



MAY 2022
Volume III | Issue 3
www.upcai-fl.com



THE UNIVERSITY PARK COMMUNITY ASSOCIATION NEWSLETTER

UP to DATE



President's Message

A major event occurred in December of 2019. After 2 years of negotiations, the residents of University Park secured ownership and control of the University Park country club and golf course. That occasioned the formation of the Recreation District (RD), Park Boulevard Management (PBM) and UPCA entities.

In the beginning of 2020, the UPCA Board began to review the infrastructure in University Park neighborhoods and common areas system by system – drinking water, sewage processing, vehicle gate controls, street repaving, Community Center, irrigation systems etc. The goal was to determine if homeowner monies set aside in the previous 15+ years were sufficient for the repairs and replacements that would be reasonably anticipated in the years to come.

Most of the homeowner money had been set aside in the past because of our long-established reserve philosophy which requires that every component or major structure in UP, outside of the RD facilities, have reserve accounts. Think of them as savings accounts that have received yearly deposits from the annual resident assessments so that there is sufficient money available to pay for a replacement when that becomes necessary.

This is harder than it might seem. There are over 200 separate item listings in our reserve accounts. Each line item identifies the piece of equipment involved, the expected lifetime, the forecasted replacement costs, and what the yearly financial reserve amount set aside must be in order to have the total amount available when the expected replacement is required in the future. There is no official book of answers regarding the useful life of the systems and equipment in UP. The Infrastructure and Finance Committees

meet quarterly to review the assumptions for life and the future costs for components based on our experiences in the community in the recent year or longer. When there are anomalies -such as the recent Knightsbridge irrigation pump failure in 3 years instead of 10 years – we attempt to understand the root cause and take corrective action. We also look at the future pricing and attempt to calculate the effects of escalation, scarce material and labor resources.

In both the neighborhood and community association accounts, we also maintain a separate general reserve established to cover unplanned expenditures such as sudden equipment failures during the year.

It is a very conservative system, designed to avoid “ugly financial surprises” in the years to come with over \$8M of reserves set

UPCAI Board of Directors' Meetings

Agenda Activity for the March 17 Board Meeting

MOTIONS AND APPROVALS

Finance Committee

- One reserve spending request for the community and one from neighborhood reserves.
- February financials close to expectations.

Infrastructure

- Wilton Crescent Lift Stations bypass modification/valve overhaul completed. May replacement of wet well liner.
- 23 Manholes, the last of the seriously corroded, will be repaired in April
- Pergola and deck repairs scheduled for completion in April. Rotunda repair on hold as quotes have been declined by many vendors as considered as too complex a project with today's limited staff.
- Community Center parking lot repairs plans to be completed in April.
- Potable water program kicked off with meeting with Manatee County water system. Pushing for Hampton Green to receive first valve upgrade
- Continued conversations with Manatee County Emergency Systems to establish emergency access gates guidelines

Secretary

- Kenwood Park inquiry to sell Lots 20 & 21 reviewed with historical information supplied by Director Whyte.
- Some concern by residents as to the timeliness of ALC requests.
- Motion to approve the resubmitted application for Hampton Green common area.

Treasurer

- Presentation of portfolio review

SDs and CCRs

- Motion to approve call for a special meeting of the association in which Voting Members will cast votes equal to the number of lots per neighborhood.

Landscape Master Plan

- Motion to add University Park logo to the front entry middle monument.

DISCUSSION UPDATES

- Announcement to name resident winners in the Community Contest to name the Gazebo and Pergola.
- FPL line installation—details in UP to Date.
- Article in local paper for Outreach Committee efforts last year.

President's Message (cont)

aside for the expected future costs. However, when technology or events occur that change the forecasted life of key equipment or cause rapid escalations in pricing, they can result in increases in the reserve assessments. Conversely, as in the case of the "Reclamite" road preservative application last year, that resulted in a reduction in reserves necessary for road repaving.

The Landscape Master Plan is an example of this. If we decide to spend \$200k on new entryway landscaping – trees, shrubs,

irrigation – we will assume that they have an expected life of 20 years and therefore we'll take \$10k out of the reserves paid by residents each year in order to have \$200k available to pay for new landscaping in 20 years. We are not perfect in our plannings, but we are thorough and conservative. As a result, I believe that we can have confidence in the future financial outlook of your Community Association.



Tom Christopher
President, UPCA

OUTREACH COMMITTEE

The UPCA Outreach Committee would like to thank all residents who participated in the recent Giving Challenge event to provide financial support to Meals on Wheels Plus/Food Bank of Manatee. The shelves are bare at our local food pantry due to the high cost of food and growing demand for assistance. Through our community's generous donations totaling \$9,450 to this cause which includes matching funds provided by the Patterson Foundation, the mission to help local families in need was achieved.



If you did not have an opportunity to donate during The Giving Challenge and would like to contribute, please go to www.mealsonwheelsplus.org for more information on making an online donation. To donate by check, payable to Meals on Wheels Plus of Manatee, please mail to the following address: 811 23rd Ave E, Bradenton, FL 34208. Every dollar helps someone who is hungry!

Summer brings a look forward to the 2022-23 school year, and the popular Huggs and Smiles campaign. University Park will again be asking for support for Eternal Bread of Life Outreach with their work to outfit hundreds of needy students with school uniforms, backpacks, and school supplies.



Last year's donations resulted in a banner event for the students and, we hope for another impressive outpouring of support from our University Park families. The campaign will run from July 18-27. Mail-in donations will gladly be accepted from residents who are out-of-town. Please stay tuned for more details via email in July.

UPWC Knows How To Party!

Dancing, Dancing!!! 50's, 60's, 70's style! What a roaring success!

The University Park Women's Club is well known for its philanthropic efforts on behalf of the wider communities of Bradenton and Sarasota. The club is also known for its Special Interest Groups (SIGs) that create outlets for our members to pursue their creative, culinary, and intellectual interests and pursuits as well as the opportunity for members to enjoy quarterly luncheons to hear interesting presentations by local experts from a wide variety of fields.

But did you know that our members are, for the sheer and singular pleasure of having a good time, a real partying group?

In March, we hosted an evening prompted by Jessica Bethoney, a member who loves to "trip the light fantastic" and held a Dance Party under the striped canopy at the outdoor Café at University Park Country Club.

It was a beautiful, cool Florida evening and members and their guests danced to familiar songs from the Rock n' Roll 50's, Swinging 60's and "Saturday Night Fever" 70's. All made for a perfect night of fun, revelry and memories.

John Fetsick, University Park General Manager, aka "Dick Clark" of American Bandstand fame, was our MC for the evening. He along with the DJ never missed a beat. Music was nonstop covering familiar music from three decades. And, thanks to group and individual dance lessons given by Dancing on the Suncoast Dance Studio instructors, everyone was up and dancing under the stars.

Guests were decked out in finery of each era with prizes given for the best costumes:

Debbie and Mitchell Eininger for the 70's, Les Gray and Linda Chenoweth for the 60's, and Suzanne Schuster and friend for the 50's.

Savory appetizers and Jello shots were a hit as we all took a trip and had a dance down memory lane.

Our intention is to explore more unique events we can host at the Country Club when we begin our "season" in the Fall.



Suzanne Schuster and friend for the 50's best costume



Mary & Buddy LaFlar



Dancing the night away

A Fish Story

University Park is blessed with over 50 ponds making up an extensive aquatic system. Aside from the overall beauty of these ponds, they support active flora and fauna life. It is the work of the Ponds Committee to report on the continuing health of these water bodies.

One important component of the health of our ponds is the protection of the fish population. Along with minnows and small bait fish, our ponds are home to three main fish types: Tilapia, Grass Carp, and Largemouth Bass (throw in a few catfish and Sunfish).

Tilapia is the common name for over 100 species of cichlid fish. Mainly freshwater fish, they serve as a significant biological control for most aquatic plant problems, consuming floating plants like duckweed, most undesirable submerged plants, and algae.

Grass Carp is genetically altered to prevent reproduction in order to control population. It feeds on submerged water plants thus preventing unwanted overgrowth, particularly Hydrilla. It consumes up to three times its body weight daily! This large fish (15-20 lbs.) is actually a member of the minnow family. As it grows older it eats less thus requiring restocking over time. UPCA I budgets for such an event.



Largemouth Bass, a member of the Sunfish family, is Florida’s Freshwater Fish. It feeds on insects, lizards, grasshoppers, and any other creature it can fit into its large mouth. Because of our ponds’ dense shoreline and underwater growth, this species does not thrive as well. It is also a meal of choice for Blue Heron and other large waders.

Of these species, only the Grass Carp has been intentionally introduced into our ponds. The others have been introduced by birds, animals, and other natural means. For instance, fish eggs cling to a wading bird’s feet at one pond and as the bird moves to another pond, the clinging eggs are deposited in their new home!

Finally, as a courtesy reminder, **fishing is not permitted in any of the ponds within the community, and this includes “catch and release”**. This applies to Homeowners, their families and guests, and everyone else. With this restriction we can maintain a balance of species populations in our ponds.

WANTED: VOLUNTEERS FOR SPECIFIC ONGOING PROJECTS

Volunteers are the lifeline in University Park

Beginning with this issue, we’ll give UPCA I Committee Chairs the opportunity to help locate residents, either full-time or on an adjunct basis, to work on specific ongoing projects.

NEEDED NOW:

Infrastructure Committee

is working on over a dozen diverse jobs that will continue throughout 2022.

WE NEED:

1. Volunteers with previous experience in the engineering field: CIVIL, ELECTRICAL MECHANICAL and/or
2. A background in maintenance supervision of operational equipment

INTERESTED?

Contact
jeveringham@upcai-fl.com

If you are a potential candidate and interested, the time that you invest is negotiable.



Be Prepared!

The 2022 hurricane season is fast approaching, and it looks to be another active one. Many of the indicators that help predict the number of storms are pointing to 2022's hurricane season being the seventh consecutive busier-than-normal season. Colorado State University has already issued their pre-season forecast – 19 named storms, nine hurricanes and four major hurricanes. All of those predictions above the 30-year averages of 14, seven and three, respectively.

The busier-than-average predicted season continues a trend that researchers have seen for some time. Last season, CSU scientists predicted 17 named storms and four major hurricanes. It ended up being the third most active season on record, with 21 named storms. There were seven hurricanes last season —four of which were considered major. Hurricanes are likelier to be larger and more powerful as they form over hotter ocean water. Thanks to climate change, global sea-surface temperatures are rising.

Before the storm season begins (June 1 – November 30), it's time to develop your plan and be ready for what may come.

Right now, everyone should be taking the following steps in preparation:

- Assemble/refresh your supplies. This should include water (1 gallon/person/day; don't forget your pets!), non-perishable foods, cash on-hand (ATMs won't function without power), flashlights, lanterns, battery or hand-cranked radio, batteries.
- FL Disaster Preparedness Sales Tax Holiday May 28-June 10. Zero sales tax on supplies such as batteries, flashlights, small radios, portable generators up to \$1000.
- Gather copies or originals of important papers (birth certificates, insurance policies, Titles, Deeds, etc.) to have with you.
- Ensure you will have adequate prescription medications on-hand at all times.

Floridians know they must safeguard themselves and their families during--and immediately following--a Hurricane. Some other things that must be considered in preparation:

- Will you shelter in place? Is your home strengthened for a category 3, 4, or even a 5? Safeguarding the roof is paramount, but to do so, are your garage doors fortified? What about your other doors, especially your double front door? Are windows hurricane rated or protected? Remember, even a great roof can be lost in a Hurricane if windows or doors fail below it.
- If you have a whole house generator, has it been checked/serviced recently? If you have a portable generator, NEVER run it inside an enclosed space such as a garage and use extreme caution during refueling.

If your plan is to evacuate, remember how few roads lead out of Florida. County emergency planners strongly recommend that you evacuate 'tens of miles, not hundreds' if possible. Leave as early as you can, ahead of a forecast storm.

Whatever your plan is, **write it down and communicate your plan.** Ensure your family and friends know what you intend to do if a Hurricane is forecast for this area.

Here is a link to Manatee County's Emergency Management web page. https://www.mymanatee.org/departments/public_safety/emergency_management. On this page you will find all the information you will need in preparation of an emergency – from how to make an emergency plan and kit, sign up for emergency alerts or for a special needs registry and determine your evacuation level. Once an emergency occurs, this site will give you the latest updates and also indicate which shelters are open. Please bookmark it!

CERT (Citizens Emergency Response Team) may be activated immediately following a Hurricane. Help them help you by doing the following:

1. Tell your neighborhood Chair whether you will be sheltering in place or evacuating for a specific storm. This information will be vitally important should a house-to-house check be implemented.
2. Place your status in dwellingLIVE. This information would be provided to CERT on a Community-wide basis for house-to-house checks. You can always change or delete your status after the storm or threat has passed.

Plan. Procure. Safeguard. Communicate. Above all, BE SAFE!

Following FPL

An Advisory Group with representatives from UPCA Board, resident volunteers and PBM staff have continued to meet with FPL personnel on site to review the progress of the installation of the new high-tension lines. The last meeting there were four FPL Managers and an Environmental Consultant.

Here's a brief discussion summary including conclusions reached at the April meeting.

- FPL is doing what they said they would do.
- The road work under the high-tension lines is better than we expected and that works to our advantage.
- The contractors working on the project have been very cooperative and professional.
- The environmental concerns regarding the Gopher Tortoises are being handled by FPL and its environmental consultant under a permit from the Florida Fish and Wildlife Commission. The permit allows a temporary exclusion zone (low fences that have been installed in several areas) that are intended to discourage the tortoises from moving into the construction zone during the work. To date, 6 burrows and 2 tortoises have been identified in the project and the tortoises relocated to the zone. The crews working on the project are trained to identify the tortoises and take required actions with the environmental consultant allowing temporary relocation when tortoises are spotted, which seems more likely as construction proceeds west. The low fences will be removed when the construction is finished.
- At the southern end of the University Park portion of the project, additional towers will be built to 'go around' and not cross the sub-station lines. We consider this very good news for University Park.
- Diligence by FPL will continue to make sure work crews are in the area while the FPL gates are open.



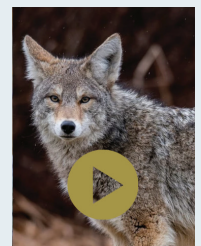
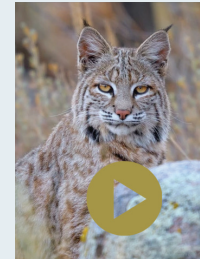
The group's conclusion is a very positive one on all fronts regarding FPL exercising their right of way under the high-tension lines. FPL has encouraged the Board to contact them with any future concerns--if and as soon as they arise.

At all times and especially now, it is imperative to stay away from the construction area. Operators of the large pieces of equipment do not expect to see dogs, dog walkers, bicyclists, or joggers in this restricted area.

Local Residents Co-Exist

Last month, Wentworth resident Greg Martin captured night videos from a new self-installed security camera that documents the many creatures that "hang out" in the preserve area behind his pool cage. In addition to the usual variety of critters—squirrels, possums, armadillos—he has also seen a bobcat three times and recently, a coyote.

Click on the pictures below to view the videos.



Remember, prior to 1991 our community was a hunting preserve, so it's no surprise that relatives of the original animals are still living within University Park. Just be aware, as you are with our gator population, your pets should always be on leash when walking our streets or in your yard. And, especially at night. This caution is also for small children visiting your home.

John Whyte



"Cometh the hour. Cometh the Man."

On March 23, John Whyte “retired” as a Board Director of UPCA.

From 2003-2022, he held eight elected volunteer management positions for the association.

His outstanding and notable achievements speak volumes.

Thank you from a community you cared and care so much about and helped make it what it is today.



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

Second 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 1,200 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 communities in the Sarasota area.

Forty-two years ago, two unlikely business partners sealed the deal on over one thousand acres of an unplanned but plush forest – there was little access, no zoning and no water. Pat Neal, a well-known successful local builder, and Rolf Pasold, a retired Austrian and English investor who lived in Switzerland, joined forces and shared a dream to develop University Park Country Club. It would be nine more years until construction would begin on University Parkway and 12 more years before the first model homes would open in University Park.



Following the land purchase in 1980, Neal spent the next several years working to amend the Manatee County Comprehensive Plan, extending water and sewer through Palm Aire, and working with the City of Bradenton to assure that there was a comprehensive stormwater plan. He changed the zip code and postal address from Bradenton to University Park, because as he said at the time, "I believed we would be building a park." And, indeed they did.

Preserving the park-like environment required a hands-on approach. Land planning and site creation were done in person. All the development, including the golf course, were site-walked with views and trees identified. Together, Neal and Pasold were determined to save as many trees and natural habitat as possible. It is estimated they saved about 60 acres of trees and native habitat in total.

Finally, in August 1988, Neal processed the zoning and land plan for University Park – and the formal agreement between Pasold and Neal to build the University Park community was completed. Initial site approvals took longer than expected, but were finally approved in September 1989, with environmental permitting and golf course design taking even longer. Construction began on June 1, 1990. University Park was one of east county's first communities.

They began by developing the main road, The Park Boulevard, carefully making their way through the preserve, marking trees one by one. Neal had convinced Manatee and Sarasota Counties to divert University Park's entrance on The Park Boulevard from Desoto Road to 1,100 feet to the east of the section line so that they would not have to destroy wetlands.

The clearing of the of the first 18 golf holes started in May 1990 and was "grassed" in April 1991. Pasold took an intense interest in the game of golf, in the development of the golf course and in preserving as much of the forestry as possible as the golf course was designed and constructed.

University Park Country Club was designed by world-renowned golf course architect, Ron Garl. Golf course construction was done by Jeff Harstine of Central Florida Turf, Avon Park, Florida.

Known for his innovative routings and true to his philosophy that a course should "sit softly on the land," Garl set a unique standard for environmentally friendly projects that maximize and enhance the land's natural characteristics.

Garl took the time to personally oversee the design of the course and delivered the attention to detail that Pasold demanded. Every hole was modified to conform to the habitat and preserve the natural features, trees and views.

Pasold insisted that residential property not be built close to the golf course so that the golf experience would be pristine.

The first round played was a game of "dirt ball". After the course was rough graded, before any grass was planted, Pasold was joined by Mike Clayton, the first UPCC golf pro, and George Hoagland, an ace golfer and local Oldsmobile dealer, for a game of "dirt ball". They drove balls off the dirt tees to every landing and green, adjusting berms and architecture as they went along. Their efforts made the course a little more forgiving than the original Garl design. The 18-hole course opened in early October 1991 and the last 9-holes were completed in 1997.

...To be continued

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

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

Once per quarter
day subject to change
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