



**NOTICE IS HEREBY GIVEN of the Board of Directors** meeting for University Place Neighborhood Association, Inc. will be held at the date, time and place posted below:

**DATE:** Thursday, August 17<sup>th</sup>, 2023  
**TIME:** 1pm  
**PLACE:** Hampton Inn Suites  
8565 Cooper Creek Blvd., Bradenton, FL 34201

### MINUTES

1. **Call Meeting to Order:** The meeting was called to order at 1:11pm.
2. **Determination of a Quorum:** A quorum was established with the following board members present; Lissa Pygott, Alexander Chizhov, and Edward Codelia.
3. **Confirmation of Proper Meeting Notice:** Meeting notice was provided in accordance with the FL ST 720 and the association's governing documents.
4. **Appointments and Resignations: Kathryn Murphy, Chair of Hearings Panel.**
5. **Approval of Previous Meeting Minutes: 6/15/23 MOTION** made by Alexander, seconded by Ed to approve as presented. MOTION passed unanimously.
6. **President's Report: See attached.**
  - MOTION made by Lissa, seconded by Alexander to approve \$12,840 for Pond 14 fountain. MOTION passed unanimously.
  - MOTION made by Lissa, seconded by Alexander to approve golf cart repairs. MOTION passed unanimously.
  - Street Tree compliance committee- volunteers needed.
7. **Treasurer's Report Financial Statements: Alexander reported from the 7/31/23 financial statements.**
  - CD renewed at 4%.
  - 5 accounts with attorney for collections.
8. **Secretary's Report: Committee Reports**
  - ARC: Next meeting: 9/8 at 10am
  - Hearings: Newly appointed Chair, Kathryn Murphy
  - Ponds: Pond 14 algae issue (Solitude is evaluating). Pond 16 fountain due to low water leak.
9. **Manager's Report: See attached.**
  - Seven Oaks Palm trees need to be trimmed.
  - Fitness center ceiling to be evaluated and cleaned.
10. **Homeowner's Comments**
  - Sandy asked when the preserve will be trimmed. Alexander replied that it is ongoing. This should be

completed at the end of October.

- Colleen suggested a reminder: Do not prop the gate open and do not leave umbrellas up. Nicole will print notices to be posted.

**11. Unfinished Business**

- **Ponds: See President's report. Approved pond expense.**
- **Flower Baskets: TABLED.**
- **Surge Protector for IT equipment: TABLED.**

**12. New Business**

- **Tree Inventory and action plan:** Need volunteers.
- **Compliance:** The Board unanimously approved the fines for the following homes at \$100 per day, not to exceed \$5,000 per violation. MOTION passed unanimously.
  - 7624 Drayton: Trash Cans violation**
  - 7727 Heyward: Sod violation**
  - 7727 Heyward: Palm tree trimming violation**
  - 7314 Meeting: Trim Palm trees violation**
  - 8207 Tabbystone: Weeds in beds violation**
  - 8207 Tabbystone: Light post violation**
- **Golf Cart Repairs: Ratify the expense: Approved under President's report.**
- **Revised ARC guidelines and ARC forms: MOTION** made by Alexander, seconded by Lissa to approve the ARC and ARC Fast Pass revised forms. MOTION passed unanimously.

**13. Next Meeting Date: September 21, 2023, at the Hampton Inn Suites at 1pm.**

- **The Budget Meeting will be held on Thursday, October 26<sup>th</sup> at 1pm at the Hampton Inn.**

**14. Adjournment:** With no further business to discuss the meeting adjourned at 1:35pm.