

MINUTES OF THE WEEKLY MEETING  
OF THE BOARD OF DIRECTORS  
JUNE 2, 2008

BOD PRESENT:  
Ron Oliver  
Donna Mulig  
Jane Lange  
Jan Hicks

BOD ABSENT:  
Ed Welt

OTHERS PRESENT:  
Ron Murphy  
Frank Lange

1. Call to Order at 9:00 by President Ron Oliver.
2. Confirmation of a Quorum; one Board member absent.
3. After brief review approval of the Minutes of May 21, 2008; motion by Jan, second by Jane, all in favor.
4. Meeting with Carlos Beruff, owner of Medallion Homes; developer of Riva Trace property adjacent to University Place. Owner expects to begin construction around December 1 of this year. There are to be 81 single family homes in this gated community with Braden River access.
5. Announcements
  - ◇ Donna shared an article from Bay News 9, focusing on I-75 noise in Manatee County. County leaders will develop recommendations to reduce noise levels. Article also contained concerns for health issues related to noise levels.
    - Residents can contact our County Commissioner, Donna Hayes by phone (941) 745-3703, or email: [donna.hayes@mymanatee.org](mailto:donna.hayes@mymanatee.org) to voice their support for noise abatement, which is important to our community.
  - ◇ Fence Damage—Reportedly a vehicle ran into fence; Ron Oliver has reported damage to CDD; he will check on status of that repair and previously reported bowing of fence across from Community Park.
  - ◇ Pool Concerns—Resident concerns have been raised regarding pool maintenance. Company has performed many tasks well. It has been noted that a black spot was removed and found to be tar. Upper tiles (above skimmer) were found to be dirty; evidently not being cleaned adequately. Jane will make sure they take care of this area.
  - ◇ Our property manager, Stephanie Curtis, will be out of the office from June 6 through June 16. Her assistant, Lynn Carpenter will be available.
  - ◇ Memorial Day Picnic—Much positive feedback regarding picnic. It was wonderful watching residents of all ages enjoying our community. Jan will check with Social Committee regarding further information.
  - ◇ Flags distribution—A number of residents complained about a flag containing an advertisement being placed in yards. Our property manager contacted the person distributing these flags and requested any remaining on lawns be picked up this week. As attractive and festive as these flags are, our documents preclude advertisements being displayed on resident property. Also of concern are the homes where residents are not present.
  - ◇ Informal Town Hall Meeting will be Saturday, June 21, from 10 until noon at the Charles Town Recreational Center. Hopefully this will be a good opportunity for residents to mingle and share ideas, concerns and successes of our many

volunteers. Please note that there are many opportunities to assist in our community. There are openings on many committees. This would be a good opportunity to find out more about how you can help assist in this great community we live in.

## 6. Unfinished Business

- ◇ Irrigation Issues—Sea Island has been down again; Coates Row also.....wire ground faults. Our two-wire Tucor system was installed previous to homes being constructed. There were evidently many nicks that have been exposed to elements and in time are breaking down; sometimes they show no signs of damage then fail. Often difficult to find underground faults. Verizon and resident digging can create additional damage.
  - Wires need more protection than from initial install. Wires being repaired are being upgraded and better protected.
  - Frank Lange spoke at length about the complexity of our system and its break downs. He is trying to keep system in repair and forward think prevention. He is investigating a tool used by the Navy to measure individual wire insulation.
  - Frank is continuing to modify and rework our complex irrigation maps with the assistance of Neil Sclater.
  - TLC has been attempting to manually work system for lot irrigation where system not working. This requires many man hours, along with finding and repairing the multitude of ground faults. Jane will also check with them on overdue list.
- ◇ Fountain Pond #14 possible move. Vertex has given us a price of \$3700 to move fountain; Stormwater Maintenance invoice lists \$844. Our contract with Vertex prohibits using another vendor. Jane will discuss with Vertex our concerns over the money we spend with them and the price disparity in these estimates.
- ◇ Pond condition questions have been raised; probably algae forming from hot weather arriving. These concerns will be looked in to. It is noted that Aquatics treats our ponds frequently.
- ◇ Bubbler/electricity update—Pond # 7—electricity in; Aquatics will install bubbler. Estimates for electricity on Ponds # 1 and 15 are due; expected to be affordable. Pond # 11 remains unaffordable because of the lack of electrical hookup options at this time. We will continue to monitor this situation and any additional options.
- ◇ Bond Status—Latest information is again that they could be sold this week. We continue to monitor situation. Economic conditions continue to complicate process.
- ◇ An information packet was recently mailed to all residents in University Place. While we waited for the Amendment Certificate to be legally finalized, there were many changing details. There is much valuable information that the BOD hopes will assist our residents.
  - One small typo on the first page... 'at the December 8, **2007 Annual Meeting**' ..... was missed prior to distribution. Thanks Jan for all your diligent efforts in pulling together this comprehensive packet.
  - It was noted by a resident that a former amendment by a previous BOD (raising number of BOD members from 3 to 5) has not been distributed yet. We will distribute that with a future mailing.
  - Jan will have information placed on web site as a resource for residents.
  - New residents will be given information and Welcome Letter by Management Company.

- ◇ Ron Oliver asked Jan Hicks to bring the SWFMD permit for Pond # 14 aquifer pump to the next meeting. We need to file a report with SWFMD in August.
- ◇ Delinquency Procedure—Jan continues to modify the written details of this involved process, hopefully to make it more understandable to all.
  - Latest Delinquency Report from our attorney, Andy Cohen was briefly reviewed.
  - Discussion ensued of his report format, comparison with AMI report information and the comprehensive reports done by our Finance Committee.
  - Donna will contact David Muller, who we met with from Becker and Poliakoff regarding the possibility of using their services.
- ◇ University Place Bids w/CDD. The BOD and CDD discussed putting out a joint bid request for landscape and irrigation services. After much discussion with all parties concerned it was decided we would not. The CDD has been pleased with the services of TLC in both areas and the price for next year. Through Neal Communities they see many prices and feel TLC is giving them the best contract. The HOA then discussed the difficulty of considering using vendors different from the CDD, the complications of our two-wire Tucor system, the recent improvements in our property, the financial contract rebates due from TLC, and the Carriage Run lump sum payments that would be due upon termination of our contract. We have talked to other communities regarding their vendors and have decided to retain TLC and not to go for bids at this time.

## 7. New Business

- ◇ Finance Committee—The BOD, by a motion from Jan, second by Donna, unanimously supported Cheryl Anderson to be a full member of the Finance Committee. Previously she served ad hoc.
- ◇ Management Company Info—The BOD continues to investigate options for our community's management. We are researching communities that are pleased with their management model and all options for the services our beautiful, work-intensive community deserves. A task force may be convened to assist the BOD with this effort. Donna will contact Cheryl regarding specific information about AMI contract.
- ◇ Security System—Frank Lange reports that he is progressing with the rewiring and upgrading of our security system. Cabinet and rewiring complete.
  - New lock will be installed on Seven Oaks gate; not sure if stronger post needed, will be monitored.
  - Furniture will be ordered for Seven Oaks pool facility, probably this week. Order was held, pending upgrading of security system, especially night vision of cameras.
  - Charlestown facility will get usable furniture from Seven Oaks for the time being. Economic conditions will continue to be monitored before more purchases are made.
  - Costs of upgrading meeting room, creation of an office and office equipment were discussed.
- ◇ At the request of the BOD, our handyperson, Alex, will cut the locks off the fenced areas at Charlestown Facility. It was found that garbage was being thrown into these areas. Any of the fencing removed will be saved for future needed use.
- ◇ CDD Election Process—Jan shared information she and Ron Oliver received from the both the CDD and Severn Trent and compared it with Manatee County information. Different in some regards relative to paperwork, etc. We have questions about timeline and process. Donna noted that our CDD district was not yet on Manatee Election Site. Legally, all that needs to be done evidently is a

posting announcement in a local newspaper. We were informed that the election information was published May 30<sup>th</sup> in the Bradenton Herald. Our BOD wants our residents more informed and is looking into this.

- ◇ Infinite Energy—Ron Murphy is attempting to track down what he believes is a contract for gas prices (Teco distributes the gas Infinite sells them).
- ◇ Non-Profit Filing with State of Florida—Our BOD has continually tried to ascertain benefits from this necessary filing, hoping to pay no sales tax on purchases. Ron Murphy posed this question to our HOA accountant and we were informed, unfortunately, that not-for-profit does not equate to nonprofit charitable. Therefore, it was determined we have to pay sales tax.
- ◇ Financial Review Other—Ron Murphy presented additional information on a number of financial topics, including that we are in good shape, considering economic conditions affecting our community. He should have month end numbers soon for Finance Committee to review and issue their report.

8. Adjournment was announced at 12:48.

Next Weekly Meeting: Monday, June 9, 2008

Informal Town Hall Meeting Saturday, June 21, from 10 until noon at the Charles Town Recreational Center.

Respectfully submitted:

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Donna Mulig

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Date