



FEBRUARY 2022
 Volume III | Issue 1
 www.upcai-fl.com



THE UNIVERSITY PARK COMMUNITY ASSOCIATION NEWSLETTER

UP to DATE

President's Message

Dear Residents and Neighbors:

University Park is unique among the prestige golfing communities in the Sarasota corridor for the combination of ownership of our infrastructure systems and the beauty of our landscaping. This year, we intend to further enhance both the beauty and operational safety of our community.

During 2022, we will use the increased assessment monies to spend approximately \$1,000,000 on road repaving, sewage system improvements, repaving the Community Center parking lot, upgrading the reliability of our potable water system and improving our landscaping in the face of escalated costs and limited resource availability.

In addition, we expect to achieve the formal revision of our CCR's (Covenants, Conditions and Restrictions) that is required by the change in ownership



from the previous owners/developer. All homeowners will be involved in this effort and approval as we proceed with the Supplementary Documents (SD) for the neighborhoods and then the Master CCR.

How to effectively communicate the myriad of activities going on in University Park without overwhelming you with emails will be a continuing challenge. However, the new UPCA web site launched in December 2021 is a good first step as we persist to work on both clarity and timeliness of communication.

Thomas A. Christopher

Tom Christopher
 President, UPCA

UPCAI Board of Directors Meetings

Agenda Activity for the January 20th Board Meeting

MOTIONS AND APPROVALS

- 1. Elect new Director.** With the resignation of former Director John Barry, Janette Gatesy was nominated, and elected and will fill the vacancy effective immediately until the November election. See column on page 2.
- 2. Appoint 2 members to Infrastructure Committee.** Steve Becker and Bill Moore
- 3. Finance Committee.** Eleven reserve spending requests, and two use of operating surplus proposals were approved. Year-end financial results were presented and discussed.
- 4. Treasurer.** Two proposed portfolio trades were approved.
- 5. CCR's.** Send proposed and amended and restated versions of SD's to all neighborhood owners subject to any revisions requested by Chairs and vetted by legal prior to Feb-March Meetings

DISCUSSION UPDATES

- Community Center parking lot repairs and upgrade—cost and timing
- Close of contest to name the Rotunda and Pergola



Welcome to the Board

Introducing Janette Gatesy

Effective January 20, 2022, Devonshire Resident and Chair, Janette Gatesy, was nominated and subsequently appointed by her peers as the latest resident to sit on the UPCA Board of Directors. She joins the six sitting members, and her term will run through the 2022 Board elections this November.

Following Janette's retirement from The Northern Trust Company in Illinois, she and her husband Jack became University Park homeowners in 2014. In addition to her 6-year tenure as Neighborhood Chair, she was Election Chair for the Board's annual 2019-2021 November elections, has been a member of the Safety and Access Control Committee for 2 years, Treasurer of CERT and participated on the Community Center Design Team. She is a member of the University Park Women's Club and served on their Board as Treasurer for 2 years.

We were very fortunate Janette was able to jump right in bringing with her such a proven and impressive resume of community volunteerism for University Park. *Welcome, Janette.*

UPCAI NEIGHBORHOOD ANNUAL MEETINGS February 28-March 1, 2022

Just like Groundhog day, the Neighborhood Annual Meetings in University Park are somewhat of a tradition.

Beginning on Monday, February 28th each neighborhood will hold its yearly "street meetings" to nominate and elect their neighborhood committee members. Each of the 32 zoom video conference meetings are scheduled to only last an hour. [Click here](#) for date and time for each neighborhood Annual Meeting.

What's different this year? UPCA will also be requesting the approval of the Amended & Restated Supplemental Declarations ("SD's") for each of our 32 neighborhoods. The SD's are one of several Governing Documents each new homeowner received and signed at closing when they bought their home.

This is the first step in the process being directed by our General Counsel to review and request approval of all the revised UPCA governing documents during 2022 since our change in ownership. To finalize the Amended and Restated Supplemental Declarations, the approval of at least 2/3 of the Lots in each Neighborhood is required.

Prior to your scheduled meeting you will receive an explanatory letter from General Counsel, a limited proxy, and your revised Neighborhood SD. Please take some time to review the revised SD before the meeting and be prepared to vote on them or provide your completed and signed proxy to the Assistant Secretary, your Chair, or another UPCA homeowner.

Your participation in your upcoming Annual Meeting is extremely important either in person at the scheduled neighborhood meeting (only via Zoom), or by proxy. The proxy you will receive will include a simple YES/NO for the approval of the revised Supplemental Declarations.

Please email any questions to upsdccb@gmail.com or contact your Chair, any Board member, or our Assistant Board Secretary Jennifer Everingham. In addition, a Director will be in attendance at each of the scheduled meetings.

Information at Your Fingertips

What's different about the new vs the former UPCA website? Plenty! But you must log in to see it for yourself. One over-riding objective for the renovation of the website was to tear down all the barriers to your entry and to ensure easy navigation of the website every day for you to read and explore what's new.

1. START at the landing page that displays the four organizations under the brand University Park — our association, country club, recreation district and Women's Club. From there, you select who you want to visit.

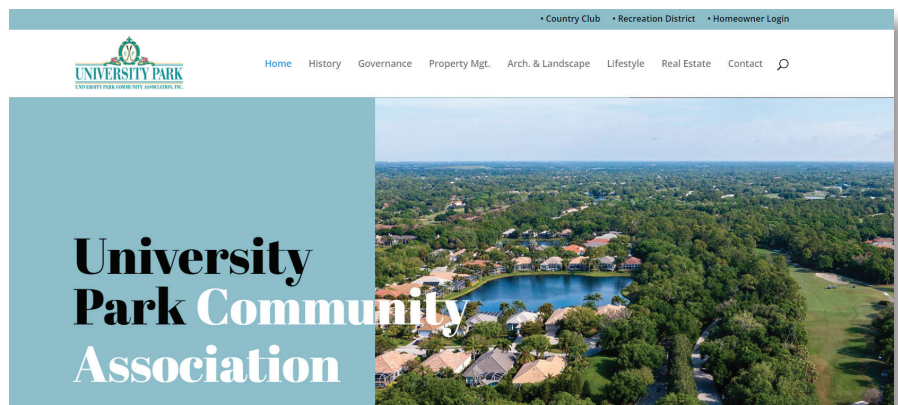
2. CHOOSE COMMUNITY ASSOCIATION (www.upcai-fl.com) the password to get into the homeowners' section of the site is **home22**.

The page opens to more new photos that showcase the home we're so proud of. Click after click.

The new navigation software makes it easier to find and get to the all the community pages once you are logged in. It provides an improved organization of folders with many links to navigate from page to page to enhance search capabilities with a tap of your finger.



<https://www.universitypark-fl.com>



<https://upcai-fl.com>

We've added a feature that will supply us with the number of "hits" we get each day on the site and where users (that's you!) are going every time they log in to get information. This way we can keep tabs on which sections are visited most often and, also, calculate average reading time. This will be on going and we'll keep you apprised of the results.

Currently, we're working on one page you can go to after you enter the Homeowner's section that will give you the **HOT PARK TOPICS** in summary form every 2 weeks so you will be able to keep your finger on the pulse of what's happening in our community.

Winter is a time you might see many of our turtle species sunning themselves around our ponds.

Turtles are ancient, shelled reptiles that have existed for 220 million years. The southeastern United States has many diverse turtle species, and Florida is among the top states with over 30 native turtle species, most of which are freshwater turtles. While most freshwater turtles have hard boney shells, three species known as softshell turtles have fleshy shells and webbed feet adapted for swimming.



Both the Florida hard shell and soft shell turtles are protected by conservation regulations.



Meet Our University Park Turtles

OUR SOFTSHELL TURTLE

lives in the large pond near the golf Pro Shop. These turtles may live up to 30 years in the wild, can range in size from 6 to 30 inches and weigh up to 80 pounds with females 3-5 times larger than males. Their heads and snouts help them breathe while remaining largely underwater. Softshell turtles are very fast-moving in water and on land and in our warm climate, they are active all year-round. Florida softshell turtles are carnivores and feed mainly on fish, insects, crustaceans, frogs, mollusks, amphibians, small turtles, snakes, and occasional aquatic birds. They may also scavenge for plant life.

THE FLORIDA SUWANNEE COOTER

was found wandering the sidewalks in the Virginia Water neighborhood. The "Cooter" is native to Florida and one of the largest in the Florida turtle family reaching lengths up to 17 inches. Its hard shell is black with yellow markings with lower shell light orange or yellow/ black markings. Its head and skin are green with yellow stripes on its neck and head, bluish-green eyes (if you can get that close!) and black hind feet. These turtles enjoy hauling out completely to bask on rocks and large logs, or even alligators! Cooters aren't picky—they're omnivores, happy to scavenge, forage, and hunt.

THE BOX TURTLE

is part of the Emydidae (turtle, tortoise, terrapin) family. Four subspecies of the common box turtle live in the sunshine state including the Florida box turtle. This fella was found on a tee box on our golf course. Box turtles are almost exclusively terrestrial, and don't have the webbed toes that are characteristic of many other related species. Having a highly domed, brown, or gray shell with beautiful yellow stripes, box turtles can completely withdraw themselves into and close their hinged shell for protection. Box turtles eat almost anything including berries, insects, roots, flowers, eggs, and amphibians. Younger turtles tend to be more carnivorous than adults, hunting in ponds and streams for food. As adults, box turtles primarily feed on land.

All turtles' shells are anatomically connected to their spine, with nerve endings that run through the surface of the shell. So, if you touch a turtle's shell it will know and will probably instinctively try to bite. Enjoy watching these lovely creatures, *but don't touch!!*

Landscape Master Plan

Current Status of Initiatives

The UPCA co-coordinating team of John Whyte and Janette Gatesy, UPCA Board Directors; Curtis Nickerson and Brian Niehaus, Park Boulevard Management (PBM); and Kathy Bondur and Chris Lukowitsch, Architecture and Landscape Committee (ALC) have been continuing to work on this important community initiative.

As part of the Master Plan, a “Florida Friendly” pallet of plants and trees has been completed and is available for viewing at the Community Center as well as online at <https://upcai-fl.com/landscape-master-plan/>. Florida friendly is a term used to describe plantings that include plants that are native to Florida and plants from other places that have adapted to and thrive in our Florida climate. This pallet will be used throughout University Park as part of the Master Plan.

As part of Phase 1 of the Master Plan, the deferred maintenance of the land along University Parkway has been completed. Now, the enhancement portion of the Phase 1 plan is in process. Six vendors were asked to submit a Request for Performance but only two, Brightview Landscape Services and Duval Landscape Maintenance, met our criteria. They have submitted plans and after review, were asked to make revisions that are available for viewing and comment at the Community Center. The vendors will be presenting these revisions to the team shortly. We will keep the community updated as we move forward.

University Park Entry Monuments

As part of the Landscape Master Plan and its initiative to update the landscaping along University Parkway and the entrance into University Park, a proposal to accurately reflect the name of our community and change the entry monuments was approved by the UPCA Board. The current “University Park Country Club” side entry monuments were to be changed to “University Park” with “University Park Country Club” on the center monument which is currently blank.

The Board, the Landscape Master Plan Committee and PBM have received an enormous amount of feedback from the residents against changing the signs on the side entry monuments. This feedback has been listened to and the Landscape Master Plan Committee is recommending to the Board at the February UPCA Board meeting that the previous approval be revised and that the two side monuments signage not be changed.

The Landscape Master Plan Committee will look at two options for the blank center monument: 1) add “University Park” which is the brand name of our development, or 2) remove the monument completely and open up the area for enhanced landscaping. A survey will be conducted with appropriate sketches to solicit community feedback regarding these options and this will be taken into account before a recommendation is made to the Board.

OUTREACH COMMITTEE

There's Strength in Numbers

The UPCA Outreach Committee is busy at work planning our yearly slate of charitable events for 2022.

Our committee of seven dedicated, talented and hardworking members has found a real synergy in working together over the past two years. We come from diverse professional and personal backgrounds and offer a unique blend of strengths across the group that fosters the tremendous successes we have experienced thanks to the continued generosity of our wonderful community. Our combined team goal has always been to serve others who need a helping hand.

In addition to the continued work of the Outreach Committee, there are other associations within University Park that support a variety of charities. To have everyone help each other to build awareness of our respective fundraising activities, we are creating a combined community-wide charity calendar that includes the University Park Women’s Club, the Men’s and Women’s Golf Associations and the Breast Cancer Walk in conjunction with the Country Club. The 2022 Community Charity Calendar will soon be posted on the UPCA website and in a separate e-blast to everyone in University Park so we’re all in the charity-know for the year.



VALENTINE'S DAY CHARITY BEGINS AT HOME.
Outreach Committee Members
Andrea Anderson and Julie Moser

Florida Gardening for New Residents

For people who have recently moved to Florida, adjusting to the Sunshine State's unique climate, seasons, soil, and species can be challenging. With eight distinct USDA Hardiness Zones, the variety of ornamental, edible, and native plants that happily grow in Florida is staggering.

Here are a few suggestions for adapting your gardening practices to your new home.

1. Rethink Growing Seasons

Here in Florida the winters are mild but the summers can be brutal. You may need to re-think which months are part of the "growing season," based on where in the state you're located.

We are located in South Florida (South of S.R. 70).

South Florida includes USDA Hardiness Zones 10 and 11. Summers in these zones are long and hot. You can find the best time to plant, check for pests, prune, and fertilize in the *South Florida Gardening Calendar* <https://edis.ifas.ufl.edu/publication/EP452>

2. Plan for the Rainy Season

In Florida we have true rainy and dry seasons. Winter and spring are our driest months of the year. Beginning in summer the rainy season stretches from June to October. You can expect afternoon rains almost every day during these months. These cloudbursts are usually short, and the sunshine returns quickly, so they're easy to plan around.

Water flow becomes a serious landscaping concern during the rainy season. It's best to address drainage problems as soon as you notice them, and before heavier rains and seasonal storms compound the problem.

For your plants, the rainy season means abundant water, but also an increased risk of fungal pests. Some turfgrasses are also sensitive to excess moisture. Adjusting your irrigation can make a big difference in your lawn's health. On the other hand, all that rain makes summer a convenient time to plant palms, shrubs and small trees.

3. Consider the Soil, Sand, and Salt

One of Florida's many charms is that no matter where you are, there's likely to be a beach nearby. Gardening in a state with such an extensive coastline requires a little extra planning to deal with the relentless sand, limestone, and salt.

"Mayakka fine sand" is the most common soil type in the state. In our southern area, the soil is very shallow and the limestone bedrock raises the pH to alkaline levels. Regardless of our local soil type, begin with a soil test which you can get from the Manatee County Extension office at 1303 17th St. West in Palmetto (941-722-4524). The pH of your soil will tell you which plants, trees, and shrubs will grow best in your yard. High salt content is not usually a problem in University Park.

4. Know Your Invasive Species

A year-round growing season and plenty of international commerce make Florida a hotspot for invasive plants, pests, and wildlife.

Many species that are beloved up north are a problem here in the Sunshine State. Japanese honeysuckle and European blackberry, for example, are on the Florida Noxious Weeds list. Local invasives that are commonly sold in big box nurseries are Mexican petunia, oyster plant, sanseveria (mother-in-law's-tongue), and pothos ivy. It's best to plant these in pots where their spread can be limited.

5. Call Your County Extension Office

Florida is a marvelous place to live, but it certainly requires some adjustment. As you adapt to your new home, the county Extension office is there to help. The local Extension staff and volunteers would be happy to help answer questions about plants, pests, irrigation, lawn care, and much more. Give them a call at (941) 722-4524.

Information for this article was supplied by UF/IFAS Gardening Solutions, University of Florida.

ZONES 10 & 11

Heaps Happening in the Visual Arts in University Park!

Now there are two 'artsy' venues

The Gallery at UP
8301 The Park Boulevard | University Park, FL 34201

The Gallery at UP is in the atrium of the new Community Center (the former real estate office) just before the front gate to University Park. Heartfelt thanks to UPCA for agreement to feature the work of residents, Country Club members and Staff on the two 18' walls leading to a lovely fairway view of the golf course. Rotating exhibits through the year will feature a range of art and crafts, sometimes with a theme. While jurors select the work to be shown in The Gallery, there is no judging, no prizes, nor sales. You will find contact information for the artists and artisans in each exhibit should you want to inquire about buying or commissioning their work.

Stop by Wednesday, February 16, from 5:00 to 7:00pm, to celebrate the opening of the Fine Artisan Show that will run through mid-April. From handspun weaving and dazzling jewelry to exquisite basketry and delightful fabric art, the range and depth of talent will blow you away! If you can attend the reception, RSVP to bsomma@msn.com Otherwise, you are welcome to visit The Gallery during normal Community Center business hours.

Jim Pearson, a resident of Hampton Green and woodworker par excellence, constructed a beautiful 9' long table to hold some of the three-dimensional pieces. His neighbor, Joe Wetzel, with professional exhibit experience, is the master of hanging and arranging the shows. If you would like to volunteer to help on The Gallery, seasonal and year-rounders are welcome! Email deb.vnbrnt@gmail.com



The 22nd Annual Art in the Park runs March 5-6 from 10:00am to 5:00pm on the Club Café under the teal and white canopy. This show of fine art—painting, photography, sculpture—is judged by three local art professionals who decide the cash awards.

For the first time the judges will also determine the winning piece in response to the UPCA Challenge to capture some aspect of University Park. Visitors vote for the highly coveted People's Choice Award.

This year's Art in the Park promises to rival the 21 previous years of excellence! Fifty-six artists have signed up including 15 who are new participants—an overall increase of 14 since last year. Get ready for a fresh and exciting range of work. If you'd like to preview the artists and judges, please visit www.ArtintheParkUPCC.com And, of course, stop by the show!

INFRASTRUCTURE COMMITTEE

The FPL Towers are Coming!

In a letter dated December 1st 2021 to most residents of University Park, FPL (Florida Power and Light) announced a year-long 2022 project to enhance the performance of their electric service to our area by improving the reliability and resiliency of the energy grid.

The overall project includes up to 8 miles of towers with approximately one mile contiguous to University Park. It will require the installation of new towers (poles) and power lines parallel to the existing line along the existing FPL corridor in University Park. Preliminary road work has already begun with pole construction beginning in April.

However, what they didn't tell you is what we as a community should do to get ready for this construction and how we might be inconvenienced.

Your Board contacted the FPL Project Team and organized a Zoom meeting on January 31 to find out how we should prepare and its potential impact on residents, country club, golf course nursery area and the gopher turtle nest areas along the power line, for starters.

The Project Managers listened to all questions and will provide charts, detailed information and timelines so the entire community is conversant with the project. We were advised

there will be no loud hammering, high noise, very little dust and, any damage to sidewalks, vegetation or other areas will be repaired or replaced. We will also meet with FPL Field Reps in next few months to walk through our area that will be affected. FPL reports that most resident questions / concerns come from the heavy equipment that is involved in the project.

Ongoing FPL project information will be available in future issues of **UP to Date** on our website homeowner's pages, (click [here](#)) that will include a Q&A with questions and concerns at each Board Meeting.

Com-mu-ni-ty

"A group of people living in the same place or having a particular characteristic in common."

"A feeling of fellowship with others, as a result of sharing common attitudes, interests, and goals."

Sounds quite like all of us who call University Park 'home,' doesn't it?

When each of us turns onto The Park Boulevard or enters through the rear gate we enter our community, a special place that only 1201 families can call their own. Literally. We are all neighbors. Inside our gates is our oasis, our relief from the hectic world all around us. We are home!

For a very few however, that feeling of fellowship does not quite transfer to road safety in University Park. Some recent resident feedback does indicate that many drivers have slowed down and we're witnessing more drivers waving a second one forward and mouthing "thank you" when arriving simultaneously at stop signs. Yet still others ignore posted speed limits as residents continue to report drivers who attempt to pass on the right, tailgate, flash their lights and occasionally use hand motions to express frustration.

With disregard to speed limits and other ongoing road safety issues, we cannot afford to rest on our laurels and think we'll never have a serious traffic accident in University Park. That is why the Board of Directors, in concert with members of the Safety and Access Control Committee, have started the process to explore all options for improving road safety on our roads. Then, predicated on the results of our findings, we'll begin to develop a focused step-by-step plan in lockstep with residents starting with the Chair Council and an enforcement policy.

As we "dig into" our research, think about this. The easiest, least intrusive option to improve road safety is modifying behavior when warranted by slowing down and enjoying our landscape, not passing other vehicles, coming to a stop not a slide at stop signs and walkers making use of the miles of sidewalks at their disposal.



PBM MAIN

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Park Boulevard Management Offices are located in the UPCA Community Center just before the gatehouse at 8301 The Park Boulevard. Their hours of operation are: 8:30 am -5:00 pm

UPCAI Board of Directors

Tom Christopher

Board President
2022 - 2023

Bill Lockhorn

Board Vice President
2022 - 2023

Peter Conway

Board Secretary
2021 - 2022

Pat Thompson

Board Treasurer
2021 - 2022

Janette Gatesy

Board Director
2022

Peggy Lowndes

Board Director
2022 - 2023

John Whyte

Board Director
2021 - 2022

UPCAI Website

<https://www.upcai-fl.com>

UP to Date

can be found on the homeowner's section of UPCA website

dwellingLIVE

<https://community.dwellinglive.com/universitypark.aspx>

SAVE THE DATE

All committees are currently meeting online via Zoom. Watch your emails for the Zoom information for each meeting.

Architecture & Landscape Committee

Fridays at 10:00 am

Chair Council Meeting

Second Monday each month
4:00 pm

Finance Committee

Second Tuesday once per quarter
3:30 pm

Ponds Committee

First Thursday each month
2:00 pm

UPCAI Board of Directors

Third Thursday each month
10:00 am

Infrastructure Committee

Second Thursday each month
2:00 pm

2022 Neighborhood Meetings

February 28-March 8