

**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, February 24, 2016 at 3:30 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
Tamara Cashi	Assistant Secretary
Victoria Kahle	Assistant Secretary

Also present were:

Robert Nanni	District Manager
Lynn Jackson	Operations Manager
Numerous Residents	

The following is a summary of the discussions and actions taken at the February 24, 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. Nanni announced acceptance of the Fiscal Year 2015 Audit will be deferred to the April meeting.
- Mr. Mina Ajrab would like to resubmit his statement which he read at the last meeting regarding sealing damage. He read the statement into the record. He believes the Minutes did not accurately reflect his statement.

SECOND ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the January 27, 2016 Meeting**
- B. Financial Statements, Check Run Summary and Invoices as of January 31, 2016**

Mr. Nanni stated each Board member received a copy of the Consent Agenda, which includes the items as stated above and requested any additions, corrections or deletions.

There not being any,

On MOTION by Mr. Romanoff seconded by Mr. Ingrassia with all in favor, the Consent Agenda, which includes the Minutes of the January 27, 2016 Meeting and the Financial Statements, Check Run Summary and Invoices as of January 31, 2016, was approved.

FOURTH ORDER OF BUSINESS

District Manager's Report

- A. Discussion of Follow-Up Items**

- With regards to the Meeting Street gate, both Mr. Nanni and Mr. Romanoff have been in touch with Manatee County staff. They are unanimously in favor of remaining with the remote control. The County Manager will post this as an agenda item for the County Commission. Mr. Romanoff would like staff to contact them on a weekly basis to ensure this goes before the County Commission. Mr. Nanni predicted it may take up to seven months as a worst case scenario to resolve this issue. Mr. Nanni does not believe the penalty will be affected by the District's sovereign immunity, but this may be a question for the attorney. Mr. Romanoff requested that Mr. Nanni inquire about how the county will control the access until such time as there is a resolution with the developer.
- The Captain from the Sheriff's Office acknowledged his staff can function under the new traffic enforcement resolution. The speed trailer is distributed by the Public Works Department. They are not in favor of putting speed trailers on the roads with gates. They can be rented privately. Mr. Romanoff suggested moving forward with enforcement by the Sheriff's Office. Mr. Romanoff does not want to publish the timeframes for the program.

Mr. Ingrassia MOVED to approve proceeding with implementation of traffic enforcement by the Sheriff's Office, as adopted in the previous Resolution to slow down traffic throughout the community, with times and dates to be determined; and Ms. Lange seconded the motion.

- A trial period of four shifts will be established, to be determined, with an evaluation thereafter.

There being no further discussion,

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

- Mr. Romanoff indicated his disappointment with the shortness of the speed bumps. They are three inches high by three feet wide, which is in accordance with the contract. Anything higher may damage the undercarriage of some vehicles. Mr. Ingrassia requested yellow striping before the speed bumps. No signage is needed.
- Envera sent proposals regarding the new equipment. The issue is whether or not the Board wants to consider replacing the gate arms with the newly-designed, faster-acting gate arms. They are pricey, at approximately \$9,600 per gate arm and the Board is not in favor of proceeding. The license plate reader camera will be given to the District at no extra cost, as an upgrade. A notification about this license plate camera will be sent throughout the community.
- A resident is installing a pool around Planters Knoll, which is delaying installation of the stormwater drain. Mr. Romanoff commented the CDD has not received a formal request for approval of this project from the HOA or the engineer. It was approved subject to receipt of the drawings and how it is going to affect the CDD's systems; none of which has been received. Ms. Jackson will obtain the as-builts.
- Sitemasters will do the work at Alston Court. There is some debris which has never been emptied. There is a drain on both sides of the street which will be cleaned out even though the flow is good. Mr. Romanoff would like to do a walk-through of this area once the work is done.

- With regards to Heyward Circle, there is a drain which has tree roots between two homes and located in the HOA common area. One of the owners is in the process of installing a pool. The CDD is responsible for catch basins and culverts. The CDD will have to get permission from the HOA to clean these items since they are located on HOA property. This will be done after the pool is installed. Ms. Jackson will contact Sitemasters for the remaining work.
- With regards to the situation on Charleston, the District Engineer went to SWFWMD this morning. This is the resident's responsibility, and Mr. Rupert will have to get a Land Surveyor and determine the location of his property line. Railroad ties may be installed at the edge of his property to ensure the water does not rise up. A permit is not needed. Ms. Jackson will contact Mr. Rupert and everything will be in writing. Mr. Romanoff commented CDD projects should not be delayed due to a homeowner's action which has not begun.
- Ms. Jackson commented staff would like to set up a meeting between the District Engineer and residents to discuss drainage in the District. The first Wednesday in April will work for him. It can be set up at the Comfort Suites. This is not yet definite. This meeting will be sponsored by both the HOA and the CDD. The District Engineer will distribute handouts to all attendees.
- The new signs for the median will be given to Mr. Lange to post. The sign pole needs to be replaced and staff is awaiting bids. An aluminum pole has to be set in concrete. The Board wants this work done as soon as possible.
- Drainage issues in the area in which Drayton and Charleston meet are getting worse.
- Entrance signs were discussed regarding University Place parking regulations. Mr. Ingrassia is satisfied with the wording. This sign should be uniform with the other signs in the CDD.
- Palm Trees need to remain tied up for the time being to ensure the roots take hold in the soil.
- The parking enforcement signs will be put on commercial vehicles.
- The Stop Signs were discussed and the Board decided not to put up anymore Stop Signs at Indigo Ridge and Seven Oaks.

B. Acceptance of the Audit for Fiscal Year 2015

As discussed earlier, this item is deferred to the next meeting.

FIFTH ORDER OF BUSINESS

Old Business

There being no report, the next order of business followed.

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 order of business followed.

SEVENTH ORDER OF BUSINESS

Supervisor Requests & Comments

Hearing no requests or comments from the Board, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Public Comment Period

- Ms. Patricia Kane submitted a petition to re-address traffic noise in the District; a copy of which is attached hereto and made part of the public record. Residents requested the CDD address noise issues from the highway east of Lake Rover to its end and suggested different types of landscaping. The affected communities are Indigo Ridge, Tabbystone, Sea Island and Meeting Street.
 - Mr. Ingrassia commented the CDD has to petition the FDOT to put up a wall in the area. Some foliage will be done. It is going to be difficult to alleviate noise on a roadway which belongs to the FDOT when they refuse to cooperate with the CDD.
 - Ms. Kane recommended a fence and foliage will help to alleviate the noise.
 - Ms. Jackson commented staff has spent close to \$10,000 to install irrigation, clear Brazilian Pepper Trees and plant Viburnum on the berm.
 - A resident inquired about the possibility of a Noise Study. Mr. Ingrassia reminded him that the FDOT must do this. Ms. Kane commented that a noise study was done back in 2008.
 - Mr. Romanoff will respond to any request, and they follow a particular process. The only difference is the level of noise increasing from

construction and the removal of vegetation. Mr. Romanoff does not believe FDOT will do anything until completion of construction.

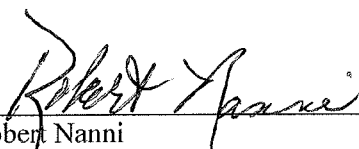
- Mr. Nanni will send a letter to the FDOT.
- A resident indicated noise-blocking walls actually deflects the noise to another street.
- The District Engineer should also be contacted regarding the wall.
- A resident proposed there be speed bumps at the intersection of Charleston and Edmonston Edmiston Circle, where there is a blind corner. The Board will investigate this area and it will be discussed at the next meeting.
- Mr. Terry Williams inquired about the procedure at the Meeting Street gate if a lock was installed.
- Mr. Art Cox inquired about the rationale used for dividing the assessments based on the frontage of the homes. One-half of the bill covers the CDD Bonds. The original apportionment by the developer, based on frontage, was explained, as well as the difficulty in getting all residents to vote on a “uniform assessment” change, where many would be voting to increase their own assessments. This is not likely to pass.

NINTH ORDER OF BUSINESS

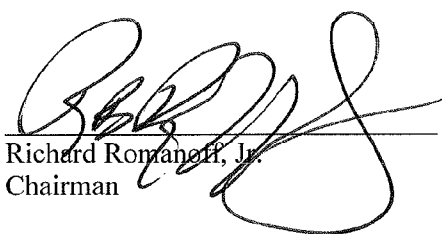
Adjournment

There being no further business,

On MOTION by Mr. Ingrassia seconded by Ms. Cashi with all in favor, the meeting was adjourned at approximately 5:08 p.m.



 Robert Nanni
 Secretary



 Richard Romanoff, Jr.
 Chairman