



Minutes of the University Park Advisory Committee
Monday, May 15, 2017 4:00pm
The Card Room at the Varsity Club
7671 The Park Boulevard, University Park, FL 34201

- John Whyte called the meeting to order at 4:02pm
 - Sign-In sheet was maintained by Beverly Latine
 - Roll Call by Beverley Latine, CMS
 - A Quorum of Neighborhood Chairpersons was present. Quorum Certified
 - A copy of attendance sheet attached to Minutes
- John Whyte opened with the UPAC Meeting Agenda
 - CMS Reporting reviewed
 - Clarification of Neighborhood Chairs role in CMS reporting and procedure: If an individual Homeowner has an issue, it should be reported to CMS. Item is to be actioned by CMS if it's within their scope of responsibilities. If the issue is not then the Homeowner should be directed to their Neighborhood Chair. The Neighborhood Chair should decide if they can act on the issue within their scope of their responsibilities as Neighborhood Chair. If the issue is not, the Neighborhood Chair should bring the item to UPAC. The Board will generally not consider issues that come from homeowners unless they have been pre-reviewed by UPAC or one of our standing Committees. This allows the Board to act in a proper manner and not get involved with daily operations. If it's a neighborhood issue, it's the same process. The Board will generally not consider issues that come from Neighborhood Chairs unless they have been previewed by the UPAC or one of our standing committees.
 - Website for Minutes-John Whyte answered a question from the floor as to where meeting minutes can be found and asks residents to refer to the UPCA website: <http://www.upcai-fl.com/meeting-minutes>
 - Comcast Project- John Whyte provided updates on status of Comcast neighborhood restoration, deployment, and rebuild. Specific zones progress and Comcast project status discussed. We are working closely with Comcast to come to conclusion of the deployment.
 - John Whyte announced that Enjoli Collins was appointed to the Board of Directors by the Declarant and subsequently appointed as Secretary by the Board of Directors.
 - The 20th Amendment on 30 day Minimum Rental Restriction was passed. It is posted to the UPCA website: <http://www.upcai-fl.com/ccr-amendments>

- CMS contract signed. Copy of the new CMS contract can be found on the UPCA website: <http://www.upcai-fl.com/cmsinfo>
- Access Control software project narrowed down to 2 vendors and awaiting final presentations. The new software will replace the current outdated software for barcodes. Current system is over 10 years old. Expected date of implementation is Jan 1, 2018.
- Property Management Software: The board is currently reviewing AC requests and applications that come thru CMS. CMS Property Management Software project expected date of implementation is January 1, 2018.

Committees-The following two new standing Committees were formed:

- Safety & Access Control Committee which manages the overall safety of University Park
- Water Management Committee-To take on water management issues in UPC in conjunction with the continuation of irrigation committee. The water management's mandate is longer term water management. First task is to find out why we are the only community without reclaimed water. The Committee will first focus on the feasibility of accessing the county reclaimed water system.
- We have over 100 residents who are volunteers on different initiatives in the Association

John Whyte takes questions from residents

- Questions regarding returning residents and Comcast deployment. Service installation projected to stop around March 1st, 2018. Do not wait on installation.
- Residents are asked to direct their questions and concerns to neighborhood chairs.

John Whyte recognized Fidel Villegas

- Fidel Villegas discussed the importance of resident communication and immediate reporting concerning irrigation issues. Residents should communicate with their chair and CMS if they see any broken pipes or irrigation issues to be addressed.
- Residents must follow scheduled watering times to avoid pump shut down

John Whyte recognized Beverley Latine

- Beverley Latine reports on foreclosures in University Park. There are currently 4 homes in Foreclosure. Three are Bank Owned in Henley, Hampton, and Wentworth. All homes are being brought up to University Park standards. All are current and up to date on monthly Assessments up to the second quarter.

John Whyte recognized Enjoli Collins

- Access Control Update: Residents now have new color bar code options. The new color is now available in black on black. There is a fee of 10.00 if you currently have a barcode and wish to just switch it out.

John Whyte recognized Dr. Lloyd Kramer, C.E.R.T (Community Emergency Response Team) and introduces the importance of Hurricane Preparedness and general awareness

- Dr. Lloyd Kramer introduced the CERT program and discussed the history of CERT and demographics of the program. CERT membership is critical to the response effort in UPC. Lakewood Ranch CERT program is a success and fully operational. There are Issues and challenges presented to the program by Manatee County due to lack of Leadership and proper funding. Training is critical and CERT is receiving cooperation from Sarasota County Emergency Management and Fire response team. CERT suggests a cost of \$3.00 per household to bring up equipment and training standards. Procedures need to be updated.
- Dr. Lloyd Kramer asks if residents have questions
- Dr. Lloyd Kramer acknowledges Resident
- Question posed by resident: What are the equipment needs of CERT and what needs to be updated? Radios, batteries
- David VanBrunt proposed to assess \$3.00 per household for CERT expenditure over course of three years. John Whyte responded the board generally supports this idea for the 2018 budget.
- Board proposes allotting \$5,000.00 yearly on Master Budget to CERT. This amount is up for review on yearly basis

John Whyte acknowledges the floor and Opens the topic of University Park Future Plans

University Park Future Plans:

- The Country Club and all of its assets are to be sold. The Pasold and Neal family have decided to divest in University Park. A planning group of 15 people which consist of 5 teams: Communication team, Negotiations and Structure, Five Year Planning team, and Community Turnover team, on strategic vision was formed to oversee the transition and change of hands of University Park. Teams will need more volunteers with a wide range of skills and diverse backgrounds. Formation and structure of transition team members presented, methodology of selection process discussed.
- Purchase of the land which includes the water rights to UPC was discussed. Project is still in early stages and the Board will keep residents informed of any updates. More information will follow via email to be distributed to all neighborhood chairs and residents.

John Whyte acknowledged residents questions

- Maintenance of homes in foreclosure and the efforts to remedy property conditions discussed
- John Whyte acknowledges residents question regarding polls and noted that the survey should be made available Friday May 19, 2017.
- Neighborhood Chairs provided packets containing Bios of the newly formed transition teams

Without further items on the Agenda to discuss, the meeting was adjourned at 5:06pm without objection.