



DECEMBER 2022
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www.upcai-fl.com



THE UNIVERSITY PARK COMMUNITY ASSOCIATION NEWSLETTER

UP to DATE

End of Year Association News and Updates

UPCAI 2022-23 Board of Directors

Four board vacancies were filled by self-nominations on October 13 negating an election and, Pete Conway, Janette Gatesy, Lars Lundholm and Pat Thompson will now serve from 2022-2024. For the first time in a year, there is a full complement of 7 directors.



L to R: Pete Conway, Bill Lockhorn, Peggy Lowndes, Tom Christopher, Lars Lundholm, Janette Gatesy, Pat Thompson

Annual General Meeting

Thanks to all of you for attending and participating in our Annual General Meeting on November 17. Your Board of Directors was overwhelmed by the

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Hello. I am Dr. Richard Tennenbaum, the new UPCA Chair Council Chairman and, along with Robert Grady as Vice-Chair and Sondra Ettlinger as Secretary, we comprise the CC leadership.

The Chair Council is finally meeting again in person in the Lakeside Room after a 2-year absence due to Covid. During that time, we were Zooming monthly. Although we were able to conduct our business, we lost the personal contact and collegiality we once shared. Hopefully, that will be re-established anew with our in-person meetings. A Zoom option will still be available for those unable to attend in person. I've made it a priority to request that all 32 Chairs be present at our meetings as well as PBM and the UPCA Board. In this fashion, any question posed to these individuals can be answered on the spot. It is time to get back to normal.

I'm proud to announce that we've solved the problem of the inoperable Loop System in the Lakeside Room. Through the diligence of John Fetsick and his staff as well as Jennifer Everingham and the Loop Company, the system is now operational. What this means is that those individuals who wear Loop capable hearing aids should have no difficulties hearing our meeting and its presenters.

As you are aware, the Chair Council meets the second Monday of the month at 4 PM. Our meetings are designed to last 60-90 minutes. Multiple committee reports such as Infrastructure, ALC, Finance, Ponds, Outreach, etc., are presented with Q&As following each presentation. This is your opportunity to obtain the latest information about how UPCA is operating.

Immediately following the meeting, I'm hopeful there will be interest in attending a refreshment period at the bar whereby the residents, Chairs, PBM and the Board can meet on a more social and informal basis. So, when the CC meeting announcement and Agenda is emailed to the Community, we will inquire whether there is interest in a short after-meeting social gathering.

I look forward to seeing you at our meetings.

End of Year Association News and Updates

Annual General Meeting (continued)

participation from the Chair Council and all other residents who attended this annual event. In total, almost all of the neighborhood chairs were present (in person or by proxy) and attendance, with representation of the equivalent of 1,139 lots, broke many previous records.

There were two announcements. First was that the 2022 UPCA Annual Report will be published in mid-January, 2023 once year-end financial numbers are all in.

And Linda Versluis and John Whyte are the 2022 inductees into the Volunteer Wall of Fame at the Community Center. Linda was there to see her name on the perpetual wall plaque pointed out by President Christopher.



Tom Christopher & Linda Versluis



John Whyte & Linda Versluis

Board of Director's Meeting

2022-23 Highlights

The Board

Officers: Tom Christopher, President; Bill Lockhorn, Vice President; Peter Conway, Secretary; and Pat Thompson, Treasurer

Re-appointment of Assistant Board Secretary & Controller: Jennifer Everingham & Beverly Latine

Re-appointment of Management Committee Member/Liaisons: Tom Christopher UPCA; Sally Dickson RD and the third "at-large" member TBD

Re-appointment of PBM General Manager: John Fetsick

UPCAI Committees and Chairs

ALC: Kathy Bondur

CERT: Gio Cantarella (assistance from David Cohen & Jack Gatesy)

Chair Council: Dr. Rich Tennenbaum

Election: Joyce Giberti

Finance: Bill Lockhorn

Infrastructure: Tom Christopher

Outreach: Peggy Lowndes (acting and board liaison)

Ponds: David Van Brunt

Ad-hoc projects:

- **Document Review Team:** Pat Thompson

- **Landscape Master Plan:** Janette Gatesy

- **Comcast Contract Re-negotiation Team:** Lars Lundholm



Call to Artists!

Artists, it's time to start getting ready for Art in the Park 2023!

Art in the Park is an exhibit of fine art that is professionally judged for cash prizes. All UP residents, Club members and Club employees are invited to enter work – sculpture, paintings, photography, mixed media – for our 23rd annual art show on March 10-12, 2023.

Whether you're a beginning artist or a professional, Art in the Park is a celebration of the fine art created in our community. If you're interested, please visit the Art in the Park website at ArtIntheParkUPCC.com to find out more about the show, the rules and costs involved.

If you plan to enter art, January 15, 2023 is the deadline to become a member or renew your membership at this link: artintheparkupcc.com/become-a-member.



OUTREACH COMMITTEE

The UPCA I Outreach Committee of "7" continues to "Lend a Hand" and is so proud of our 2022 donation results thanks to the continued generosity and commitment of University Park residents. Our 2022 total donations tally will be available mid-January, but we are confident we'll all be pleased with the results.

This year our four charities benefited two-fold as we took advantage of both the Giving Challenge and the Flanzer Trust to double donations between \$5 and \$500 for our quarterly campaigns. Thanks to the Country Club/RD, we increased our visibility with our "Go Live" on site locations and met so many of you as we "wowed" you with stories about our quarterly charity.

We ended the year celebrating our 16th year supporting The Mayors'



Outreach Committee Julie Moser & Mary Hohler on Collection Duty

Feed the Hungry Program that concluded on December 6th. All funds collected will be used to purchase turkeys or food for holiday gift baskets for hungry families in Manatee and Sarasota counties and distributed through their food pantries.

The committee was sad to learn Chair Linda Versluis was retiring after almost two decades of service to our community. However, she leaves behind a thriving and dedicated group of outreach volunteers who will work

extremely hard to keep her legacy intact and a place on the UPCA I Volunteer Wall of Fame.

The Outreach Committee extends to you, the University Park community, our sincere thanks for helping those who are less fortunate - all during the year - as we continue to give back to the surrounding community in which we live.



L to R. Outreach members Mary Hohler, Leslie Timme, Re Gibson welcome to collection table UPWC President Karen Vereb, UPRD Chairperson Sally Dickson

Coming Soon!



New University Park Tree Policy

Work continues on updating our policies nearly three years after residents purchased University Park from the developers. Now a University Park Tree Policy is about to launch.

The policy includes information about:

- Tree care
- Tree health issues
- Invasive tree species
- Tree bank
- Tree pruning & trimming
- Preservation and conservation areas in University Park
- Palm trees
- Tree removal and replacement trees
- Recommended trees that thrive in University Park
- Tree pruning/trimming application form

As you have undoubtedly observed, there are trees in your neighborhood that have been given seriously ugly haircuts whether they are highly visible street trees or palm trees. Currently there are no standards for tree trimming – we just hire a contractor and let them hack away. Now we will be holding ourselves as homeowners accountable for the work of the vendors we hire. Park Boulevard Management (PBM) will maintain a list of tree vendors who have agreed to meet the standards that are required by tree trimming professionals and University Park.

As homeowners we often don't know that our requests for certain kinds of trimming are bad for the tree or will give results that we will regret. On the UPCA website there will be extensive information posted to educate us so that we can help maintain the beauty of our trees and neighborhood by doing responsible tree maintenance. We will be knowledgeable about the upkeep of our trees.

THE GALLERY AT UP

The Gallery at UP invites you to submit your art for the January-April show in SKY!!

Deadline for submission of your fine art/fine crafts is January 4, 2023! For information, email deb.vnbrnt@gmail.com.

A Very Happy Halloween in This "HOOD"

Wilton Crescent has always been known as a very social "hood" with ongoing events like Wilton Wednesday monthly get togethers, group restaurant outings and welcoming new residents and informal gatherings around their fountain giving residents the opportunity to socialize and bond.



On October 31st, many of the 24 households attended Wilton's first annual Halloween and Costume Party and, most of the "youngsters" were decked out in Halloween garb. The event was organized by resident social director Jean Richards and her decoration team and delectable vitals were provided by all residents. Participants included two new homeowners Rosemary Chiariello and Brona Fanelle plus longtime resident 90-year old Millie Weber.



UPCAI Board of Directors Meetings

Agenda Activity from the October 20 Board Meeting

PRESENTATIONS, MOTIONS AND APPROVALS

Finance Committee

- 10 neighborhood spend requests approved - 5 from neighborhood reserves and 5 from operating surplus funds.

Infrastructure

Community Entrance Gates Changeover

- Schedule revised due to vendor's heavy backlog
- Camera installation December 12 -19 with no lane changes or closures.
- Vehicle RFID decal installation program will be done in resident driveways January and February
- Decals and operators' installation 1/9 - 1/22 with total closure of back gates for 4 days.

Wilton Crescent Lift Station—Lessons Learned

- Great difficulty in getting emergency generator into the lift station next to the electrical control; lift station flooded with 6" of water
- Took 10 hours vs. previous 2-3 needed to pump down the wet well
- The wet well filled up again in less than 24 hours and on the morning of the third day pumping had to be repeated.
- There was no available time to pump down any other wet wells
- We came within a few hours of totally blocking sewage flow from residences.

Presentation: Status of UP Sewage System & long-term Financial Plan for our Lift Stations through 2025. Actions under considerations are:

- Upgrade the lift stations vehicle access "road" and clearance
- Accelerate the installation of piping modifications for bypass pumper connections on the remaining 6 lift stations
- Continue with system flow analysis to better understand dynamics of sewage flow
- Continue with the planning to overhaul Virginia Water and Kenwood Park lift stations as planned
- Establish a lift station storm plan as part of an overall community hurricane preparation. 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.
- Plan under review to purchase 3 portable bypass pumpers, pumping mods for 6 lift stations, overhaul wet wells in 2 neighborhoods, expand lift stations access "roads"
- Total 2023 expenses: \$395K (\$117k increase in spending above total of 2023, 2024, 2025 budgets).
- Meeting anticipated with irrigation consultant/expert in pumping stations to evaluate prototype Whitebridge program.

Outreach

- Committee now regrouped with 3 new members and finalizing last 2022 event Mayors' Feed the Hungry Program on Nov 22-Dec 6
- Completed 2023 Outreach Plan for University Park

Secretary

- One monthly common area improvement request approved
- S&A Control Sub-Committee draft policy on tear-downs tabled for next meeting
- Records retention document presented
- Motion to accept the (secret) nominations for Volunteer Wall of Fame

Treasurer

- Presentation of portfolio review
- Other Updates

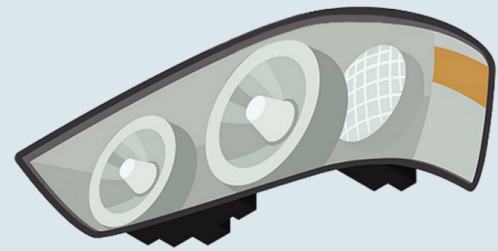
Other Reports

- CCR's/SD's; FPL Line Installation; Sidewalk Repair Program, LMP, Election, CERT, Communications

New Gate System

Operation Headlight

UPCAI Board of Directors approved a complete “change-out” of the three gate systems in University Park in October. This “change-out” requires a new decal to be affixed to your vehicle’s headlight called a radio frequency identification (“RFID”) decal and replaces your current barcode decal.



The installation launch date of the new vehicle RFID decals associated with the upgrade started the beginning of this month with requests to all lot owners to fill out a vehicle form so that your data can be entered into dwellingLIVE before the start of 2023. Then, PBM will begin announced visits to 31 neighborhoods (Henley was the “test drive”) and install up to 2 free decals to your cars’ headlights.

Here's what all residents will do to get ready!

Step 1

Complete and submit the request form designating the two vehicles on which you authorize PBM to place your free decals. [Click here](#) to view the communication schedule for your neighborhood.

Step 2

Adhere to the suggested deadline for your neighborhood.

Step 3

Park the two vehicles you designated on your request form in your driveway on the day specified for your neighborhood to allow PBM to affix the RFID decals to your headlight(s). This process will begin in January and continue into February. An RFID decal installation schedule is being prepared and will be communicated to you in the near future!

Step 4

Please do not remove the barcode decals until you’re advised to do so. They will be deactivated once we’re sure the new system is totally up and running.

Here's what UPCA will do to get ready!

Step 1

Monitor Camera installation by vendor at all three gates currently scheduled to take place *December 12 through December 19 (no lane closures are anticipated at this time).

Step 2

Monitor Gates & RFID laser scanner installations at all three gates scheduled to take place from *January 9 through January 23 (a 4-day closure is anticipated at the back gate)

Step 3

Signs will be displayed at the front and back gates announcing definite installation dates at each gate as we get closer to the time.

Step 4

RFID decals will be affixed by PBM to the headlights of the two vehicles you designated on your request form beginning *January 9 and continuing through February 17. An RFID decal installation schedule is being prepared and we anticipate it will include two 2-hour windows in which PBM will be in each neighborhood. If you miss those windows, there will be two make-up weeks beginning the week of *February 20 and going through March 3, 2023. Vendors, non-resident family members, tenants and lot owners with more than two vehicles will be able to purchase RFID decals for \$15 each, beginning *March 6, 2023.

If you have any specific questions, please direct them to PBM by sending an email to pbm@upcai-fl.com.

*All dates listed are tentative and subject to change
due to weather conditions or any other significant delays!

Women's Club Is Reaching Out with 2022 Programs

The UP Women's Club mission includes providing opportunities to improve the welfare of others through community service activities. The efforts of the UPWC outreach culminated with boarding the Orient Express on December 3rd at the UP Country Club! A tradition for 16 years, the Diamond and Crystal Charity Ball included dinner, dancing, raffles and music. This year, more than 100 attendees boarded the train to support our charities.

The Ways & Means Chair, Jan Doench, personally enjoys the opportunity to raise the funds for the UPWC charities while offering a memorable experience for those in attendance.

The community organizations that are the focus for the Women's Club, and benefit from the Ball among other UPWC efforts throughout the year, include the Bradenton Police

Care Gift Card Program and Hope Family Services.



The Bradenton Police Care initiative provides grocery gift cards to the residents in need and helps serve as a bridge between struggling members of the community and the police department.

Officers use the donated cards for individuals and families who have immediate needs for food and other grocery items. There are many stories shared by the BPD of the recipients which reinforces the need for this outreach program.

According to Assistant Police Chief, Joseph Wiesman, "Rest assured you and your program are making a difference in people's lives."

UPWC enthusiastically supports the Manatee County Project HOPE Family Services. Since 1979, HOPE has been the only facility that provides victims and survivors of domestic violence a safe place in Manatee County. Confidential comprehensive programs and services are at no cost to participants to promote their well-being and give lifesaving services by providing shelter, counseling, safety planning, and danger assessments. HOPE serves over 2000 survivors a year.



Since the founding of the UPWC, more than \$100,000 has been donated to many nonprofits particularly in the areas of education, women's needs and social services.

CERT (Community Emergency Response Team)



No. It's not a Florida lizard nor a reptile and not even a new species of bird!

It's the acronym for **C**ommunity **E**mergency **R**esponse **T**eam and many of your friends and neighbors have been CERT trained and volunteered to help keep us all safe.

Log into the UPCA website ([click here](#)) and read the comprehensive CERT article.

Now is the time to step forward and volunteer to join the CERT team of University Park to assist your community in emergencies.

In-person training will be available in 2023, and there is also an online course available. For more details, contact Gio Cantarella at giocant@gmail.com.

PBM MAIN

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Gate Access Control Supervisor

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General Manager
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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

Peggy Lowndes

Board Director
2022 - 2023

Peter Conway

Board Secretary
2022 - 2024

Pat Thompson

Board Treasurer
2022 - 2024

Janette Gatesy

Board Director
2022 - 2024

Lars Lundholm

Board Director
2022 - 2024

SAVE THE DATE

Most 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
In Person at The Lakeside Room and via Zoom

Finance Committee

Once per quarter
day subject to change
3:30 pm

Ponds Committee

First Thursday every other month
2:00 pm

UPCAI Board of Directors

Third Thursday each month
10:00 am

Infrastructure Committee

Second Thursday each month
2:00 pm

Gates Changeout Reminder

Dec 1-30 Vehicle Forms Returned to PBM
Jan 1-19 Installation of New Gate System
Jan 9-Feb 17 Decals Affixed to Vehicles

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

UPCAI Website

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

dwellingLIVE

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