

**MINUTES OF MEETING
UNIVERSITY PLACE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the University Place Community Development District was held Wednesday, October 22, 2014 and called to order at 3:33 p.m. in the Community Room; Northern Trust Bank; 6320 Venture Drive; Lakewood Ranch, Florida 34202.

Present and constituting a quorum were:

Richard Romanoff, Jr.	Chairman
Frank Ingrassia	Vice Chairman
Tamara Cashi	Assistant Secretary
Victoria Kahle	Assistant Secretary

Also present were:

Mark Vega	District Manager
Lynn Jackson	Operations Manager
Terri Lusk	Severn Trent Services (Via Telephone)
Numerous Residents	

*The following is a summary of the discussions and actions taken at the October 22, 2014
University Place Community Development District's Board of Supervisors Meeting.*

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Vega called the meeting to order; Supervisors and staff introduced themselves.

SECOND ORDER OF BUSINESS

Public Comment on Agenda Items

Hearing no comments from the public, the next order of business followed.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the September 24, 2014 Meeting**
- B. Financial Statements, Check Run Summary and Invoices through September 30, 2014**

Mr. Vega stated each Board member received a copy of the Consent Agenda which includes the Minutes of the September 24, 2014 Meeting, the Financial Statements, Check Run Summary and Invoices through September 30, 2014 and requested any additions, corrections or deletions.

- Mr. Ingrassia pointed out that the year to date actual for *Reserve – Fence/Monuments* needs to be corrected.

There being no further additions, corrections or deletions,

On MOTION by Mr. Romanoff seconded by Ms. Kahle with all in favor, the Consent Agenda which includes the Minutes of the September 24, 2014 Meeting, the Financial Statements, Check Run Summary and Invoices through September 30, 2014 was approved as amended.

FOURTH ORDER OF BUSINESS

District Manager’s Report

- A. Discussion of Follow-Up Items**
 - Mr. Vega should have the final corrections to the Interlocal Agreement. Corrections are to be made on the negligence section.
 - Mr. Romanoff requested an additional column on the follow-up report to include an approximate completion date for projects.
 - The planters will be placed by the contractor for a \$25 fee; and they will call 48 hours prior to delivery, which should be in approximately two to three weeks.
 - The pressure washing will commence the week of November 10th for the HOA. Pro Wash will give Ms. Jackson an estimate for this to be done in CDD areas. Sarasota Home Care has been doing this work for the CDD for several years. The driveways, walkways and sidewalks will be done.

Mr. Romanoff MOVED to award the contract for pressure washing to Sarasota Home Care Services; and Ms. Cashi seconded the motion.

Upon further discussion,

On VOICE vote with all in favor, the prior motion was approved.

- The Board concurred to have Affordable Tree Service trim 25 Oak Trees at \$50 per tree. Ms. Cashi will select the trees for trimming.
- Gates are now repaired by Mr. Randy Gruberg of Action Security. This is a verbal agreement. Ms. Jackson would like him to do a preventative maintenance on the gates which will cost approximately \$400. The monthly contract is \$200 per month. Ms. Jackson will seek a quarterly maintenance contract at no more than \$300 per month.

There being no further discussion,

On MOTION by Mr. Ingrassia seconded by Ms. Cashi with all in favor, the Operations Manager was authorized to seek an annual contract with Action Security for quarterly gate maintenance in an amount not to exceed \$2,800, and the Chairman was authorized to execute said contract.

- Mr. Lange has been starting up the monument lighting.
- B. Acceptance of Arbitrage Rebate Report for the Special Assessment Refunding and Improvement Bonds**

Mr. Vega presented the Arbitrage Rebate Report for the Board's review and approval; a copy of which will be entered into the official record.

There being no comments or questions,

On MOTION by Mr. Ingrassia seconded by Mr. Romanoff with all in favor, the Arbitrage Rebate Report for the Special Assessment Refunding and Improvement Bonds was accepted.

C. Assignment of Fund Balance as of September 30, 2014

- The Severn Trent Accountant for the District was contacted to discuss the numbers.
- The Reserve for fence/monument was addressed.
- The funds from the Construction Account should be used first.
- Reserves – Gate/Monument needs to be adjusted to \$84,941 on the assigning balance.
- Mr. Vega read the appropriate numbers into the record.

There being no further discussion,

On MOTION by Mr. Romanoff seconded by Mr. Ingrassia with all in favor, the assignment of the fund balance as of September 30, 2014 was approved as amended.

FIFTH ORDER OF BUSINESS

Old Business

A. Discussion of Gate Piggy Backing

- This is still an issue and may not be able to be resolved.
- Mr. Romanoff suggested painting some lines and putting up signage stating, *Wait Here Until the Gate Closes.*

B. Discussion of Paver Cleaning

- The pavers in the area of the kiosk are in poor condition.
- Ms. Jackson was asked to get a price to clean pavers and for replacement of pavers which are in poor condition.
- Ms. Jackson was asked to get a price to clean, stain and seal the pavers.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no attorney present or any issues for discussion, the next item followed.

B. Engineer

There being no engineer present or any issues for discussion, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor Requests & Comments

- A legislative bill allowing the CDD to turn over roads to the HOA was discussed.
 - A representative of the Lakewood Ranch CDD will be invited to the November Workshop.
 - Mr. Vega will write a letter to Mr. Richard Williams in support of this legislation.
- Mr. Romanoff commented the Cooper Creek pedestrian gate has been propped open on more than a few occasions.
 - Ms. Jackson and Mr. Lange were asked to look into installation of a stopper or bollard to prevent this from happening.
- Mr. Ingrassia discussed a delineation of duties among the Board members.
- Ms. Jackson will get the 877 telephone number from Envera for Jane to report any issues with the gates.
- Workshops are at 4:00 p.m., as opposed to 3:30 p.m.

EIGHTH ORDER OF BUSINESS

Public Comment Period

- A resident was told the mediation for the road lawsuit will take place in November.
- The resident was told the interlocal agreement will be signed soon.
- This was Ms. Armbrust's last meeting and the Board presented her with a gift.

NINTH ORDER OF BUSINESS

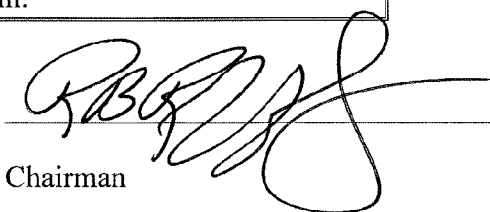
Adjournment

There being no further business,

On MOTION by Ms. Cashi seconded by Ms. Kahle with all in favor, the meeting was adjourned at 4:52 p.m.



 Mark Vega
 Secretary



 Chairman