

MINUTES OF THE WEEKLY MEETING  
OF THE BOARD OF DIRECTORS  
July 21, 2008

BOD PRESENT:

Ron Oliver  
Jan Hicks  
Donna Mulig  
Ed Welt

BOD ABSENT:

Jane Lange

OTHERS PRESENT;

Ron Murphy

CALL TO ORDER by President Ron Oliver at 10 am.

CONFIRMATION OF A QUORUM: Ron, Jan, Ed and Donna present.

MINUTES FOR JULY 17, 2008 approved. Jan motion, Ron second, all in favor.

ANNOUNCEMENTS

1. A copy of the Southwest Florida Water Management District permit for the well in Pond 14 (8/28/07) has been filed with our other contracts (Cheryl Anderson). This permit is valid for ten years. The application for renewal must be filed with SWFMD no sooner than one year prior to expiration and no later than the last business day prior to expiration. It is the duty of the HOA to file the application.

We need to determine the installation dates for our other pumps. Permits must be filed. The expiration dates must be noted and follow the procedure detailed above.

2. On Friday, July 18, 2008 the final settlement papers (Neal water rights) were signed. The HOA is responsible for the originals of some of the documents (to be filed with the HOA). Also on file are copies of the remaining documents.
3. Praeger Sealy (Ed Builet) has sent the final costs for the Bond sales. This includes the cost breakdown of the sources and uses of the funds for each bond.

4. The Board will research in the University Place Manual documents concerning the process for the expenditure of funds for the on-site manager and/or the construction of a new building.
5. A University Place resident has notified the Board that a home is being leased on a week-to-week basis. The community passed an amendment disallowing this practice. The Board is forwarding this to Stephanie Curtis, our AMI property manager for appropriate action. The owner of this property is subject to taxation by Manatee County.

## UNFINISHED BUSINESS

1. CDD issues:
  - a. Honore Gate and Pedestrian Gate not fixed. Ron Oliver to discuss with CDD personnel.
  - b. White aluminum fences installed by the developer to separate contiguous backyards need cleaning. CDD responsibility or HOA responsibility to be determined.
  - c. Fence repair on Honore is a CDD responsibility.
2. Recreation center:
  - a. Pool tiles and deck pressure washing completed for both pool areas.
  - b. Seven Oaks new cameras (infrared) have been completed.
  - c. Charles Town Landing camera system to be estimated.
  - d. The frog structure at the Charles Town pool has been determined to be covered by our insurance policy. The frog stays! A small repair will be completed as soon as possible.
  - e. A raccoon has been dining on garbage delicacies at the Charles Town Landing porch area. Alex, our handyman has had to replace a screen section 3 times. The Board decided that the trash receptacle in the porch will be removed. Residents can use the trash can on the pool deck.
  - f. Seven Oaks new furniture to be delivered on Tuesday (July 29). All wrapping to be removed by Windward Design Group. Alex to move remaining furniture before delivery of new.
  - g. Jane and Jan have closely inspected both pools. The pools are in excellent condition. Some parts are being replaced due to regular wear-and-tear. This is to be expected.
3. Irrigation:
  - a. Sea Island pump (Carriage Run and Magnolia Hammock) is still inoperable due to a ground fault on Heyward Circle. Rich Lutley (TLC) is working with Board on timetable for repair.
  - b. Ground fault errors continue to be an issue. Frank Lange and TLC will work with Tucor to determine if ground faults can be located before errors occur.

- c. TLC is distributing a letter to all residents to include: current rainfall amounts, SWFMD restrictions and maintenance of yard sprinkler heads.

NEW BUSINESS

1. The Board has requested that Rich Lutley attend the July 30 Board meeting to discuss:
  - a. TLC notice to residents
  - b. Use of rain sensors and gauges
  - c. Chemical burns resulting from wrong mixture applied to yards by ASAP pest/fert company.
  - d. Seeding of the area at the intersection of Seven Oaks and Indigo Ridge.
  - e. Project to determine location of ground faults and repair.
  
2. University Place 2008 meeting dates were preliminarily set for:
  - a. October 4 (Saturday) Bonds Report
  - b. November 15 (Saturday) Budget Report and Proposal(Finance) and Candidate Presentations**
  - c. December 6 (Saturday) Annual Meeting

All meetings will be held at the Harvest United Methodist Church on Lorraine Road (location of last year's meetings). Please note that the Budget Report/Candidate Presentation Meeting has been rescheduled to November 15, 2008.

3. University Place HOA distribution of reserve amounts: The Board signed the paperwork for purchase of 2 CDARs. The actual purchase is on hold until the Board determines the final distribution of funds.

ADJOURNMENT

Announced at 12:15pm; all in favor

Respectfully submitted:

\_\_\_\_\_  
Jan Hicks

\_\_\_\_\_  
Date