

**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, August 22, 2018 at 6:30 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
Victoria Kahle	Assistant Secretary
Armand Houze	Assistant Secretary

Also present were:

Robert Nanni	District Manager
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*The following is a summary of the discussions and actions taken at the August 22, 2018 University Place Community Development District's Board of Supervisors of Meeting.*

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

Mr. Romanoff called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Candidate Forum**

- Mr. Romanoff indicated there are two seats that are up for election in November. Ms. Lange and his seat are both up. Ms. Lange is running again and there are three candidates running for his seat.
- The candidates are as follow: for seat one, Jane Lange for seat three, Ernst Ruppert, Susan Lerman and Lauren Wilson.
- Each candidate provided a brief synopsis and a bio was provided to the Board and residents.
- Mr. Romanoff indicated that there is one more candidate, Mr. Michael Wackerbauer who was unable to attend tonight's meeting but is slated to run for seat one, which is currently held by Jane Lange.

- Mr. Romanoff explained this Board is a governmental entity, so just like the Manatee Board of County Commissioners, any registered voter in the District is eligible to vote for this Board.

**THIRD ORDER OF BUSINESS**

**Public Comment on Agenda Items**

There being none the next item followed.

**FOURTH ORDER OF BUSINESS**

**Approval of the Consent Agenda**

- A. Minutes of the June 27, 2018 Meeting
- B. Financial Statements, Check Run Summary and Invoices as of May 31, 2018

On MOTION by Mr. Ingrassia seconded by Ms. Kahle with all in favor, the consent agenda was approved as presented. 5-0

**FIFTH ORDER OF BUSINESS**

**Public Hearing to Adopt the Budget for the Fiscal Year 2019**

- A. Fiscal Year 2019 Budget

*Let the record reflect Mr. Ingrassia left the meeting.*

On MOTION by Ms. Kahle seconded by Mr. Romanoff with all in favor, the public hearing to adopt the FY2019 budget was opened. 4-0

- Mr. Nanni asked if there were any comments or questions regarding the budget. Comments were received.

On MOTION by Ms. Lange seconded by Ms. Kahle with all in favor, the public hearing to adopt the FY2019 budget was closed. 4-0

*Let the record reflect Mr. Ingrassia returned to the meeting.*

- Mr. Houze presented the budget to the Board.
- He informed them they should have received their notification from Manatee County and what the taxes would look like if they stay with their high water budget.
- Mr. Houze provided an overview of the budget and a comparison of last years budget versus this year's.
- The tax bill can be lowered once the bond is paid off.

- The work they have done has brought them to the proposed final budget, the one which will go before the Board tonight for approval. This budget shows a decrease of 1.5%.

**B. Consideration of Resolution 2018-04 Adopting the Fiscal Year 2019 Budget**

On MOTION by Mr. Romanoff seconded by Ms. Kahle with all in favor, accepting the budget as presented by Mr. Houze and resolution 2018-04 adopting the fiscal year 2019 budget was adopted as presented. 5-0

**C. Consideration of Resolution 2018-05 Levying Assessments for the Fiscal 2019 Year Budget**

On MOTION by Mr. Romanoff seconded by Mr. Ingrassia with all in favor, resolution 2018-05 levying assessment for the fiscal year 2019 budget was adopted. 5-0

**SIXTH ORDER OF BUSINESS**

**District Manager's Report**

**A. Discussion of Follow-up Items**

- Mr. Nanni reviewed and discussed the items on the project list.
  - *Reserve Advisors* – Ms. Daniels will not be available until Thursday but Mr. Nanni has forwarded Mr. Ingrassia's email to her with the items they would like downloaded.
  - *No Parking Signs* – These have been purchased to go outside the gates as vehicles have been blocking the entry and exit gates. They have a total of four signs to be installed on Friday or Saturday. They have also purchased no parking internal signs but are awaiting the poles in order to install these.
  - *Pressure Wash and Reseal Pavers* – Cooper Creek entrance is now complete. However there has been a slight problem with the Honore pavers and they have to purchase some to replace the broken pavers.
  - *Install Black 4' Vinyl Coated PVC Chain Link Fence* – They have reached the point of the punch list with H & Y Fence. However, H & Y fence indicated they have not received the punch list. Mr. Nanni met with Mr. Houze and redid

the punch list and provided it to them. Mr. Houze will meet with H & Y Fence to point out the problem areas.

- *Contact Manatee County Volunteer Traffic Unit* – This is still in process.
- *2019 Budget Preparation* – This is completed as of August 22, 2018.
- *Streetlight & Street Sign Poles Being Painted* – Mr. Pewterbaugh needed supplies in order to complete this project. Mr. Nanni purchased those supplies and will contact Mr. Pewterbaugh to get the status on how many poles are left to be completed.
- *Road Storm Water Gutters* – Mr. Nanni did an inspection and noted about three were missed. He has spoken to Phil regarding this to come out and do a walk through to see if there are any additional ones missed.
- *Ashley Circle Berm* – This project is completed.
- *Envera Post Orders* – Will be discussed later in the meeting.
- *Road Leaching* – Mr. Nanni would like to know how frequently the Board would like this process done. It is Mr. Nanni's understanding the Board is looking for someone to do some mild brushing and vacuum.
- *Barrier Arm Knock-off Letters* – They currently collected \$425 which has been added to miscellaneous revenue from two payers, one in the amount of \$300 and the other for \$125. There is a third one for \$125 which is not in the system as yet which brought them up to a total of \$550 received. The guest arm at Cooper Creek was knocked down and another letter will be sent to the individual. One individual whom Mr. Nanni has spoken to twice will be forwarded to Mr. Cohen since he is in denial about the incidents even though there is evidence to prove otherwise, and he owes \$125. There are two more residents who were sent letters.

**B. Post Orders Discussion**

- Mr. Nanni got in touch with Envera and provided his contact information. He did this throughout the post orders. Further discussion ensued regarding after hours' contact. Discussion ensued regarding removal of Lynn Jacksons' number as a contact number off the bulletin boards within the community and the website.

**C. Proposed FY2019 Meeting Schedule**

- The Board reviewed the meeting schedule. The November 21, 2018 workshop meeting on the schedule was changed to November 14, 2018.

On MOTION by Ms. Kahle seconded by Ms. Lange with all in favor, the proposed FY2019 meeting schedule was approved as amended. 5-0

**SEVENTH ORDER OF BUSINESS**

**Old Business**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests & Comments**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Public Comment Period**

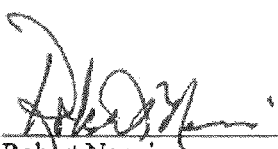
- Comments were received.

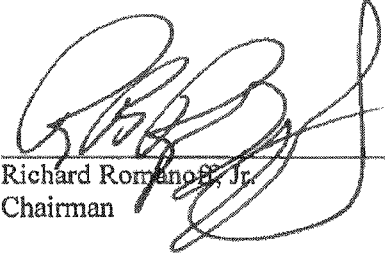
**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further discussion,

On MOTION by Mr. Ingrassia seconded by Mr. Houze with all in favor, the meeting adjourned. 5-0

  
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 Robert Nanni  
 Secretary/Assistant Secretary

  
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 Richard Romanoff, Jr.  
 Chairman