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[www.upcai-fl.com](http://www.upcai-fl.com)



THE UNIVERSITY PARK COMMUNITY ASSOCIATION NEWSLETTER

# UPtoDATE

## The Chair Council has had a busy first quarter of 2022 tackling 2 significant pieces of work

### 1. Reviewing and promoting Amended and Restated Declarations of Restrictions (SDs).

To begin, Neighborhood Chairs attended an informational meeting with our General Counsel, Icard Merrill, where questions were asked and answered about the Supplemental Declarations (SDs).

Then, each neighborhood was asked to review the SDs for any additional feedback. This feedback was all sent to Icard Merrill and our UPCA Board of Directors for consideration. Our 32 neighborhoods are all unique and have differences that are reflected in the SDs. There are neighborhoods that have community swimming pools, or attached roofs, and there are house size guidelines and other standards

to keep our wonderful community looking updated and kept in good repair. All of this helps preserve the beauty of the park for our enjoyment.

### 2. Conducting Annual Neighborhood Meetings

Neighborhood Chairs have also been busy with the individual Annual Neighborhood Meetings. The preparation included getting interested neighbors to volunteer for the neighborhood committee positions. These positions are for one year, and nominations are taken and voting conducted as necessary. Note: The Neighborhood Chair position is held for two years.

This year it was particularly important, to not only gather

a quorum but also to obtain a minimum of 2/3 of the neighbors' votes to approve the amended and restated SDs.

This approval was the first step in a four-step process outlined by Icard Merrill to review and finalize our SDs and CCRs. The next part of the process will be a special meeting to be held later in the spring where a vote will be taken, per the current articles, to approve the proposed amendments to the Declaration of Covenants, Conditions and Restrictions (CCR) for University Park.

As the year progresses, the chairs will continue to complete the next steps of the review process for the University Park CCRs.

# UPCAI Board of Directors Meetings

## Agenda Activity for the February 17 Board Meeting

### MOTIONS AND APPROVALS

#### Finance Committee

- Two reserve spend requests for the community and one from neighborhood operating surplus.
- January financials close to expectations. Noted vegetation maintenance neighborhood budgets all booked in January and will come closer to budget as the year progresses.

#### Infrastructure

- Community Center parking lots repair proposal
- Manatee County meetings on water system and emergency gates
- Entry & emergency access gates replacement parts
- Wilton Crescent lift station overhaul
- Albemarle storm drain water boxes

#### Secretary

- The review deadline for the ALC guidelines by neighborhood chairs expired on February 28th.
- Spend request for Hampton Green common area improvement.
- Motion to approve ALC applications to remove resident requirement to report completed work to PBM

#### Treasurer

- Presentation of portfolio review

#### SD's and CCR's

- Motion to approve up to four phases of review and approval.

#### Landscape Master Plan

Motion to approve rescission to change entry signs on 2 sides of the main entrance. Signs to remain "as is".

### DISCUSSION UPDATES

- Launch of e-newsletter in digital format with new look
- Upcoming neighborhood meetings—importance and logistics
- FPL line installation—details on UP to Date

## Do We Have Your Consent?

### Replacing Paper-Informed Consent to Electronic Transmissions

During this year's round of Neighborhood Annual Meetings, it was evident we still have work to do to obtain residents' consent to receive official notices from UPCA I via email versus US mail.

According to Florida Statutes, a signed consent form allows homeowners to receive all official notices of the association including quarterly assessment statements, documents and meeting notices by electronic transmission—via email. We discovered that roughly 40% of our Chairs and their Committees have not yet consented in addition to more than 50% of our community at large.

We urge you to ([click here](#)) and fill in the blue consent form either right on your computer or device or print and fill out the form and deliver to The Community Center and help the association cut down on postage costs to send the important association packages that are in the offing to our community during 2022.

If you still have questions about how to consent, contact Assistant Board Secretary, Jennifer Everingham, at [jevingham@upcai-fl.com](mailto:jevingham@upcai-fl.com).

### OUTREACH COMMITTEE

## Helping Ukraine

As the Russian invasion of Ukraine continues, many of our University Park residents have expressed deep concern as to how they might help the people of Ukraine during this crisis that's affecting all of us. The UPCA I Outreach Committee has conducted top-line research and compiled a list of vetted charities that are offering direct relief to those who have left everything behind or lost everything in the conflict. Please consider a monetary donation to one of these organizations, or to another charity of your choice. A link is provided below:

- Global Empowerment Mission is a Florida-based organization that is in on the ground helping the Ukrainian people. <https://www.globalempowermentmission.org/>
- World Central Kitchen is serving thousands of fresh meals to Ukrainian families fleeing home as well as those who remain in the country. <https://wck.org> <https://wck.org/story>
- Airbnb is hosting refugees at no cost, supported by donations: [airbnb.org](https://airbnb.org)
- Other Top-Rated Charities providing aid In Ukraine can be found at: [charitywatch.org](https://charitywatch.org)

The UPCA I Outreach Committee's next charitable drive will be in support of Meals on Wheels Plus/Food Bank of Manatee during the Giving Challenge scheduled from Noon, April 26 to Noon, April 27. All food banks in our area are struggling to meet the growing demand for assistance. With your generous donations to this cause, we can continue our mission to help local families in need.

The Giving Challenge is a bi-yearly fund drive, presented by The Community Foundation of Sarasota County. The Patterson Foundation (TPF) will provide a 1:1 match for all unique donations, up to \$100 per donor, per organization made online with a credit or debit card.

More detailed information will follow in April via an email to residents. To learn more about the Giving Challenge, go to [www.givingchallenge.org](https://www.givingchallenge.org).



# The Birth and Growth of University Park

First in a series that explores the birth and growth of University Park – from a dense forest used for hunting wildlife to the beautiful, peaceful paradise we call home. We are friends and neighbors in 1,201 homes – many of whom are original owners/residents and many who have recently joined us. Regardless of how long you've been here, it's always fun to learn more about how University Park has become one of the premier golf communities in the Sarasota-Bradenton corridor.

## Sharing a Vision: Two Unlikely Business Partners Meet by Chance and Our Story Begins

When you turn into University Park from the harried speedway of University Parkway, you suddenly enter a calming tropical paradise. You sigh quietly. You're home.

Driving through the lush preserve that once served as a popular site for hunting wildlife, one may wonder how these hundreds of beautiful, crooked old trees and miles of brilliant green fairways survived our developers' handiwork. It wasn't by accident.

Pat Neal and Rolf Pasold. Two seemingly unlikely business partners who met by chance, both attracted to the same parcel of land, sharing a similar vision but with wildly different goals, interests and aspirations.

It has been said that University Park is unique to this day because these two men, one an investor and the other a seasoned developer and builder, created something far better together than either one could have achieved on their own.

University Park sits on what was formerly The LeBamby Hunting Preserve, a 1,086-acre property owned by 26 State Farm insurance agents who were located in offices from Florida to Illinois. They purchased the dense forest in 1956 and named it for State Farm Regional Vice President of Agents, Mr. Lloyd Bamberger. LeBamby had never been farmed nor cleared and was inaccessible - it could only be reached by Jeep across dirt tracks and wetlands at the end of Desoto Road.



Pat Neal, a well-known successful builder and former member of the Florida House of Representatives (1974) and Florida State Senate (1978), said the property was "casually for sale" when he first saw it in March 1979. He described it as "some of the most beautiful low pine flat woods" that he had ever seen in Florida.

About the same time, an agent from Michael Saunders Realty had shown the property to Rolf Pasold, a retired Austrian and English investor who lived in Lucerne, Switzerland. Pasold was the heir of a 400-year-old textile manufacturing firm, Pasold's Limited, and a British manufacturer of children's clothing. The Pasold's sold their life-long business enterprise, the largest manufacturer of children's clothing in the UK, to Coates & Clarke in 1976.

Pasold was looking for a good land investment in the United States. He just happened to be renting at the El Conquistador Country Club built by Pat Neal's enterprise, Neal Communities, in 1978. The manager of the Club suggested to Pasold that he call Neal, which he did in March 1980. The two men met for about one hour and discussed the possibility of acquiring the LeBamby Hunting Preserve. Pasold told Neal he was interested in the property and if Neal could get it under his control, he would help finance it.

However, getting control of the property wasn't easy – Neal had to convince 26 State Farm owners that it was time to sell. He worked for the next six months until August to acquire a contract for the sale and purchase of the 1,086 acres for approximately \$4,000 per acre with 40% down and a 10-year term at 6% for the remainder. The vote was contentious, but Neal's offer was finally accepted with a vote of 62% for and 38% against. Neal and Pasold closed the deal on November 9, 1980 – each paying about one million dollars down. They subsequently purchased four additional contiguous, smaller tracts of land.

That was the beginning of a long and successful partnership with the Neal and Pasold families, first with Pat and Charlene Neal and Rolf and Barbara Pasold, and now their sons Colin Pasold and John Neal and a family representative: Charles Varah for the Pasold family.

At the time this land was purchased, Neal and Pasold not only recognized the incredible beauty of the preserve, but the grand potential of their investment. After all, the property was considered “way out there” with the east termination of County Line Road ending at Tuttle – and only a gravel track to Lockwood Ridge with no sewer, water or zoning. It was 1980, and it would be 9 more years until construction would begin on University Parkway and 12 more years before the first model homes would open in University Park. Their vision and foresight for what would become University Park was magical since they were now the owners of over one thousand acres of an unplanned but plush forest, with little access, no zoning and no water.

*To be continued*

N.B. If you know about any history or have any fun memories of the early days at University Park that may be included in a future article in this series, please contact Sue Neumann at [sueneumann\\_1@msn.com](mailto:sueneumann_1@msn.com)

## UNIVERSITY PARK WOMEN'S CLUB

### The Scoop on Special Interest Groups (SIG)

Life at University Park doesn't end on the golf course and/or tennis court. The University Park Women's Club, a social and philanthropic organization, provides a wide variety of Special Interest Groups, lovingly known as SIGs. These groups are created and led by members to complement membership interests. The members are encouraged to initiate and form a group of like-minded members to start a SIG.

Currently there are 17 SIGs: All Things Victorian, Art Discovery, Birding, Book Club, Gadabouts, Fun and Games, Gardeners, Insights in Design, Joy of Eating, Lunch Bunch, Memoir Writing, Movies, New Member Lunch, Play Reading, Needlecraft, Spanish Conversation, and Wine Discovery. During the pandemic, SIGs met on Zoom or in small, masked groups. Interest and participation in these groups has been inspiring.

**Like Wine?** Our Wine Discovery SIG members “Wine a little Laugh a lot”. Their monthly meetings are planned to be a joyous and intellectually stimulating adventure. Gatherings focus on a specific type of wine either a varietal like Pinot Noir, Cabernet,



Chardonnay, or a region like French reds, South African whites, paired with luscious appetizers.

The format is entirely up to the hostesses' imagination! The choice of time, place, venue, and whether the event is to be ladies only or ladies with guests is entirely up to those who volunteer to host. Gatherings may be at the hosts' home or a location outside University Park. The upcoming April gathering will be a feast at the Apron's Cooking School at Publix savoring a 4-course meal with wine pairings.

Intellectually stimulating programs along with tasty eating and sipping are a hallmark of the Wine Discovery

Adventures. The list has included, but has not been limited to Classic Wine and Cheese Pairings, Hosting a Blind Wine Tasting, Terroir – a Sense of Place, Wineries as Architectural Marvels, Oddball Wine Facts, Wine Labels as High Art to name a few. Fascinating tales about wine, its colorful history, scandals, and awards have created memorable and enjoyable camaraderie.



The goal is to enhance our appreciation of the “Nectar of the Gods”!



## What's a Fish Kill?

We recently experienced an interesting and unfortunate phenomenon on the small pond #13 in Whitebridge. After a recent severe rainstorm, the adjacent neighbors woke up to lots of dead fish and plenty of turkey vultures! It was a situation called a "Fish Kill."

Particularly during the winter months when it does not rain much, our pond water levels go down due to evaporation and our use of water for irrigation. There is very little "flowage" of water between our interconnected ponds. The water near the bottom of our shallower ponds becomes "stale." The "bottom weeds" that generate the oxygen in the water become dormant during this time of year, so the bottom of the water column becomes "oxygen deprived." Low oxygen levels in the deeper water are quite common and can create a lethal environment for fish. In addition, the water at the bottom of the ponds becomes relatively warm and therefore less "dense."

But then along comes an infrequent significant winter rainstorm like we had recently dumping lots of relatively cool water into the ponds. The cooler rainwater is relatively more dense or heavier than the stale water at the bottom of the pond and it sinks to the bottom. Suddenly, the pond "flips" and the cooler, denser, rainwater displaces the warmer, less dense, oxygen deprived, water from the bottom of the pond. Now the surface water is oxygen deprived!

Very soon the fish living in the upper level of the pond die of oxygen deprivation. The dead fish float to the surface and the ever-vigilant turkey vultures enjoy a special picnic.

This is an unfortunate, but natural, occurrence. In most "Fish Kills" we typically see Tilapia being the main species of fish to die off. This is because they are an invasive species in Florida and cannot tolerate environmental shifts that other native species have been able to adapt to. Many people surmise the fish died because our pond management company applied too many chemicals to the pond. But no, this is a natural event. Fortunately, this "flipping of a pond" does not happen very often. It varies which pond is impacted due to many different factors such as depth, water chemistry, the amount of rainwater drained into the pond, etc.

When we experience a "Fish Kill," Park Boulevard Management sends a crew out to remove any dead fish the vultures have left behind, and the problem goes away.

And now you know what a "Fish Kill" is!

*Let's hope we don't have many.*



### Wrong Tree, Wrong Place

Many comments have been received by the Landscape Master Plan Team about keeping the current palm tree grouping in the front entry middle island. We listened to the feedback, and talked to PBM about the tree grouping, its health, and the maintenance requirements. In addition, we hired an arborist for an independent opinion on the tree. Both said, "Wrong Tree, Wrong Place!"



This tree grouping with multiple trunks is root-bound. It is in fair-to-poor health. To keep it looking good as a "specimen" tree for our entrance, the grouping is over-pruned to get rid of dead and hanging fronds. It cannot be reached from the ground requiring additional maintenance costs. As the arborist stated: A healthy grouping of Phoenix Reclinata can appear somewhat "unkept" and it may not be the best choice for your entry adjacent to a groomed annual bed. In addition, it requires a completely different type of fertilizer from other plants located in the median bed. He said, "As palms spread roots 100 or more feet from the palm trunk it is essential that you use this fertilizer in the entire median." This would create problems for all the other plants. Based on the poor health of this grouping of trees, they will be removed as part of the Phase 1 Landscape Master Plan.

### Front Entry Center Monument Wall

The Landscape Master Plan Team had initially considered surveying the community on whether to leave the center monument wall in place or tear it down. After receiving information concerning the fate of the grouping of palms at the front entrance, it was decided that removing the middle monument would serve no purpose and there are more important areas where we want feedback from the community on the design of the landscape plan.

The center monument wall is the appropriate location to add the University Park brand name and logo which is the registered name of the community and should be included at our front entrance. This action was recommended to the Board of Directors at the March 16 board meeting.

### Our Selected Vendor

The Landscape Master Plan Team has unanimously selected Duval Landscape Maintenance to prepare the final plans for the Phase 1 project. This project includes the landscaping along University Parkway, the front entrance, and along The Park Boulevard to the main gatehouse.

The Team has worked with Duval to fine-tune the proposed plans to meet our concept of a lush "Old Florida" look that is uniquely University Park, but with added color and impact. We have incorporated plants that are Florida-friendly and non-invasive, minimal maintenance requirements, and reduced irrigation requirements. We believe the proposed landscaping will enhance the impact of our University Parkway frontage and entry and be in keeping with the status of our community.

We will advise all homeowners by email as soon as these draft plans can be viewed on our community's website—on the public home page, under the New Landscape Master Plan icon (symbol). After you have reviewed the plans, we welcome all your email feedback at [LMPcomments@gmail.com](mailto:LMPcomments@gmail.com) no later than April 12. Your comments will be taken into account in the final presentation to the Board of Directors on April 21.

## Lion Tailing Live Oak Trees

A few years ago, our community offered a group rate to have the Live Oaks trimmed and thinned. The work was performed by John Brown & Co.

Unfortunately, some homeowners requested extreme thinning in the mistaken belief that this made their trees more wind resistant and less likely to fall in the event of a hurricane. They were told (or believed) that the wind would blow through the canopy if the inner growth was removed. This belief is not only wrong but dangerous. Mother Nature would have designed Oak trees with empty centers if this was true.



*Photo of lion tailing*

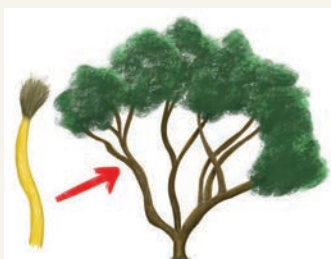
The inner branches dampen and reduce the sway of the wind. When they are cleared as in the procedure known as Lion Tailing, which leaves only a puff of foliage at the end, the uneven torque placed on the end of the branch results in movement that may cause the branch or tree to fail. Opening up the interior also allows sunlight to penetrate and scorch the sensitive bark. The injured tree will respond by producing rapid sucker growth along the trimmed branches to try to refill its center.

Unscrupulous trimmers will encourage homeowners in this practice because it is easier for them to reach and remove branches. So, if you decide to have your Oak tree trimmed please don't do this because you think your tree will look better thinned out.

- Trimming should be done only to remove diseased branches or branches that rub against each other, overhang a roof or are too low to the ground.

Trimming should ideally be done in late Fall or Winter when the tree is dormant to avoid such conditions as the Nitidulid Beetle or Tree Wilt caused by fungus.

We recommend you always consult with a certified Arborist.



*No lion tailing please*

## Souper-licious Social at Wentworth

Our Wentworth neighborhood had a gourmet mid-March social to remember, with an array of 12 delicious soups to sample and judge.

Each contestant brought their favorite homemade soup to share with their discerning neighbors. The culinary delights ranged from the familiar...Beef Barley, New England Clam Chowder and Roasted Vegetable to the more exotic Hungarian Goulash, Lemon Basil-Mushroom and even a cold Gazpacho soup...yummy!

Having sampled their fill and exchanged more than a few spoonfuls of friendly banter, the 30 or so jovial attendees voted for the 3 soups they liked best.

### **Souper-licious champion:**

Wendy (Shrimp Bisque) Brazil

### **Runners-up:**

Betty (Marvelous Mushroom) Muessle and Suzanne (Southwest Fish Stew) Schuster.



## FPL Crews and Machines Hit The Park

Last month, we advised that FPL (Florida Power & Light) has started an extensive year-long project to add a second row of towers and lines in the mile long current power line corridor often referred to as the "easement under the FPL lines."

Trimming, survey staking, and preliminary road work has already begun with a variety of FPL and subcontractor equipment including some very heavy trucks operating under the power lines. The heavy equipment operators do not expect to see any people or dogs in this area and may not be aware if you meander into this dangerous construction area.

We urge all of our homeowners to please not access this area at any time of the day or night. That means no golf carts, walkers, runners or those exercising their dogs in the corridor.

Please follow the signs and consider this entire area off limits.



The Gallery at UP is calling for artists and artisans to submit work that somehow makes you think of summer for an exhibit that will run through September.

April 4 is the deadline to submit photos of your work to be considered for the exhibit. To receive instructions and more information, send an email with the subject line "Gallery Request" to Deborah Van Brunt at [deb.vnbrnt@gmail.com](mailto:deb.vnbrnt@gmail.com). The show will open April 18; further details to be announced.

To qualify, the fine art and crafts must have been created by either UP residents, Club members or staff. Your work need not be recent. It must remain in the Gallery until the end of the show. A three-member committee of jurors (your neighbors and friends) will determine the pieces to be accepted, but space will dictate the number of pieces to be shown.

## Our Structures Have a Name!

The contest to name the Rotunda and Pergola located at the entrance to Hyde Park was launched last October. Unlike the contest to name our e-newsletter two years ago, this challenge to conjure up the best way to identify these two architectural pieces was a daunting one to our creative residents who found that it's hard to name structures like these. And we wanted to ensure that whatever names were selected were consistent with Rolf and Barbara Pasold's vision of the architectural heritage of University Park. Our front entrance is graced with a neo-classical balustrade and the Rotunda and Pergola are classical treatments that reinforce this theme.

We would like to thank the small cadre of residents for their submissions. Some were quirky and generated laughter; others were interesting twists on words but all submissions were well

thought out and greatly appreciated.

Our winners—who represent our two Boards—are John Whyte and Sally Dickson who zeroed in on a name that is accurate and relevant—but each in a different fashion.

### The Follies at University Park

Sally's submission described that historically, "a folly is a nonessential building that often serves as a garden focal point or eye-catcher drawing attention to a desired view and encouraging visitors to explore. While not typically deigned to be inhabited the structures were nonetheless used as getaways—places for parties, private rendezvous, and reflection..." And the Pergola is along for the ride.

When you drive along Park Boulevard



just before the left-hand turn to the back entrance, wave Hello! to **The Follies** at University Park. John and Sally have turned down the offer of a weekend in the Rotunda and instead opted for a gift from the Pro Shop.

# 22nd Annual Art in the Park

March 5 & 6 | Juried Art Show



**AND THE WINNERS ARE:**  
Judy Kramer, Joe Wetzel,  
Barbara Wetzel, Marci  
Weisgold, Susan Wu,  
Baerbel Kavanaugh,  
Carolou Marquet and  
Keith Nelson. Missing:  
Michael Parkinson,  
Susan Cameron-Kane  
and Nancy Fairchild

**THE FIRST ANNUAL  
UNIVERSITY PARK  
COMMUNITY ASSOCIATION,  
INC. CHALLENGE** was awarded  
to Barbara Wetzel for *A Walk in the  
Park*, Watercolor, pictured below.



The 22nd Annual Art in the Park was an enormous success, both in terms of quality of art and attendance. Certainly, it was the best attended with over 900 guests including almost 300 visitors from outside the Park. The opportunity for the outside community to discover the beauty and friendliness of University Park are worthy of celebration. This year's exhibit got raves over the quality and range of styles. Three judges, local art professionals, made the following awards:



**BEST IN SHOW**  
Keith Nelson  
*One Hundred Old Men*  
Acrylic on Paper



**FIRST**  
Marci Weisgold  
*Fountain, All Wet*  
Sculpture



**SECOND**  
Susan Wu  
*Joy of Spring*  
Chinese Brush Painting  
Ink & Watercolor

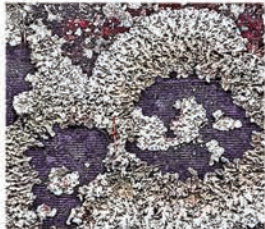


**THIRD**  
Joe Wetzel  
*The End of Summer* / Photography

## HONORABLE MENTIONS:



Baerbel Kavanaugh



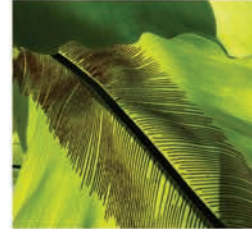
Judy Kramer



Michael Parkinson



Susan Cameron



Carolou Marquet

## AND, THE 2022 PEOPLE'S CHOICE AWARD

for which every visitor was invited to vote, was a tie!  
Peter Pizzi for *Blue Gills*, Mixed Media and Michael  
Parkinson for *Frog Martini*, Acrylic on Paper



## PBM MAIN

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Park Boulevard Management Offices  
are located in the  
UPCAI 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>

### **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

### **UP to Date**

Can be found on the UPCA website  
<https://upcai-fl.com/lifestyle/>.

To send comments, ask questions or  
add suggestions for articles,  
contact Jennifer Everingham at

[jevingham@upcai-fl.com](mailto:jevingham@upcai-fl.com)