

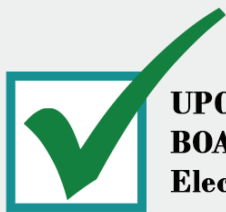


NOVEMBER 2022  
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[www.upcai-fl.com](http://www.upcai-fl.com)



THE UNIVERSITY PARK COMMUNITY ASSOCIATION NEWSLETTER

# UP to DATE



**UPCAI  
BOARD OF DIRECTORS  
Election**

## UPCAI Call for Candidates ended October 13, 2022

There were four (4) vacancies and we received four (4) self-nominations. Therefore, there will be no need to hold an election and the Candidates Forum which was scheduled for October 24, 2022 was cancelled. The four (4) candidates, their resumes and answers to four (4) application questions can be found on the community association's website at <https://www.upcai-fl.com/elections/>. The Annual General Meeting will still take place on November 17, 2022 at 10am via ZOOM video conference. The purpose of the meeting is to announce and confirm the new Board members and such other business that may properly come before the meeting.

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# UPCAI Board of Directors Meetings

## Agenda Activity from the August 18 Board Meeting

### MOTIONS AND APPROVALS

#### Finance Committee

- Increase in Estoppel Certificate and Expedited Estoppel Fee approved.
- A reserve spend for common area landscaping and installations from Kenwood Park for \$15,000 approved; Lennox Gardens common area improvement request ratified after delay in submission.
- 3 neighborhood spend requests - one from reserves and two from operating surplus.

#### Infrastructure

- Presentation of a detailed review of the status of our sewage system resulting in a revised long term Financial Plan for our Lift Stations through 2025.
- 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 Court program.
- Presentation, recommendation, and approval to proceed with the installation of a new UP Gates Access System that will be operational late fall 2022. The estimated cost of \$213M + 10% contingency will be covered by current reserves. Installation of new components and availability of headlight stickers TBA.

#### Outreach

- Following resignation of 3 committee members, 3 new residents were presented and approved: Mary Barry, Anna Marie (Re) Gibson and Mary Hohler.

#### Elections Committee

- Committee Chair Joyce Giberti presented the timeline of dates for the 2022 election that was approved.

#### Secretary

- Nomination and approval of the addition of Barbara Mulvihill as new member of the Elections Committee.
- A Welcome to University Park & Nature Warnings Policy was adopted as written.
- A draft policy on teardowns was submitted and tentatively adopted subject to approval by the ALC and submission to the Chair Council.

#### Treasurer

- Presentation of portfolio review and approval to purchase additional Treasury Bills.

#### Other Updates

- CCRs/SDs; FPL Line Installation; Sidewalk Repair Program, LMP

#### Other Business

- Motion to authorize use of association funds to make minimum landscaping repairs to common neighborhood areas damaged by FPL during power lines installation.

## Governance Draft CCR

Many thanks for the comments we have received to date from Chairs and association members since the review of our online draft governing documents began on August 5.

The draft governing documents are available to all members on the UPCA website. All members are encouraged to read the draft documents and provide their comments either online through the "Comment" box on the web page, to their Chairs, or to Treasurer Pat Thompson and/or Assistant Board Secretary Jennifer Everingham. Workshops with our General Counsel can be scheduled as necessary if a consensus on issues emerge around a set of draft CCR articles.

Please remember that you must log in to <https://upcai-fl.com/ccrs/> to access the drafts. We urge you to read the letter from Icard, Merrill, our General Counsel, that describes the scope of their work.

The review has been separated into 4 distinct groups of draft Articles. Group 1 and Group 2 have already been posted on the website. Group 1 includes the draft Articles that reflect the implementation of one-lot, one-vote on all Association matters. Group 2 includes the draft Articles specific to infrastructure and operations. Groups 3 and 4 will be posted on the website in the next few weeks. Group 3 includes those draft Articles that address standards and regulations, while Group 4 will include draft Articles dealing with governance.

As you recall, the Voting Members must approve the revised Amended and Restated Covenants, Conditions, and Restrictions (aka the "Declaration" or CCR). A special meeting will be called to conduct this vote after further review and discussions with our Voting Members.

## OUTREACH COMMITTEE



*L to R: Peggy Lowndes, Board Liaison, Leslie Timme, Paula La Pierre, Linda Versluis, Chair Emeritus, Mary Hohler (on Zoom), Sandy McClure, Re Gibson, Mary Barry, Julie Moser and Jeanette Bakowski, UPCC Director of Communication and Marketing*

The sitting and new members of the 2023 Outreach Committee met for the first time to conduct a workshop last month to not only plan the grand finale 2022 charity event—Mayors' Feed the Hungry Program from November 22 through December 6—but to also assign the four charity events for next year to Teams of Two that will be handling each event.

With the resignation of long-time Chair Linda Versluis and two other members who reluctantly left to free up time for family focus, we were fortunate to "find" three residents to take their place—and not through eHarmony or Bumble!

There are high expectations for this extremely talented and exciting group of creative thinkers as they "reach out" and try new tactics to capture your support during next year for: FELT, Hugss and Smiles, Meals on Wheels Plus/Food Bank of Manatee and the Mayor's Feed the Hungry program.

## 2022-2023

The first General Meeting/Luncheon of the 2022-2023 membership year was held on October 11th at Palm Aire Country Club. Karen Vereb, President, reported that the club added 63 new members in the 2020-2021 year for a total membership of 433—the largest membership in the club’s twenty-year history! Fourteen new members have joined in 2022 since July 1st; 8 of them attended this, their first luncheon, and were recognized and warmly welcomed. President Vereb then acknowledged



*Cameo by Bill DiPaolo*

Leaders, and the Neighborhood Liaisons, noting that this group of 75 women make up the nucleus of the volunteer leadership that makes for a successful club.

President Vereb announced that UPWC’s annual Diamond and Crystal Charity Ball will be held on December 3rd . The theme is “A Night on the Orient Express”. Bill DiPaolo, play acting as a uniformed well-“trained” Conductor, surprised the luncheon members with an announcement of this annual gala with the arrival of printed invitations, the evening’s activities and the opening

of registration. The Conductor promised: “On your party cars you will enjoy a night of delightful and delicious dining and dancing until the wee hours of the morn, or 9:00 pm. Until then, I’ll see you on the Longboat Local. All Aboard!” (Click [HERE](#) for video)

After lunch, the guest speaker, Dr. Christopher Wilson, from the Ringling College of Art and Design, gave an informative presentation about “The Women of the Sarasota School of Architecture”. His research on the women involved as architects, builders, clients and secretaries sheds light on the previously unrecognized value many women added to the Sarasota School of Architecture.



*Left to right: Jeanette Burghy, Barbara Williams, Jaynie Bush, Cheryl Frandsen, Judy McLeod*

and thanked the current Board Members, Special Interest Group



*Dr. Christopher Wilson*

## CERT (Community Emergency Response Team)

### CERT was here for us!

After Hurricane Ian struck the UP area, your Community Emergency Response Team (CERT) leadership, zone leaders and trained volunteers began checking the aftermath. Their “boots on the ground” helped UP determine the extent of the damage and provided a communications link to the Manatee County Emergency Operations Center with status and emergency needs (there were none).

This was the most significant activation of UP CERT since its inception. However, Ian gave the CERT team a lot of lessons learned to be even more prepared for next time.

If you would like to join your CERT neighbors, check us out at UP CERT web page <https://upcai-fl.com/cert/>. Training and equipment is provided by CERT professionals. All you need to bring is willingness to help out.





# Wascally Wabbits!

If you go for an early morning walk these days, you will be basically tripping over the voracious rabbits that have invaded University Park. These creatures are chowing down on most of our lovely plantings, especially the new soft tender ones. There are rabbit repellent sprays that contain fox blood but need to be frequently reapplied. You can always try constructing a fence but these are unsightly and need to be deep so the creatures can't burrow underneath.

The **best solution** is to try to plant what rabbits won't eat. Native plants are generally more resistant as are those with strong scents like **Society Garlic**. Rabbits avoid plants that exude milky sap such as succulents like **Euphorbias**. Rabbits can chow down on many Bromeliads despite their serrated leaves and even attack some Cacti.

The following are some rabbit resistant plants:

1. Spices: Mint, Chives, Oregano, Rosemary
2. Groundcovers: Ajuga, Periwinkle, English Ivy
3. Flowering plants: Geranium, Wax Begonia, Impatiens, Lavender, Coreopsis, Salvia, Columbine, Foxglove, Zinnia, Marigold, Lantana
4. Shrubs: Holly, Juniper, Buddlea, Agave, and Cleome

There are many more that can be found on the Internet.

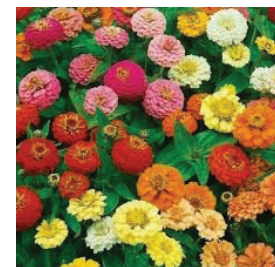
The good news, and it is, Coyotes have been seen in our Park. Nature abhors a vacuum and since the Bobcats left town, we have lacked an Apex Predator. With any luck the Coyotes will control our rapidly multi-plying bunnies. Please take the time to educate yourself in regard to any precautions to be taken particularly in regard to pets.



Society Garlic



Oregano



Zinnia



On the evening of October 20, twenty-five women residents attended the inaugural Women's Networking Event at the Community Center that was organized by five women who are currently an active part of the University Park Volunteer network with representation from UPCA Board of Directors, UPRD Board of Supervisors, University Park Women's Club and the Architecture and Landscape Committee.

The purpose of the get-together was not only to make new acquaintances and build new friendships but to share ideas on how they got involved in their volunteer activity, broaden the number of women who know what opportunities exist for them in our community and, to encourage

more women to join in the exploration of the world of volunteering in University Park. And what better way to "network" than with a casual social and "sipping venue".



The invitees were women who have been or are currently active in volunteerism in the Park. The organizers were very anxious to have their valuable input on how to locate women who have expertise they can contribute and to

also generate interest and ideas on how we can expand our networking efforts.

There will be an additional Women's Networking Event scheduled before the end of the year to accommodate those who were unable to attend the first event and other women who like the sound of "volunteer networking" and would like to learn more about it.

If future networking events interest you, please contact Peggy Lowndes via email at [plownds@comcast.net](mailto:plownds@comcast.net) for more details and dates.

## FINANCE COMMITTEE

Your Finance Committee with PBM is moving ahead at warp speed during our budget season, and the Board will be reviewing the draft community and neighborhood budgets in November (66 budgets combined!) along with the Finance Committee's recommendations.

As the budget work continues, here's one fact you may not know about the Reserve Schedule. We've all heard comments like, "It's in the Reserve Schedule budget so it's already been paid for." That statement is incomplete. Why? When we spend money for a budgeted enhancement for a discretionary item, two things happen.

- 1) The cash is gone--cash that could have been assigned to another category lowering our assessments.
- 2) And we must begin immediately funding replacement cost of that item until the end of its useful life increasing our assessments.

There are two important factors that have been instrumental since community turnover that have allowed us to transition to financial self-governance. Please help us acknowledge and congratulate two critical contributors to the budget process.

- First is the Neighborhood Chairs who have done a spectacular job in 'stepping up' to play a very active, knowledgeable role in developing and managing their neighborhood budgets on the income statement side, expense control side and balance sheet management.
- And second is Beverly Latine--UPCAI Controller. She continues to perform and excel developing and coordinating all 66 budgets and financial statements each month during the year while amazing us with her commitment and the volume and quality of her work.

# INTENSE HURRICANE IAN

## Tied for the 5th Strongest Hurricane to make landfall in the U.S.

Hurricane Ian raked a path of destruction across the southeast United States on September 28, 2022, devastating the state of Florida and its Gulf Coast before making final landfall in South Carolina two days later. One of the most powerful hurricanes to hit the U.S. in decades, Hurricane Ian claimed scores of lives, as crews deployed search and rescue efforts in flood-ravaged communities. Hurricane Ian's center roared ashore at 150 mph near Cayo Costa, a barrier island west of Fort Myers, shortly after 3 p.m. ET on Wednesday, September 28, 2022. The hurricane made its final landfall near Georgetown, South Carolina, at 2:05 p.m. two days later as a Category 1 storm. Hurricane Ian's top maximum sustained winds of 155 mph had been recorded hours before landfall, when the Category 4 hurricane was 2 mph shy of reaching Category 5 classification, the strongest classification on the Saffir-Simpson Hurricane Wind Scale.



Mighty Oak felled near Parcel 7



Video by Kris Pizzi during the storm



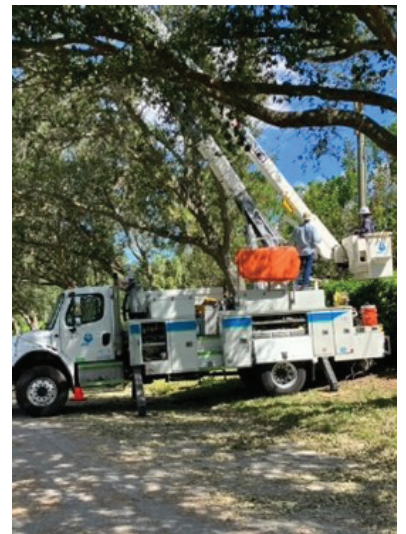
One of several trees fallen on the course



Golf cart path



Video by Curtis Nickerson the day after Ian landed.



FPL in Whitebridge Court power fix

Here is a link to an article about the best trees to plant in our area that can withstand hurricanes.  
<https://gardeningsolutions.ifas.ufl.edu/plants/trees-and-shrubs/trees/trees-that-can-withstand-hurricanes.html>

## PBM MAIN

941-355-3888

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### Beverly Latine

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### Stacy Rannazzisi

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### Jennifer Everingham

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Neighborhood Committee Liaison  
Ext. 233  
[jeveringham@upcai-fl.com](mailto:jeveringham@upcai-fl.com)

### Gate Access Control Manager

Ext. 256

### John Fetsick

General Manager  
Ext. 226  
[jfetsick@universitypark-fl.com](mailto:jfetsick@universitypark-fl.com)

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

## SAVE THE DATE

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

### Annual General Meeting

by Zoom  
November 17 • 10:00 am

### 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](mailto:jeveringham@upcai-fl.com)

### UPCAI Website

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

### dwellingLIVE

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