



DATE: Thursday, May 18, 2023
TIME: 4:30pm
PLACE: EVEN HOTEL Lakewood Ranch
6231 Lake Osprey Drive, Sarasota, FL, 34240

MINUTES

1. **Call Meeting to Order:** The meeting was called to order at 4:33pm.
2. **Determination of a Quorum:** A quorum was established with the following members present; Susan Lerman, Thalia Crane, Edward Codelia, Lissa Pygott, and Alexander Chizhov.
3. **Confirmation of Proper Meeting Notice:** Meeting notice was provided in accordance with FL ST 720 and the association's governing documents.
4. **Appointments and Resignations: MOTION** made by Susan, seconded by Alexander ARC Guideline Review Committee: Denise Broyhill (Chair), Faith Michaels, Gary Brudner, Bill Cowdright, Rachel Roberston, Michael Eastman, and Armand Houze. MOTION passed 3 in favor, 2 abstained. **MOTION** made by Susan, seconded by Alexander to appoint Vickie Francis to the Hearings Committee. MOTION passed unanimously. The HOA Board is still looking for one more member to the Hearings Committee. An email will be sent out. **MOTION** made by Susan, seconded by Alexander to Illiana Davis and Loni Zeichner to Common Area Landscaping Committee. MOTION passed unanimously.
5. **Approval of Previous Meeting Minutes: 4/20/23 MOTION** made by Alexander, seconded by Edward to approve the meeting minutes as presented. MOTION passed 4 in favor, 1 abstain.
6. **President's Report: Attached.**
 - The Board unanimously agreed to send a demand letter to The Water Club LLC. To confirm the warranty on the pool surface in writing.
 - Pending quote on playground shade sail (Lissa).
 - Big planters have been leveled near Cooper Creek Entrance.
 - Flower baskets are being reviewed.
 - Mailboxes continue to be replaced.
 - Tree vendor letters are sent.
 - Tree compliance letters to owners will be reviewed and approved to mail.
 - Townsend Appraisals is pending for both amenity locations. This is needed for insurance renewal.
 - Tree trimming inventory walk is needed. Additional volunteers needed. Susan and Thalia volunteered.
7. **Treasurer's Report Financial Statements:** Alexander reported from the April 30, 2023, financial statements.
 - Reminder to enroll in autopay. Information is posted on the website www.myuniversityplace.com
8. **Secretary's Report: Committee Reports:** Thalia provided a summary aloud.
9. **Manager's Report:** See attached.

- Florida Patio Furniture to repair damaged loungers.

10. Homeowners Comments:

- Seven Oaks pool tile needs to be cleaned.
- Pool chairs and tables need to be cleaned.
- Outside the gates, near Honore, the county installed sandbags during construction.

11. Unfinished Business

12. New Business

- **Tree Inventory and trimming quotes:** See President's Report.
- **Ponds: Fountain for POND 14, POND 15, POND 9: No mow buffer zone and planting**
 - i. **POND 14: MOTION** made Susan, seconded by Edward to approve the replacement Fountain by Solitude in the amount of \$12,840.00. MOTION passed unanimously. Note: The reserve study replacement cost and estimated life expectancy will need to be adjusted.
- **Charleston Pool Tile Replacement for \$350 (Pending schedule)**
- **Surge Protector for CP IT equipment:** Pending cost.
- **Phones at Amenity Centers:** Quote for emergency phones was presented by Lissa. Lissa reported that emergency phones are not required by the state. The consensus of the Board and attending homeowners was that emergency phones are not needed as most people have cell phones. Item was tabled.
- **Compliance:** No Board action.
- **Flower Baskets** maintenance is being considered. The current contract for maintenance is \$2,400. Denise suggested speaking with David of CDD regarding the irrigation to the flower baskets. Generally, the CDD does not wish to participate in the flower baskets any longer. Owners "adopt a basket" email will be sent out. More information at the next meeting.

13. Next Meeting Date: June 15, 2023, Hampton Inn at 4:30pm. No meeting will be held in July.

14. Adjournment: With no further business to discuss, the meeting adjourned at 5:13pm.