation at each house monthly and reports status via email. Homeowners may contact <a href="mailto:support@tlcfla.com">support@tlcfla.com</a> to request an appointment if you think there is an issue with your irrigation. Please see eBlast sent 2/22/2022</p>
<p>Can we please start small and work the bigger issues with people abiding by the covenants? I see visible garbage cans and bicycles lying around all the time.</p>	<p>Compliance</p>	<p>Consistent compliance runs by Sunstate with follow through letters have helped tremendously but the community needs to take personal pride in our neighborhood. Communication Committee follow-up.</p>
<p>Why was the Board able to approve an \$80,000 purchase for a new playground without any voting from the community? When we wanted to build a clubhouse years ago, it had to go to a vote.</p>	<p>Board</p>	<p>The playground was a reserve item which does not require a new vote. More than the reserve amount will be spent but that too does not require a vote of the community.</p> <p>Only changes to the to the CC&amp;Rs require a vote of owners at duly noticed members meetings.</p> <p>The Clubhouse would have required the use of common area land, not designated for a clubhouse, and therefore requiring a vote. History says there was an overwhelming negative response to the idea of a clubhouse as there was to a dog park. Neither happened.</p>

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Why did the Board fire TLC?	Landscaping	In 2018 TLC declared that it was no longer interested in providing residential landscaping. The Landscaping Committee researched other contractors, visited communities, wrote an RFP and went out to bid. TLC did not bid. A new contract was written with Duval in 2019.
The Seven Oaks Pool requires maintenance: missing tiles around the interior perimeter of the pool, covers are missing from several fountain heads, timer on the hot tub is not functioning properly, pipes are sticking out near the steps.	Seven Oaks Pool	<p>Sunstate is talking to Rob, our handyman, on 2/24 to replace the green perimeter tiles and repair loose pavers and pool corner tiles. If he can't make the repairs, Sunstate will secure a company who will address the issues.</p> <p>Rob will also look at the fountain heads. He will order what is needed to make the repairs.</p> <p>The spa timer has been fixed and is working properly. The showerhead has been replaced and is working properly. New flowers have been planted around one palm on the steps. The other is awaiting Rob's removal of old roots so flowers can be planted.</p> <p>Sunstate will contact TLC to manage the removal of the old irrigation pipes.</p>
Why isn't Sunstate walking around and doing compliance checks?	Compliance	Sunstate has a staff member who does compliance checks each month. He slowly rides up and down each street checking each house. He uses the compliance run from the month before to check on progress or lack of it. He looks at any home reported by a neighbor. The compliance process includes a series of letters until problem is corrected or referred to the Board for fining. Please use the forms at the pool to report any issues you think may have been missed.
Will there be new homeowner "meet and greets" like there used to be (pre-COVID)?	New homeowners	The Communications Committee will be working on new homeowner orientation and will reinstate "Meet and Greets" as soon as possible.
We have issues with maturing oaks that were originally planted too close to homes that are now causing damage to driveways and electrical boxes	Trees	After the land was leveled and prepared for construction the County required Pat Neil to plant a specific number of trees to provide a community canopy. It appears that the houses were built too close to the trees. The ARC has developed a new tree policy which will come before the Board in February. Once finalized it will have to go to a

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		<p>community vote as trees are defined in the CC&amp;Rs. The recommended policy reflects Manatee County rules.</p> <p><b>Manatee County Tree Removal:</b> Street trees are required trees planted within 25 feet of the right of way along the frontage of single family homes built after 1992.</p> <p>You do not need authorization to remove or replace a tree in your private back or side yard. Please call Jackie Hartley at (941) 748-4501 ext. 6206 with any questions.</p> <p><a href="#">House Bill 1159</a> bans the regulation of dangerous trees on residential property by local government, but that doesn't give property owners free range to trim, prune, or remove trees as they please.</p> <p>Here are the facts about the Private Property Rights Protection Act, which went into effect July 1, 2019, and what they mean for property owners in unincorporated Manatee County:</p> <p>Under the new legislation, property owners are required to obtain proper documentation from an arborist certified by the International Society of Arboriculture or a Florida licensed landscape architect that the tree presents a danger to the property.</p> <ol style="list-style-type: none"> <li>1. Property owners are no longer required to replant a tree that was pruned, trimmed, or removed as a result of it posing a danger to the property.</li> <li>2. Mangrove tree protections remain unchanged by this new law.</li> </ol>

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		<p><b>Your Homeowners' Association (HOA) may have specific landscape requirements. Contact your HOA for approval before replacing your tree.</b></p> <ul style="list-style-type: none"> <li>• You must replace the tree within 30 days of removing the existing tree and it must be planted within 25 feet back from the right of way.</li> <li>• The replacement tree must be graded Florida #1 by Florida Grades and Standards for Nursery Plants.</li> <li>• Trees cannot be planted within a public or private utilities easement or setback.</li> <li>• Existing trees located within 25 feet of the ROW may be considered in lieu of a replacement tree.</li> <li>• You must meet the tree type and lot size requirements below.</li> </ul> <p><b>LOT SIZE REQUIREMENTS</b></p> <ul style="list-style-type: none"> <li>• <b>100+ feet</b> of linear right of way (ROW) frontage: one canopy tree for every 50 feet of frontage</li> <li>• <b>60-100 feet</b> of linear ROW: one canopy per frontage</li> <li>• <b>&gt;60 feet</b> of linear ROW frontage: one smaller maturing, canopy or on3 understory tree per lot, regardless of the number of street trees removed. <ul style="list-style-type: none"> <li>○ Corner lots must provide two street trees maximum, one per frontage</li> </ul> </li> <li>• <b>&gt;25 feet</b> back from ROW may plant an approved understory tree</li> </ul>