

**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, January 27, 2016 at 6:30 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
Jane Lange	Assistant Secretary
Victoria Kahle	Assistant Secretary

Also present were:

Robert Nanni	District Manager
Lynn Jackson	Operations Manager
Jack Knowlton	District Engineer (Via Telephone)
Tom Swaine	Envera
Numerous Residents	

The following is a summary of the discussions and actions taken at the January 27, 2016 University Place Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment on Agenda Items

- Mr. Mina Ajrab discussed the warranty for the sealant in an effort to defend his actions in driving over it before it was completely dried, voiding our warranty. Mr. Ajrab requested his letter be included with the Minutes of this meeting.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the December 9, 2015 Meeting**
- B. Financial Statements, Check Run Summary and Invoices as of December 31, 2015**

Mr. Nanni stated each Board member received a copy of the Consent Agenda, which includes the Minutes of the December 9, 2015 Meeting, Financial Statements, Check Run Summary and Invoices as of December 31, 2015, and requested any additions, corrections or deletions.

- The invoices were not included in the agenda package. Mr. Nanni will forward them to the Board tomorrow under separate cover.

There being no further discussion,

On MOTION by Ms. Lange seconded by Ms. Kahle with all in favor, the Consent Agenda, which includes the Minutes of the December 9, 2015 Meeting and the Financial Statements, Check Run Summary and Invoices as of December 31, 2015, was approved.
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FOURTH ORDER OF BUSINESS

Discussion by Envera Representative Regarding New Gate Equipment

Mr. Tom Swaine of Envera introduced himself.

- The proposal is to replace the inbound arm barrier operators to the new high speed models they are using. There are sensors imbedded in them which will show any vehicle striking it. This is for both entrance gates, and the purpose is to prevent tailgating. The cost is approximately \$9,500 for each entrance. Service and monitoring are included for an additional \$195 each. There will be a warranty for parts and labor.
- There is some new technology with cameras and tags. Residents should register their guests by license plate, which will make for easier access. The tags will be stored as data. Mr. Swaine will notify Ms. Jackson about other communities which have the new system.
- Mr. Swaine indicated they are beta testing license ID scanners.

- The license scanner recognition technology takes approximately three seconds to verify the license. Although the ID technology works well, it takes longer to get the vehicle through.
- All states' license plates are recognizable.
- Cost has not yet been determined.
- A brand new kiosk would be needed for the license ID scanner.
- Mr. Swaine recommends the license plate technology for a CDD.
- There are more tailgating problems at the front than at the back.
- A speed bump or Stop Sign may help to alleviate these problems.

Mr. Romanoff noted for the record that most of the attendees at this evening meeting are the same people who attend the afternoon meetings. Eleven audience members are in attendance.

FIFTH ORDER OF BUSINESS

District Manager's Report

A. Discussion of Follow-up Items

Speed bumps were discussed.

- New speed bumps are needed to replace those which became ineffective with the paving. They are now too low.
- There was discussion regarding installation of speed bumps across 7710 and 7715 and from 7611 through 7612 Charleston.

Mr. Knowlton called in to discuss his report; after which the District Manager's Report will continue.

SEVENTH ORDER OF BUSINESS

Staff Reports

B. Engineer

Mr. Jack Knowlton participated via telephone to discuss some issues.

- Mr. Knowlton gave the Board a general overview of the community and drainage-related issues.
 - The drainage at Planters Knoll needs to be taken care of. The HOA, which is contracting for the work, has not made an inquiry to the CDD about tying that into the CDD's system. Mr. Knowlton will get with the HOA and the CDD Board will approve their request.

- Mr. Romanoff inquired about the area around the homes at Heyward Circle. The water drained, but the roots which grew down into the drainage structure will have to be removed. This is the HOA's common area.
- All outfalls from the ponds have been cleared by Sitemasters.
- The water levels in the yards which back up to the wetlands are appropriate for the drainage structures. Mr. Knowlton suggested there be a meeting with SWFWMD and homeowners in this regard. The CDD is in consensus to participate in the meeting. All structures and drainage has been inspected and in good working condition. It appears the HOA and CDD are not responsible for these drainage issues, but the homeowner is responsible. The Board would like to work with the homeowners to determine the appropriate response to correct the drainage issue. Mr. Knowlton will contact SWFWMD to set up a time to look at this area and discuss what needs to be done.

On MOTION by Ms. Kahle seconded by Mr. Ingrassia with all in favor, the Board was authorized to work with the HOA Board and homeowners to attempt to find a solution to correct the drainage issue in the yards which back up to the wetlands.

FIFTH ORDER OF BUSINESS

District Manager's Report (Continued)

A. Discussion of Follow-up Items

- The Meeting Street Gate was discussed. Mr. Nanni and Mr. Romanoff met with County officials. There is an outstanding improvement bond on the gate. The Meeting Street Gate will stay, contrary to what has been said. The County wants to make it an automatic gate. No one is certain when Medallion Homes will install the automated gate actuators for emergency services, or how to make them do it. Mr. Ingrassia was particularly livid about the inability of the County to enforce their decision.
- Mr. Nanni discussed meetings regarding traffic enforcement. The Traffic Interlocal Agreement was recently approved by the County Commission. The Board concluded at the Workshop that a mobile traffic trailer will be brought in. Mr. Nanni will follow up on this request. There are issues with high speed traffic in

Charleston and ignorance of traffic control access, such as Stop Signs, particularly at Sea Island and Seven Oaks.

- The HOA is on board with the CDD’s Parking Ordinance. Staff needs to be able to post the parking regulations for the community in order to allow for orderly enforcement. Speeders will be given warnings and be subject to penalties.
- Ms. Jackson discussed the speed bumps. They have to be painted yellow.

On MOTION by Mr. Ingrassia seconded by Ms. Kahle with all in favor, installation of two asphalt speed bumps per the Superior Asphalt bid as advertised, with signage and markings at the location previously described on Charleston was approved.

- Ms. Jackson checked with the hotel for future meetings and they will charge \$100. This location will be used as a back-up for future Board meetings. The library is also available, which the Board is not in favor of because of distance and closing time constraints.
- The gutters at the gatehouse were installed.
- The Sylvester Palm will likely be planted by Saturday.
- Replacements for the damaged signs at the front entrance are on order.
- The fence was repaired on Pond 2.

SIXTH ORDER OF BUSINESS

Old Business

There being no old business to discuss, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Staff Reports (Continued)

A. Attorney

There being no attorney present or any issues for discussion, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Supervisor Requests & Comments

- *Mr. Romanoff stated for the record that as a Board of Supervisors member, I have the potential conflict in which a company I own and control has a contract doing work for the District. It is appropriate that we add to the Minutes that this is disclosed and also indicate that as it comes to business for the District, the approval process is handled by other Board members, so I am not directly involved and that*

it had been done through competitive bidding, so it is not a conflict, as deemed by the attorney.

NINTH ORDER OF BUSINESS

Public Comment Period

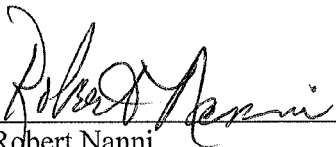
- Board meetings cannot be held at the pool due to weather conditions and mosquitos, despite the fact the room is free of charge.

TENTH ORDER OF BUSINESS

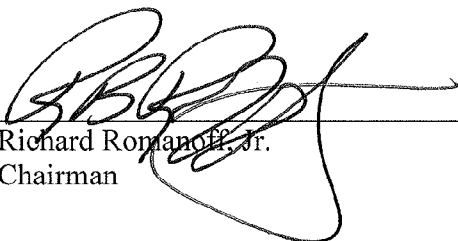
Adjournment

There being no further business,

On MOTION by Mr. Ingrassia seconded by Ms. Kahle with all in favor, the meeting was adjourned at approximately 8:10 p.m.



Robert Nanni
Secretary



Richard Romanoff, Jr.
Chairman