

UP to Date

UNIVERSITY PARK®



VOLUME 1 • ISSUE 6 • OCTOBER 5, 2020

Your HOA Board of Directors



Signed, Sealed & Delivered! Transfer Complete.

On September 29th, the Sales Building (before our front gate) was transferred to UPCA I (our HOA). This property, also known as Tract B Grosvenor Gardens, was included in the RD purchase of the Country Club from the previous owners. The UPRD Board of Supervisors determined they did not have use for the building and the transfer to your HOA was agreed with the UPCA I Board.



We currently have 4 PBM (“Park Boulevard Management”) staff working from this building who provide services to homeowners and supervision for the nearby main gate staff. There are 2 small conference rooms, often used by UPCA I committees. The present design includes a large amount of open space. Our community needs proper meeting room facilities for our committees, men’s and women’s organizations and other business meetings. Our goal is to minimize the use of revenue-generating Club rooms for such smaller meetings, which have increased dramatically since turnover.

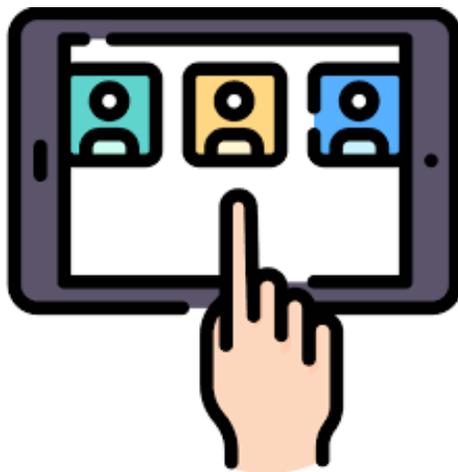
We have been planning for this transfer over the summer and discussions are underway with an architect/contractor to reconfigure the premises. The proposed layout will allow for adequate staff offices, 2 larger conference rooms, an additional office for

possible realtor use and a redo of the existing kitchen, bathroom and HVAC system. The timeline for the project will be announced soon.

I hope you will be excited as we are that our association will finally have a home to call our own.

- *John Whyte, President UPCA*

Election Committee



What's all this talk about OPT-IN and Electronic Voting?

A homeowners' association election impacts the entire community. Our board is elected to represent the interests of its residents and decides on a range of important matters, including enforcing our governing documents. That's why it's extremely important for you to understand how our UPCA election to fill four seats on its Board of Directors will be conducted in 2020.

To facilitate our very first election where each home (lot) has one vote, we will be implementing electronic voting and have contracted with Jacksonville-based electronic voting company, Vote-Now, LLC, to conduct the actual election for us. Online voting might sound mundane, but it is the most exciting reform to hit Florida's 60,000 community associations in a long time. It opens the door to homeowners who might have felt disenfranchised in the past by not being able to vote in an easy and timely fashion from anywhere. And in University Park, with 6% (or 66) of our lot owners living in Canada and abroad for some part of the year, and snowbirds coming and going, think of all the postage, manpower effort and sheer hassle that will be saved

by affording everyone the opportunity to vote with a mere click on a computer or mobile device.

When your UPCA Board of Directors approved the legal steps for electronic voting on September 30th, each lot owner (there's 1,202 of us) became eligible to sign up for electronic voting for the upcoming UPCA election on December 17th. But first, you must agree to **OPT-IN** or provide written consent in writing, and only then can you vote safely from the comfort of your own home or from anywhere.

You will have received, in your mailbox, a letter from UPCA Board Secretary, Pete Conway, explaining the **OPT-IN** process, step-by-step instructions on the many ways you can **OPT-IN**, along with two forms to fill out. The first form on pink paper is your **OPT-IN** form. The second on blue paper is for your consent to receive electronic transmission notices that will also include your quarterly community statements.

Finally, it is extremely important to put upcai@upcai-fl.com in your e-mail contact list so election mail does not go into your SPAM or junk folder and you miss out on electronic voting information.

Be one of the first to **OPT-IN!**

- *UPCA Election Committee*

Chair Council



Hi to all!

I want to begin by welcoming back our “snowbird” neighbors and friends who headed to the north, east or west for the summer months.

And we are also so glad to see the return of some cooler weather. It was a long, hot, humid and rainy summer and early fall.

During the September 14th Chair Council meeting, the open Chair position was filled by unanimous vote for Kris Pizzi. In addition, Rich Tennenbaum was voted, without dissent, Vice Chair leaving a vacancy for the position of Secretary.

At the upcoming October 12th Chair Council meeting, Dan Carter will be nominated to fill this office with another vote from all the members. Thank you, Dan!

UPCAI HOA Board Secretary, Pete Conway, called a special meeting of the of the voting members of the association for September 30th, 2020 to amend our current CCRs, Declaration of Covenants, Conditions and Restrictions. This created two separate voting methods for the community - the ability for members to vote directly in elections and the continued use of a Voting Member (Neighborhood Chair) to represent the members in all other association matters.

HOA Board of Directors then voted to amend the Articles of Incorporation and Bylaws to allow all homeowners one vote per lot for the upcoming election of open seats for the Board of Directors on December 17th.

We have hired the software company VOTE-NOW to handle this election for the community - electronically. But paper ballots will also be an option if you decide this is easier for you.

As we welcome back our neighbors, please remember to quarantine appropriately, social distance and wear a mask. Oh - and wash, wash, wash your hands. And... stay safe!

- *Kris Pizzi*

Finance Committee



In our previous article, we laid out our two short-term goals:

- Completion of the 2021 budget to the stage that it is ready for final review; and
- Intense dialogue regarding discretionary expenses and how we can save money while maintaining the beauty of University Park.

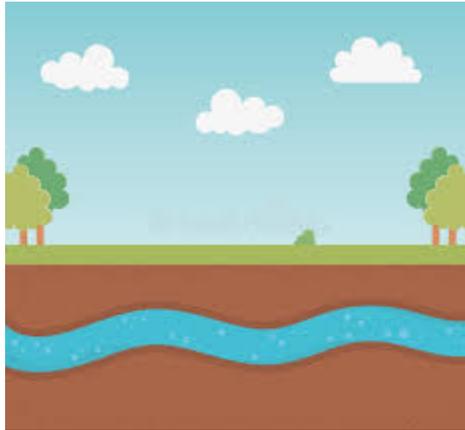
We continue with the challenging work on next year's budget and it will be delivered on time. Unlike previous years, our neighborhoods have been directly in the budget process.

In concert with the Infrastructure Committee and staff, we are nearing completion of a thorough review of all the categories in the Reserve Schedule and, additionally, the update of replacement cost and useful life for every single category. The revisions impact the almost 200 categories in the community sector and all the categories in the Reserve Schedules for the 32 neighborhoods.

If you happen to run across some bleary-eyed people with pocket protectors and green eye shades silently licking the lead end of pencils and wandering aimlessly around The Park trying to get their bearings after this exercise, that would be a Finance Committee member.

- *Bill Lockhorn*

Infrastructure Committee



Ground water in Paradise: Good news comes with a challenge

As you might recall, following two years of work by our water volunteer team of John Whyte, Warren Cohen and Mac McDevitt, assisted by Curtis Nickerson, the owners were able to conclude negotiations with SWFWMD and receive a new, and substantially expanded, water use permit (WUP) for University Park this February. It is good until 2031! This was great news.

On the other hand, the permit came with a challenge. We were required to install flow meters to specifically measure and report to SWFWMD our monthly and annual irrigation water use and measure that against a limit of water use identified in the permit.

We have 16 pumping stations, including the golf course, that are drawing water from ponds that are augmented by water obtained from 8 wells. We will be measuring water use from all pumping stations and wells. Specifically, the annual average must be less than 920,400 gallons per day which can be extended to 998,100 gallons per day during a “drought year”. The highest amount we can use in any month of the year is 2,468,900 gallons per day on average for that month. Exceeding these amounts can result in fines and other regulatory actions.

We have not measured water use on this scale before, so we do not know how big a challenge this will be. We are now recording monthly readings and, before the end of the year, should have a better idea of where we stand against the state limits. It is worth noting that the amount of water available to draw from our wells for make up to the ponds is uncertain. That is the wells are not “drilled into a vast underground flowing layer of water” as you might assume but drilled into pockets of underground water of uncertain quality and quantity.

Curtis and his team at the golf course have made progress in water conservation in the past few years. By installing and using computerized soil moisture meters, weather stations, state of the art computer controlled irrigation, and optimizing sprinkler heads in location and number with new equipment and watering processes on the golf course and have reduced water use by 1/3 of the previous yearly averages. Now an effort is underway with Tom and the Infrastructure Committee, Curtis and his staff, and Kathy Bondur and the Architecture and Landscape Committee to optimize the use and cost of water in our pumping stations and irrigations systems, define a vision for the irrigation system of the future to provide much more efficient use of water, and learn from other communities around us what best practices are being planned that we might adopt.

We will update you periodically.

- Tom Christopher, Curtis Nickerson, Kathy Bondur

Outreach Committee



Your Outreach Committee is pleased to announce the addition of a new member, Andrea Anderson, a resident of Richmond Park since 2018. Andrea spent most of her life in Memphis, Tennessee, where she worked as an accountant, taught college accounting classes, and raised three daughters with her husband, Ben. Andrea was also an active member of the Le Bonheur Club that provides financial and volunteer support to a hospital of the same name. The Outreach Committee looks forward to Andrea's insight and assistance in evaluating and implementing viable options for future community charitable efforts.

Since 2005, University Park residents have enthusiastically supported the yearly Mayors' Feed the Hungry Thanksgiving Food Drive (MFTH). Each year, packaged/canned goods, as well as monetary donations for the purchase of turkeys, have been collected for distribution to the hungry in our larger community. Due to the pandemic,

and the resulting economic uncertainty and loss of jobs, many families are struggling to put food on their tables. Local agencies and food banks are finding it difficult to help all those seeking assistance. Considering COVID-19 and the need to keep everyone safe, our effort to support the MFTH Program will look a bit different this year. The sole focus will be on a fund drive rather than food collection. The funds collected will be used to purchase \$10 food gift cards, to be given away to the needy through local MFTH member food pantries. Food gift cards allow the recipients to purchase items of their own choosing, giving them a measure of dignity and choice.

In mid-November, we will be asking you to open your hearts and your wallets to help feed hungry families right here in Manatee and Sarasota Counties. Stay tuned for an email with the details. In the meantime, to learn more about The Mayors' Feed the Hungry Program, please visit www.mayorsfeedthehungry.org.

For your listening pleasure, you might want to tune in to the online virtual and free **Music That Moves You** on Tuesday, October 27th at 8 p.m. that is being staged by The Mayors' Feed the Hungry organization in a further quest to help those in need. There will be musical performances by local artists and listeners will be able to donate money for the purchase of food gift cards during and after the event. Just log in to www.mtmy2020.com and enjoy the show!

- Linda Vershuis

Safety & Access Control Committee



2020 HURRICANE SEASON
HAVE WE TURNED THE CORNER YET?

Remember MAD Magazine's, Alfred E. Neuman, famously saying, "What, me worry?"

So far, the Sun Coast of Florida is the only stretch of coastline from TX to ME that has not been under any kind of watch or warning this hurricane season. With fall-like weather in the forecast, should WE be worried for the remainder of this hurricane season? YES.

This season has tied or shattered storm records, including the number of tropical storm landfalls (9), the number of named storms (23) and the earliest named storm (before season). Now, with a very warm Caribbean and other indicators, forecasters are expecting a very active race to the end of hurricane season. According to www.weather.com, *“Florida is the state most likely to see a landfalling hurricane in the month of October, with the southern part of the state at the highest risk.”*

What should you be doing? Re-visit your hurricane plan. Make sure you have all the things you should have to sustain yourselves and your pets for 7-10 days. Is your house ready for sheltering in place? Is your Neighborhood Chairperson aware of your plans? If you plan to evacuate, do you have a well thought-out ‘what-if’ plan? Are your important papers gathered together, including your house insurance policy? Now is the time to ask any remaining questions and address any loose ends.

Speaking of house insurance, many homeowners have installed hurricane protection on their home, such as shutters and impact windows and doors. Still others have had to replace the roof. Don’t forget to contact your insurance company to advise of the work done. With a new wind mitigation report, you may be eligible for up to an 89% reduction in the hurricane coverage portion of your homeowners’ policy.

Hurricane season ends November 30th. It sure would be neat if we could end this hurricane season with no watches or warnings! Be safe. Stay healthy.

- *David Cohen*

Architecture and Landscape Committee



Planning improvements to your landscape or the exterior of your home? Below are some shortcuts to the answers you need in order to get started:

Do I need to fill out a form to make a change in my home's exterior or a change in my landscaping? Yes.

There are 5 different forms - General exterior changes; Exterior painting; Common area approvals; Trimming buffer areas and native vegetation; and Installation of paver driveway, <https://www.upcai-fl.com/architectural-forms>.

What criteria do I need to follow when I want to make changes?

Find answers to most questions about exterior projects which, if followed, will help with a quick approval, <https://upcai-fl.com/architectural-criteria>.

Suggestions about the design of my home and my landscape?

Find information about plants that grow well here in UP and guidelines when remodeling your home, <https://www.upcai-fl.com/architectural-planning>.

What website can homeowners consult to find out about University Park, the community association, and Property Management Group?

The website is chock full of information about our community. Many of us are unaware that it exists. Give it a try by clicking here, <https://www.upcai-fl.com>!

What does the Architecture and Landscape Committee do?

Check out this link to see the applications that are discussed each week and what recommendations the ALC makes, <https://www.upcai-fl.com/ac-meeting-minutes>. Residents are welcome to join our meetings every Friday at 10am on ZOOM, <https://www.upcai-fl.com/calendar>.

Please take a few minutes to familiarize yourself with the content of these resources!

To view the Architecture and Landscape Committee's webpage, please click here: [upcai-fl.com/architectureandlandscapecommittee](https://www.upcai-fl.com/architectureandlandscapecommittee).

- Sarah Hans

Social “Mix and Mingles in University Park ‘Hoods’”



In *Mister Rogers' Neighborhood*, everyone was welcomed and valued. He helped us appreciate and respect others, opened his door to all, and warmly invited them to share their talents and ideas. Although the article below is just a sampling of the level of socialization and camaraderie within our 32 individual neighborhoods, it demonstrates why people make all the difference in University Park. Thank you to Virginia Water, Wilton Crescent and Wentworth for your contributions.

In **Virginia Water**, our largest neighborhood, 10 to 20 volunteers orchestrate the social calendar for 4 events a year (pre-COVID), starting in November, with a “Welcome Back” at their community pool parking lot. To provide variety, there’s been a Chili Cook-off, meals from food trucks and a football tailgate party. The major seasonal event is a Progressive Dinner which is no easy feat for as many as 90

participating homes. The most attended event is the March BBQ, and in April it is time for a “Bye-Bye Birdie” sendoff where any left-over beverages in cans are consumed. Although there is a nominal fee for some events (\$10 to \$30 per person), their objective is not to raise money but to break even at year’s end. And how can you put a price on fun?



Wentworth staged a Chili Cook-off in February. They had great neighborhood participation and sampled a whole host of delicious varieties of chili. And the winner was:



Wilton Crescent hosts a “standing regardless” 2-hour BYOB Wilton Wednesday (WW) from 5:30 to 7:30 get together Oct-Apr. Residents sign up for a month and provide meal and drink set-ups and neighbors bring an hors d’oeuvre or a sweet to round out the menu. It was launched years ago by Sharon and Ed Block who were

feted last month “on the circle” as they left Wilton Crescent for Watercrest. In addition, when a new neighbor arrives, a “Meet the New Neighbors” night is added to the social calendar.



If you would like to have additional “social” information from our 3 participating ‘hoods, please contact Jennifer Everingham, jevingham@upcai-fl.com, directly and she’ll supply email information.

Upcoming Events



October 11 th	Breast Cancer Walk in the Park, supporting “Making Strides Against Breast Cancer”
November-December	Community Outreach Committee fundraiser for the “Mayors Feed the Hungry” Program
November 2 nd - December 17 th	UPCAI Board of Directors Key Election Dates
November 2 nd - November 17 th	Call for Board Candidates
November 23 rd	Board Candidates Forum
November 25 th	Elections Start
December 17 th	Election Day

Stay informed by visiting our website here.

UPCAI