

**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 26, 2016 at 3:30 p.m. in the Community Room of the Northern Trust Bank, located at 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
Andrew Cohen	District Counsel
Lynn Jackson	Operations Manager
Numerous Residents	

*The following is a summary of the discussions and actions taken at the October 26, 2016
University Place Community Development District's Board of Supervisors Meeting.*

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Romanoff 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 28, 2016 Meeting**
- B. Financial Statements, Check Run Summary and Invoices as of September 30, 2016**

Mr. Romanoff stated each Board member received a copy of the Consent Agenda which includes the Minutes of the September 28, 2016 Meeting and the Financial Statements, Check Run Summary and Invoices as of September 30, 2016; and requested any additions, corrections or deletions.

There not being any,

On MOTION by Mr. Ingrassia seconded by Ms. Cashi with all in favor, the Consent Agenda which includes the Minutes of the September 28, 2016 Meeting and the Financial Statements, Check Run Summary and Invoices as of September 30, 2016, was approved.

FOURTH ORDER OF BUSINESS

District Manager's Report

- A. Discussion of Follow-up Items**
 - The Meeting Street gate issue with Manatee County and the Riva Trace Developer was discussed. There is a tentative meeting on December 1, 2016. Mr. Nanni will contact the County to ensure the issue remains on their agenda. The Board may decide to pull an item right up until the last minute. Mr. Romanoff considers this a high priority with the county.
 - Staff is considering installing benches at the entranceways of Cooper Creek and Honore for parents waiting for their children to get off of the school bus. Not enough benches can be installed to seat everyone, which may create animosity among these residents. There was Board consensus not to install benches.
 - Staff is still seeking prices for striping of the crosswalks.
 - The fence inspection was discussed. It will cost \$200 to remove and haul away the fence per 100-foot section. The commercial and residential fences cannot connect, as they are made of different materials. Approximately 18 per 100-foot sections of posts are needed. The cost to do one 100-foot section will be \$3,555.
 - Gate issues with regards to trick or treaters was addressed. Trick or treaters are coming into the community from other neighborhoods.

Ms. Kahle MOVED to not open the gates on Halloween and use normal entry procedures at the gate for those residents who would like to bring guests in.; and Ms. Lange seconded the motion.

- The Board considers this a safety issue.
- Mr. Cohen recommended sending an e-mail blast.

There being no further discussion,

On VOICE vote with Mr. Ingrassia, Ms. Lange, Ms. Cashi and Ms. Kahle voting aye, and Mr. Romanoff voting nay, the prior motion was approved.

- The holiday decorations will be put up before Thanksgiving and lights will turn on the day after Thanksgiving. Mr. Ingrassia would like to see more light at the main entrance. In years' past, there were more wreaths on the gates. Mr. Romanoff recalls there was a controversy with the wreaths not working. There will be more lights this year since the budget was raised to \$4,000 for Fiscal Year 2017. Ms. Jackson will determine the exact amount.
- Pressure washing of the sidewalks, curbs and drains will take place soon. The Board wants this started before Thanksgiving.
- Ms. Jackson will speak to Ms. Curtis and find out when the Oak Trees will be trimmed.
- Mr. Romanoff does not believe the speed bumps need to be shaved down. Something must be done about vehicles going around them. There will be a sign installed in concrete on either side the speed bumps. There will be a concrete post. No additional speed bumps are needed at this time.
- A resident is seeking reimbursement for alleged damage incurred while going over a speed bump. There is a question as to whether or not the tires needed to be aligned before the incident. The Board does not want to set a precedent in this regard. When this person left his home in the morning, the speed bump was not yet installed. When he came home at night, it had been installed, but not striped, so it was not visible to him at the time. However, no one knows for sure how fast he was driving. This resident was also told from a service department that a wheel

alignment was not needed, but he approached another company and had it done because he felt the vibration. Mr. Cohen noted a motion is not needed, but clarified the direction is to deny this request and respond back to the resident. There have been complaints about these speed bumps. Mr. Romanoff stated, *for the record, three notices out of 403 homes, we are not doing too bad.* A resident commented that they be called *Safety Bumps* instead of *Speed Bumps*, which the Board thought was a great idea.

- An e-mail was received indicating that a commercial vendor was using a clicker instead of a bar code reader or guest entrance with authorization to enter. Clickers are not to be used in the community. Mr. Nanni contacted Envera and confirmed they do not give out bar codes or clickers, the HOA gives out bar codes. Mr. Nanni is not certain how any vendors are able to obtain clickers. EMS has transmitters, not clickers. If the signal were given out, then that may be how this vendor was able to gain access in such a way.
- B. Motion to Assign Fund Balance**
- Certain funds go to certain reserve accounts and by the end of 2016, GASB wants to know where the funds are going, and that is the purpose of this document.

On MOTION by Mr. Ingrassia seconded by Ms. Kahle with all in favor, the motion assigning the fund balance as of September 30, 2016, was approved.

FIFTH ORDER OF BUSINESS

Old Business

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

SIXTH ORDER OF BUSINESS

Staff Reports

- A. Attorney**
- Ms. Jackson will prepare a draft letter for the attorney’s review for a response regarding the safety bumps.
- B. Engineer**
- The engineer should be made aware of the *safety bumps*.

SEVENTH ORDER OF BUSINESS

Supervisor Requests & Comments

- The bar code reader at the Cooper Creek entrance needs to be recalibrated again, according to Mr. Ingrassia, as he is having issues.
- Ms. Kahle presented Ms. Cash with a gift from the Board, as she stepped down from her term.
- Mr. Lange was presented with a gift from the Board celebrating his retirement.

EIGHTH ORDER OF BUSINESS

Public Comment Period

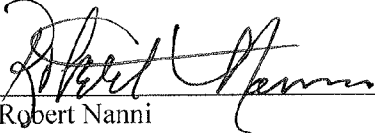
Hearing no comments from the public, the next order of business followed.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Ingrassia seconded by Ms. Cash with all in favor, the meeting was adjourned at approximately 4:36 p.m.


Robert Nanni
Secretary


Richard Romanoff, Jr.
Chairman