

University Place Neighborhood Association  
Interim Progress Report

5/02/2007

I want to share with you information regarding our settlement agreement with the developers since our March 31, 2007 meeting. As you read this report you will quickly determine that this settlement agreement involves much more than our water dispute.

1. We have hired David Perrson and Andy Cohen as our CDD lawyers. Mr. Neal was helpful in providing a waiver to these attorneys because he has done work with every CDD lawyer in the area. We have met with these gentlemen and they have answered some of our questions and we will use them in the future when necessary. In addition, we hired Vicky Arenas and Chip Fletcher from the law firm of de la Parte and Gilbert. This is the premier firm in Tampa if not in all of Florida on the issue of water and water use permits. Richard Wilbur and I recently went to Tampa and met with these attorneys to ask for their advice and guidance on some specific and important issues involving SWFWMD regulations and the need for a water use permit.
2. We have begun our HOA Engineering Study and our HOA Capital Replacement Study. These studies are needed in order to make sure our structures have been built according to plan and to determine the life span of these properties as well as the amount of money that is necessary in order to replace them in the future. We have hired the Kraus Group to inspect our pools and equipment, pool buildings, pool decks, pool fencing and gatehouse building. We have also hired Reserve Advisors, an Engineering firm to provide us with an engineering and financial analysis regarding the capital replacement of our physical structures. These two projects were completed on April 30 and May 1 respectively.
3. We are interviewing WR Associates, an Engineering firm from Tampa, to inspect the Stormwater System, including the Wetlands, ponds and lake. In addition, we have met with Scott Laidlaw from HDR Engineering to help us with the regulations and the practical issues involved in securing a water use permit. We will be making a decision within the next week about hiring these two firms to help us with these specific areas that require special expertise.
4. In order to meet our deadline of June 22, 2007 thereby avoiding a vote to litigate, we separated the HOA issues from the CDD issues. While our immediate focus centers around the HOA issues, we are also working concurrently with Mr. Neal to resolve the CDD issues and to accomplish an early takeover of the CDD. Even though there is still a lot to be done to beat the June 22 deadline, we are positive and optimistic that we can get everything finished and accepted by both sides regarding the Settlement Agreement.

I hope this information is helpful to you. As you can see, this agreement has many components and in that regard has been time-consuming and challenging. I will provide you with more information again in the near future. Thank you.

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