

UPCAI Architecture and Landscape Committee Minutes  
 02/19/2021 - via ZOOM VIDEO CONFERENCE 10:00am  
 8301 Park Blvd. University Park, FL 34201

1. **Call Meeting to order:** 10:00am
2. **Certify Quorum of Committee:** present via video conference - Kathy Bondur, Sarah Hans, Christine Lukowitsch, Lynda Morrison and Emery Tapley. Absent: Bob Neal
3. Previously distributed minutes from 02/12/2021 Meeting were unanimously ratified.
4. Applications Review:

| Date       | Code | Neighborhood            | Lot # | Address                   | Name                                    | Project Type  | Fee | Pic | Approve/Deny | Committee Votes      | Comment/Contingencies  |
|------------|------|-------------------------|-------|---------------------------|---|---|-----|-----|--------------|----------------------|--|
| 02/19/2021 | EP67 | Eaton Place             | 67    | 7310 Eaton Court          | Fred & Janet Bishop                     | Replace 3 sliding glass doors with impact rated. Replace 1 slider window with impact rated.   | X   | X   | Approved     | 4 Approve / 0 Oppose | None   |
| 02/19/2021 | HE22 | Henley                  | 22    | 7002 Lancaster Court      | Lynn Johnson                            | Roof Replacement: Slate <i>profile</i> , Barkwood <i>Range</i>  | X   | X   | Approved     | 4 Approve / 0 Oppose | None. Please note: The driveway should be cleaned and the exposed hose reel in front needs to be screened. |
| 02/19/2021 | KP16 | Kenwood Park            | 16    | 8187 Abingdon Court       | Don & Heidi Ferris                      | Generator installation, right side of home - will screen with existing hedges.  | X   | X   | Approved     | 4 Approve / 0 Oppose | None   |
| 02/12/2021 | LG40 | Lennox Gardens          | 40    | 6908 Lennox Place         | Peter Geller                            | Front door replacement  | X   | X   | Approved     | 4 Approve / 0 Oppose | None.  |
| 02/19/2021 | SL13 | Sloane Gardens          | 13    | 7718 Sloane Gardens Court | John & Karen Albrechtsen                | Repainting house: Body: <i>Benjamin Moore, Sheraton Beige</i> / Trim: <i>Benjamin Moore, Winthrop Peach</i> / Door: N/A                                   | X   | X   | Approved     | 4 Approve / 0 Oppose | None.  |
| 02/19/2021 | SG11 | Stanhope Gate           | 11    | 7043 Stanhope Place       | Jamie & Vicky Daugherty                 | 1. Repainting house - Body: Sherwin Williams, Kilim Beige / Trim & Door: Sherwin Williams, Extra White<br>2. Change 3 garage lights per attached picture. | X   | X   | Approved     | 5 Approve / 0 Oppose | None   |
| 02/19/2021 | SJ46 | St. James Park          | 46    | 6668 St. James Crossing   | Judi Edwards                            | Roof Replacement: Slate <i>profile</i> , Santa Paula <i>Range</i>   | X   | X   | Approved     | 5 Approve / 0 Oppose | None   |
| 02/19/2021 | WG26 | Warwick Gardens         | 26    | 8035 Warwick Gardens Lane | Rick Schachner                          | Roof Replacement: S <i>profile</i> , Terra Cotta <i>range</i>   | X   | X   | Approved     | 5 Approve / 0 Oppose | None   |
| 02/19/2021 | N/A  | Eaton Place Common Area | N/A   | Eaton Place Entry Sign    | Rebecca Passante, Eaton Landscape Chair | Remove 2 Washingtonia from behind the Eaton Place entrance sign   | X   | X   | Approved     | 5 Approve / 0 Oppose | None   |

5. **2/12/2021 requests follow-up:** 8014 *Collingwood Court* - Lynda Morrison will contact the resident to clarify our response and ask for sample border tiles. May want to mention the contrast is the issue and they should consider a paver that matches/complements the driveway pavers.  
 8022 *Collingwood Court* - PBM will send a reminder that we are awaiting their response before giving approval.

6. Emery Tapley has volunteered to share the write-up of the ALC meeting minutes with Sarah Hans. Thank you Emery.

7. Kathy Bondur reported there are 2 new members on the Financial Committee.

8. **Bat Houses:** Bat houses have been approved for installation in backyards only, at the homeowner's expense.

9. The Community Center (PBM offices) will be repurposed which is anticipated to start late March 2021. The cost is approximately \$250,000 paid from the community reserves. PBM will move to the country club while their new home is refurbished.

10. **Neighborhood Annual Meetings:** The notices for the annual neighborhood meetings will be sent soon. The meetings will be held via *Zoom* and the *HOA Board members* will take turns conducting the meetings.

11. Comcast/Internet has been renegotiated and University Park will be getting faster internet at no additional cost.

12. The HOA has formed a pond committee chaired by David Van Brunt.

13. The ALC sub-committees reviewed their progress on document reform.

14. **Ongoing:** 6603 *Virginia Crossing* - The solar roof is still not complete. It's been over a year and Steve Hatton has communicated with the homeowner, but there is no resolution in sight. Another letter will be sent to the homeowner.  
 6515 *Virginia Crossing* - Home has been in foreclosure for approximately 2 years. The yard is unkempt, especially in the rear. PBM will look into who to contact get the property cleaned up.  
 7159 *Prestwick Court* - still in violation of using the garage as a living space. Steve Hatton will send a 3rd letter to the resident.

The meeting was adjourned by unanimous consent at 11:01a.m.

Respectfully Submitted,  
 Sarah Hans, Secretary ALC