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www.upcai-fl.com



THE UNIVERSITY PARK COMMUNITY ASSOCIATION NEWSLETTER

UP to DATE

Election Questions and Answers

With our upcoming UPCAI Board of Directors' election in November, now is the time to field some questions we've received about the election process for the four open seats on the board, and to also supply some important dates and website links you may want to visit for additional information.



Q. Who can vote?

A. There are 1202 lots in University Park. One lot owner from each lot is entitled to vote ("one-lot, one-vote"). You can vote for up to four candidates (one vote per candidate) who will serve for the next two years on the Board of Directors.

Q. How do I vote?

A. There are two ways to vote:
1. Electronically - if you have opted-in to vote online; or
2. Paper - if you have not opted-in to vote electronically.

Q. If I have not already, how do I opt-in to vote electronically?

A. Go to <https://www.upcai-fl.com/community-forms/> and click on the Online Voting Authorization form. Each lot can opt-in to vote electronically on a "one-lot, one-vote" basis. The deadline for opting-in is Thursday, October 13, 2022 so please act immediately if you have not yet opted-in. In addition to making voting very easy, it will help save printing and mailing costs for UPCAI.

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UPCAI Board of Directors Meetings

Agenda Activity from the July 21 Board Meeting

MOTIONS AND APPROVALS

Finance Committee

- Six reserve spend requests and one operating spend for the community, and one from neighborhood operating surplus.
- Audit Presentation by David Hochsprung, Cavanaugh & Co., our new accountancy firm.
- The 2022 independent Auditor's Report was presented and approved.

Infrastructure

- Detailed review of long-term lift station Financial Plan following material condition of Wilton Crescent wet well and equipment.
- Potable water system scheduled late September to blow off valves in 2 neighborhoods and then set multi-year schedule for remaining 38 "dead-end" neighborhoods.
- Meeting anticipated with consultant/expert in Irrigation Pumping Stations to evaluate prototype Whitebridge program.
- Presentation and recommendation to proceed with the installation of a new UP gate access system that will be operational late fall 2022.
- Motion made, seconded, and approved to include synthetic tiles without brand endorsement on list of approved roof tiles.

Outreach

- HUGSS and SMILES Campaign was another community success with over \$10,000 in contributions plus boxes of school supplies collected to help get 300 needy students ready for back to school.

Secretary

- Submission of draft of policy statement containing Rules of the Road submitted to General Counsel for implementation.
- No response to lawyer letter sent to realtor for property behind Eaton Place.
- Nomination and approval of Joyce Giberti as 2022 Election Chair.

Treasurer

- Presentation of portfolio review.

Election Questions and Answers *continued from page 1*

Q. How will I receive my ballot?

A. You will receive your ballot either:

1. Electronically - you will receive an email link from elections@vote-now.com with an electronic ballot and a "Voter Registration Code." Please follow the instructions provided on how to use this code; or
2. By paper ballot - you will receive a paper ballot by USPS mail; complete the ballot and follow the instructions to mail it to Vote-now.

Q. What if I would rather have someone else vote for me?

A. Both the electronic and paper voting packages will include a Proxy form, in addition to the ballot. Each lot may choose a proxyholder which must be another lot owner or your Neighborhood Chair. Print and follow the instructions on the proxy form, if you received an electronic copy. A properly signed paper proxy form is required. Do NOT give the form to your proxyholder! The Election Committee will email your proxyholder with special instructions on how to vote the proxy online.

Q. How do I know who is running and where can I see their biographies?

A. On the Election Committee's webpage, <https://www.upcai-fl.com/elections>, each candidate's name will appear within two days of their self-nomination. All biographies and answers to questions will be added to the webpage after self-nominations close or, at the latest, by close of business on Friday, October 14, 2022.

Q. Will there be a Candidates' Forum?

A. Yes, if more self-nominations are received than the number of vacant seats on the board, it will be on Monday, October 24, 2022, at 10am via ZOOM video-conference. Additional information will be provided in advance of the forum.

Q. How do I ask question(s) of the candidates?

A. You may submit your questions for the candidates prior to the forum. Instructions will be included in the Candidates' Forum e-blast. Additionally, you will be able to ask questions using the "Raise Hand" button on ZOOM during the forum.

For any additional election questions, please contact
2022UPCAIElection@gmail.com or jeveringham@upcai-fl.com.

- UPCA Election Committee
<https://www.upcai-fl.com/elections>

2022 Election - Important Dates

Call for Candidates - September 30 - October 13, 2022, 5pm

Candidates' Forum - October 24, 2022, 10am

Election - October 25 - November 16, 2022, 5pm

Annual Meeting - November 17, 2022, 10am

Why A Women's Club?

Formed by residents over 20 years ago, the Club has grown in response to the wishes of its (now over 350) members. Essentially, the Women's Club exists to welcome new residents and provide members with opportunities for friendships through group activities and social events. Currently over the course of a year, the Club has General Luncheon



and Program Meetings in October, December, April and June. Two major exciting events, the Fashion Show and the Charity Ball complement New Member Socials, twice-monthly New Member Lunches, special social events throughout the year, monthly Happy Hours, and regular meetings of nearly 20 SIGs (Special Interest Groups). Just as an example, there are SIGs for Conversational French, Birding, Gourmet Dining, Art, and Games. Some SIGs involve day trips/ outings to nearby places of interest. All enable members to enjoy their own special interests and find people with whom they have a specific



interest in common. Club events continue throughout the year with the larger events happening between October and May.

Not only do members have opportunity to find and establish friendships within the community, those who are away for a time either traveling or spending time at other residences, have convenient ongoing opportunities that allow them to easily return to full participation with friends and community when they come back to University Park.



What's New?

For so many of you who have been gone since early spring, members of the Outreach Committee welcome you back to our verdant community. And thanks to all of you for again helping us to support our ongoing promotions with your checks by mail while you were away.

We are happy to announce the committee is ready to embark on a full 2023 charity calendar and will be meeting as a full complement at the end of the month. Re Gibson, Mary Barry and Mary Hohler bring with them a whole host of new creative platforms for our four charities so get ready for a wonderful fund-raising year.

The last charitable 2022 effort will be November 7-18 in support of the Mayors' Feed the Hungry Program (MFTH) sponsored by all local mayors and county commissioners in Sarasota and Manatee counties. The one-to-one match by the Flanzer Fund with your donations will be used for both turkeys and other food items for Thanksgiving baskets and handed out to needy families by MFTH member food pantries.



MFTH was started in 1987 and once University Park development was well underway, it was one of the very first planned country club communities to support this local program that is still going strong.



We are happy to announce that our UPCA website landing page now has our complete CERT program on a page of its own and is listed in the Table of Contents at the top of the Homeowner's Login Page. What that means for our community is that CERT documents including hazard disaster preparation steps and plans can now be accessed with one click of your mouse. Also included on the CERT page are important links to Manatee County. Thanks to many volunteers and staff who helped give CERT the space it deserves on our website.

The Gallery at UP

Introducing An Exciting New Show at The Gallery

Reserve your spot for the opening reception for the new show, Patterns, at the Gallery at UP – Wednesday, October 12, 4:30-6:30pm. Then make reservations for dinner afterward at the Club, with a particular artistic spin on it by Chef Bryce. Before dinner, toast UP's artistic excellence with the Club's featured spirit of the night: the Van Gogh Espresso Martini!

Seventeen artists – several new to the art scene in UP – are showing their creativity and talents in interpreting Patterns. Come enjoy a beautiful quilt knitted by Candice Miller, the commanding 7' high

wooden piece by Gary Park and Barb Stapleton's very handsome mixed media work. Check out Carolyn Kluding's fabulous debut onto canvas and, an exquisite teapot by Gene Gundersen. But there's plenty more for you to admire!

The reception will be limited to the first 90 people to send RSVPs to bsomma@msn.com by October 8 and dinner is likely to sell out quickly, too. The Gallery, located in the Community Center just before the Gatehouse, is always open to visitors during normal weekly business hours. The show will run until mid-January.

If your artistic juices are just starting to

flow, consider entering your work – fine crafts and fine art – to the Gallery's two other seasonal shows in 2023: Sky, which will run from mid-January to late March and In Motion/At Rest from late March to the summer. As well, Art in the Park, exclusively fine art, is scheduled for March 9-12 in the Lakeside Room. All residents, members and employees are encouraged to get on the e-list for notices about submitting work for any of these events by emailing your request to deb.vnbrnt@gmail.com.

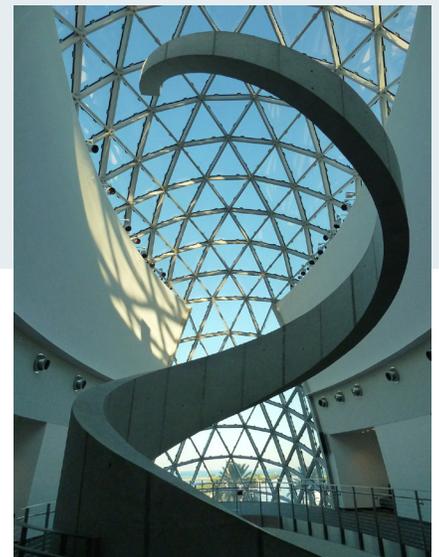
Join the artistry in UP, always on an upward spiral!!!!



Teapot Envy. Clay.
By Gene Gundersen



Dragon Mask. Needlepoint.
By Joe Crocker



Chihuly Magic. Photography.
By Carolou Marquet

Then & Now (2019-2022)

THEN: It was ARC (Architectural Review Committee) when there was massive home construction underway, and the developers were still in control of our community. The emphasis was on architecture because most of the committee's work focused on the building of homes with the importance of landscaping coming in a distant second. For homes, the styling was neo-classical, conservative, elegant. Each neighborhood had a set range of home sizes and a color palette for the homes' exteriors. Landscaping consisted of a formula of 5 trees for each lot, plantings around the perimeter of the house and lanai, and St. Augustine lawns, clipped hedges, lollipop-shaped trees, and straight lines. Overplanting was encouraged for an immediate finished look for each home. Today we are paying the price for the overplanting of shrubs and trees as too much shade has killed grass and shrubs, even other trees. At the same time, Manatee County required the installation of closely spaced "street trees" (mostly oaks) along every residential street that over time resulted in roots lifting driveways and sidewalks and wrapping around underground utilities.

THEN the ARC was run by the developers and a few residents who met occasionally with meetings mostly held by email. It generally took several weeks to get approval for making a change to one's property. A set of criteria for home construction and one for maintenance of our homes were written by the developers.

NOW: It is ALC (Architecture and Landscape Committee) which replaced the ARC when turnover occurred in 2019. New home construction is completed so the emphasis is more evenly split between changes to our homes' exteriors and landscaping. A new committee made up entirely of residents meets every week on Friday at 10 a.m. Residents are invited to attend the Zoom meetings and to participate in the discussion of their own application to the



committee. Watching the meetings is a good opportunity to meet its members, learn how the committee operates, the problems it solves, and the consideration it gives to suggestions for changes to the ALC regulations.

NOW: Committee members receive a list of properties far in advance to allow time for previewing each request. The ALC application is now more detailed, requesting more specific information to help the committee arrive at a decision. It is the goal of the ALC to issue approvals/denials within a week of the meeting. One committee member each week will conduct site visits to the properties with more complex requests to be able to

interpret confusing data - possibly take more photos for the Friday meeting. Frequently, the entire committee meets at a property where tough decisions are involved. Being an ALC volunteer requires a big-time commitment, a belief in the committee's work, and dedication to maintaining a community standard we can all be proud of.

NOW the ALC has resolved to save as much of the tree canopy in University Park as possible taking into consideration the homeowner's perspective who ask for removal of problem trees. Changes in home exterior fashions have resulted in changes in regulations: bronze pool cages, dark window frames and garage/front doors are being allowed. New paint colors are being introduced into neighborhoods to update the look of homes and to be competitive with newer neighborhoods. Since shade has become such a problem in many yards, direction is given on plant substitutions that will work beautifully, thus creating a new and less expensive-to-maintain landscape. And the plant selections have been updated to keep our yards looking fresh and attractive. This is the process the ALC is constantly working on to maintain the stellar reputation University Park has in the University Parkway Corridor and beyond.

... then and now

Are you UP Compliance Savvy?

The upkeep of all our homes in UP is essential to protecting and improving property values. As a UPCA association member, your property, occupants, and guests are expected to follow the requirements included in our community standards, guidelines, and governing documents.

One challenge homeowners living here occasionally face is understanding how to deal with a notice of a violation of those standards if it is received. Here are Q&A's raised by new UP residents and, for those who need a "brush up" on Violation Compliance policies in our community.

Q. Who provides notice of a violation?

A. Your Board exercises its authority to enforce rules and regulations and provide proper notification to homeowners through the staff of PBM*.

Q. How many components are included in the compliance process?

A. There are 3:

- Community Governing documents that include current CCRs; Bylaws; and any other applicable rules and regulations adopted by the UPCA Board.
- Compliance involves reviewing the community to identify non-compliance, with a voluntary non-compliance notice / correction process.
- Enforcement includes the imposition of corrective measures and fines and then an appeal process.

Q. Where does non-compliance reporting come from?

A. PBM quarterly inspections, Neighborhood Chairs and Committee members, and residents.

Q. Who handles enforcement?

A. PBM determines the legitimacy of a violation report and takes the steps necessary to address and resolve non-compliance issues. It is responsible for helping UP homeowners understand the compliance requirements included in our governing documents, primarily CCRs and SDs, and advises homeowners on the steps necessary to resolve compliance issues. PBM reports to the Board on non-compliance issues that remain unresolved, including recommendations on actions to be taken.

Q. When will I receive a 1st, 2nd, and Final Notice of Violation?

A.

- The 1st courtesy notice will identify the item or action in need of attention, along with a time frame (usually 30 days) to correct.
- The 2nd notice is sent when the violation is not corrected or arranged within the required time frame. It provides a final opportunity to correct the violation or communicate your questions or intent to PBM.
- The final notice will advise that the violation has not been corrected and has been turned over to the Board for further action.

Q. What happens before a fine can be imposed to a homeowner?

A. The Board must first levy a fine after its review of the violation. A resident can then appeal the proposed fine to an independent Hearing Committee appointed by the Board. It's comprised of at least 3 members of the association who are not officers, directors or employees or the spouse, parent, child, brother or sister of an officer, director, or employee.

*Park Boulevard Management

Operation Headlight

Swap Vehicle Bar Code for a Headlight Sticker!

All University Park residents and authorized vendors (estimated 2,400 vehicles!) will shortly go through a total swap of the vehicle bar code that gives access to the community for a headlight strip to accommodate the new gate access system for our 3 entrances: gatehouse, back gate and Henley residents.

If you are not familiar with the reasons why we are going through this change and cost implications, please [CLICK HERE](#) for the complete presentation made at the August 18 board meeting.

All vehicles will need a RFID, another UP acronym for Radio Frequency Identification, put on your headlight so the new reader will open the gate as you approach the radio signal detectors control point. The sticky tag is affixed by hand, is invisible, resistant to water, sun damage and even minor impacts and its range is up to 25 feet from the controls.

All lot owners are entitled to two stickers at no cost, but if you need an extra, it will be available from PBM for \$15 each.

Our PBM staff is currently being trained to affix the sticker but it's a very precise sticking process that you cannot do yourself. And, it must be coordinated with your profile in dwellingLIVE at the same time. There will be a detailed schedule of "sticking dates" for both the Country Club and the Community Center parking lots available shortly.

This will be a very "heady" process and we'll be starting as soon as we get our supply of stickers—early next month. Rest assured your current window barcode will remain operational for several months, so there will be no interruption with your entry into the Park.

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

Second Monday each month
4:00 pm

Finance Committee

Once per quarter
day subject to change
3:30 pm

Ponds Committee

Every other month on a Thursday
2:00 pm date TBD

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 jeveringham@upcai-fl.com