



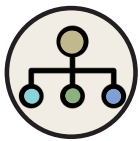
SEPTEMBER 2026
Volume VII | Issue 3
www.upcai-fl.com



THE UNIVERSITY PARK COMMUNITY ASSOCIATION NEWSLETTER

UPtoDATE

INFRASTRUCTURE COMMITTEE



Gatehouse Re-imagining!!

From Eyesore to Icon

Last year, on July 18th, our gatehouse took a significant hit from a U-Haul truck that hit the exit side of the structure. The building was stabilized and the work began to determine whether it could be repaired or had to be torn down and rebuilt. The gatehouse will be rebuilt and depending on the speed of obtaining county permits, we have a tentative schedule for the rebuild - see below.

Thank you to our residents & country club members for your patience during the long and arduous exploratory process. And now we ask you again for your help as we begin to rebuild and “re-imagine” our gatehouse.

Here’s a tentative schedule for the gatehouse rebuild:

- Contract signed with Blu Construction; they have begun ordering materials.

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Gatehouse Re-imagining!!

- Awaiting final drawings from architect for permitting - within 30 days.
- Temporary gatehouse has been reserved with delivery week of 9/28.
- Contract with Shore Power Electric to provide electricity to the temporary structure and expect the necessary permit in one month.
- PBM has been in contact with Aaron Burkett (Manatee County Traffic Operations Division Manager) to discuss traffic control at front and back gates.
- Assessment of entry gate system relocation is being discussed with Action Security (our gates vendor) and proposal being reviewed.
- Once the shell of the building is completed, most of the work will be in the interior.
- In conclusion, construction will begin as soon as we have the required county permits, and it's estimated it will take 3 months.
- PBM will provide weekly progress reports to the HOA Board and community once permits are obtained and work officially begins.



OPT-IN TO VOTE ELECTRONICALLY FOR HOA BOARD MEMBERS

The University Park Community Association (your HOA)
Electronic Voting is Here!

"Vote in HOA elections from the comfort of your home - fast, secure and paper free!"

- Electronic voting saves time, money & trees!
- Faster results - no waiting for mailed ballots!
- Easy - vote on your phone or computer in minutes!
- Greener - reduce paper waste!
- Cost-saving - lower printing & postage costs!

Sign up online today, at upcai.fl.com, or in person at the Business Offices, M-F, 10am-4pm, for a chance to win one of three prizes that include: dinner for two at The Park Grille, a bottle of wine or two beverage cards! Deadline to opt-in to be included in the raffle is October 15, 2026!

SIGN UP TODAY!

**Your vote is secure, confidential and fully compliant with HOA Bylaws and Florida Statutes. You may opt out at any time and return to paper voting if preferred!

2026 TIMELINE FOR ELECTION OF DIRECTORS

EVENT/COMMUNICATION	DATE
Send "Coming Soon" e-blast for upcoming election	09.17.2026
Send first official notice of Annual Member Meeting (AMM) and Call for Candidates	09.29.2026
End Call for Candidates	10.15.2026
Candidates' Forum	10.28.2026
Send second notice of AMM (notice & agenda, ballot & proxy form)	11.02.2026
Start election period	11.03.2026
Ballot & Proxy deadline (end of election period)	11.17.2026 @ 5pm
Conduct AMM & finalize election	11.19.2026



New ALC Standard

Specifies Brown Mulch Across University Park Neighborhoods and Common Areas

The ALC has updated the community standards after approval by the HOA. One change is that only brown mulch is now allowed. All homes should have mulch in their flowerbeds. This change is aimed at ensuring consistency across neighborhoods.



There is currently no formal deadline for complying with this change. Brown mulch will be used in all centrally maintained neighborhoods and common areas this Fall. Residents are asked to use brown mulch in their landscaping whenever they re-mulch their bedding. For clarity, the new guidelines note the following types of mulch are not allowed:

- Melaleuca or Flori-mulch
- Pine bark nuggets
- Colored mulch (other than brown)
- Cocoa mulch (which is toxic to pets)
- Rubber or composite mulch material
- Stone, lava rock or gravel used as mulch



2026 August Update

We are well into the third quarter of 2026, and the results are “in the books.” Our inspection program is entering its second full year with a declining number of violations and very few unresolved issues. The next reinspection schedule is set for October.

The major violations continue to be no surprise—roofs with mold, mailbox and driveway appearance/cleanliness, and landscaping that needs attention. The CE Committee’s goal is to help everyone maintain the pristine appearance of their homes, protecting property values and the enjoyment of all residents. As with everything the CE Committee oversees, situations are tracked in a database. The vast majority of lot owners have been cooperative and understanding, and we consider the program an exceptional success. THANK YOU!

Phase Two of the 2025 Traffic Control Program has been completed, incorporating resident feedback. This resulted in the installation of “Your Speed Is” signs and two more “Slow Vehicles Stay Right” signs. Speed data continues to be tracked, and we are pleased with the increased adherence to the speed limits. More than 80% of drivers are fully compliant—far better than the average speeds recorded in the survey conducted under our previous speed limits. As experts predicted, we increased the speed limit and traffic slowed down.

Road incidents are also being tracked, with feedback consolidated for review. With tens of thousands of vehicles traveling our Park roadways, there have been only four incidents this year: two involving the gatehouse, one involving a golf ball hitting a car, and one single-car accident. We should all congratulate each other on our careful driving.

Front gate access has been strengthened, with additional improvements planned once the new gatehouse is rebuilt.

To better monitor activity at the emergency access gates, we have created a separate database. Solar cameras at the three operating emergency access gates allow us to identify and record every opening and determine ways to reduce unnecessary incidents. We average about five openings per month and, so far this year, there have been no unauthorized entries.



The Investment Committee

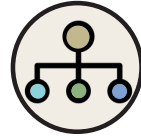
2026 September Update

The UPCA Board established an Investment Committee in the first quarter of 2026. The reason for the new committee was to address the shifting fixed income market and ensure we have the best possible investments, consistent with the Investment Policy.

The committee has recommended, and the Board has approved, a very detailed investment plan. The plan realigns the UPCA portfolio with a sharp focus on managing investment quality, liquidity, duration, and cost. Four fixed-income 'mutual funds,' which had served us well for several years, were liquidated in the period and replaced with specific 'bond ladders' comprised of bonds with 6-to-10-year duration. The 6-to-10-year bond ladder works in concert with an existing 1-to-5-year bond ladder, and cash. The plan also calls for lengthening duration (reinvesting maturing bonds in the 1-to-5-year ladder into the 6-to-10-year positions) to take advantage of the higher interest rate environment.

With guidance from our advisers, Merrill Lynch, and PIMCO, along with input from our committee, UPCA's portfolio is well positioned.

The time and talent of those volunteering to serve on the Investment Committee is sincerely appreciated.



Coming Soon: A Redo of the Rotunda

We asked. You answered - 821 residents/homeowners completed the May online questionnaire about "What to Do? What to Do?" with this area.

As a result of your thoughtful input, our historic Rotunda, along with its partner Pergola, will continue to be a stand-out feature at the back of the Park for everyone to visit and enjoy.

Thanks to the efforts of many, we have located a construction company that will handle this challenging Open-Air Dome project for your Infrastructure Committee.



It will include:

- removal of the dome tiles to expose the tubular steel structure;
- waterproofing columns to prevent rusting of the internal steel structures;
- power washing and painting the tubular steel dome, eight columns, stairwell, Pergola railings, and the foundation slab; and
- minimal landscape changes.

Once the construction project is completed using the Rotunda reserves budget on hand, we will review how we can further beautify the area with benches, fountains on steps, ADA access and a more botanical garden look.

The community can follow the Rotunda Redo as we provide periodic pictures of the construction project. Or you can visit the site on your own.



Help Keep Our Pond Banks Beautiful!

University Park is home to 49 man-made ponds with nearly 13 miles of shoreline, much of it bordering our backyards. These ponds are one of our community's most attractive features, and there are several simple things each of us can do to help keep them healthy and beautiful.

1. Maintain and Trim Excessively Tall Shoreline Vegetation

Request your landscape contractor cut back the tall vegetation growing along the pond banks and maintain it at a height of no more than 12 to 18 inches. Much of this vegetation consists of invasive plants that become unsightly when allowed to grow unchecked. Have them be particularly aggressive at removal of Brazilian Pepper Trees and Dog Fennel. It spreads very quickly. Responsibility for shoreline maintenance is divided between two contractors:

- Our vendor, **Beautiful Ponds**, maintains vegetation from the high-water line down to the water's surface.
- Your neighborhood or individual landscape contractor is responsible for maintaining vegetation above the high-water line and into your yard.



Ugly tall vegetation should be cut back and/or trimmed down!

When trimming excessively tall shoreline vegetation, ask your contractor to blow or rake the cuttings away from the pond, not into it. As the clippings decompose in the water, they release nutrients that promote algae growth while shoreline vegetation is important because its root system helps stabilize the banks and reduce erosion caused by wave action. There is no benefit to allowing it to grow excessively tall. Keeping it trimmed creates a much more attractive shoreline while preserving its erosion-control benefits.

2. Establish a "No-Mow Zone"

Request your landscape contractor establish a 3-foot-wide no-mow zone along the top of the pond bank. Instead of mowing this area with heavy equipment, it should be maintained with hand trimmers at a height of 12 to 18 inches. During the summer growing season, this area should be trimmed approximately every other week. During the winter months, monthly trimming is generally sufficient.



Beautiful "No Mow Zone"

A no-mow zone delivers these key benefits:

- Prevents lawn mowers, which weigh over 1,000 pounds, from compacting the soil and gradually pushing it into the pond. Every inch of erosion means a little more of your valuable property is being lost in the pond.
- And it acts as a natural buffer that captures fertilizer, grass clippings, and other nutrients

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Help Keep Our Pond Banks Beautiful!

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before they wash into the pond. Reducing nutrient runoff helps limit algae growth and decreases the amount of algacide Beautiful Ponds must use.

3. Working Together

If you live in a privately maintained neighborhood, please ask your own landscape contractor to follow these guidelines.

Those in landscape-maintained neighborhoods, ask your Neighborhood Chair to insist the landscape contractors adopt these practices throughout the neighborhood.

By taking these 3 simple steps, we can all help protect our shorelines, improve the appearance of our ponds, reduce erosion, and support healthier aquatic ecosystems.

Let's all do our part to Keep our Pond Banks Beautiful!



COMMUNICATIONS & PR COMMITTEE



New Kid on the Block

The Communications & PR Committee is going through first year growing pains as we identify the best way to support our HOA Board and its committees with its communication needs for the community.

Our members are Wendy Grady, Jan Wyatt, Renee DeLeo, Jennifer Everingham and board liaison Peggy Lowndes. Sadly, we lost original member Barbara Mulvihill as she downsized and left the Park. Her contributions and insights will be missed. If any resident has interest to join us as we set up how to “talk” to our community, please send a note to Jennifer at jevingham@upcai-fl.com. Better yet, tune in to our

monthly Zoom meeting on the 1st Wednesday of each month at 12:30.

The most important project for this year is the redesign of our current UPCA website. Our overriding objective is to make the site more resident/user friendly and accessible so that it becomes the “go to” vehicle to read or download all HOA news and views. Projected timeline for the completion is now scheduled for December and once introduced there will be online and in person seminars scheduled.

Our **UP to Date** quarterly community newsletter

supplemented by **UP to Date** Snapshot is still going strong. However, we encourage our residents to tell us what they would like to learn more about. You give us the topic and we’ll do the writing.

A publication titled “Stroll University Park” has been mailed to our homeowners for several months. We want to be clear that this magazine is not associated with or endorsed by UPCA or UPCC (University Park Country Club) in any way and they have been advised by our trademark lawyers to refrain from making unauthorized and misleading use of UPCA and UPCC trademarks and photos.

Coming Soon!



Thanksgiving Fund Drive

NOVEMBER 1 – NOVEMBER 20, 2026

Dear UPCA Residents and UPCC Members,

We are happy to announce that University Park is once again participating in the Mayors' Feed the Hungry Drive to help those less fortunate. When our HOA Outreach Committee was disbanded 3 years ago, one local charity your Board continued to support was MFTH program with a yearly donation on behalf of its residents. University Park was one of the founding members of this prestigious organization in 1987 and has been a benefactor ever since.

MFTH will be holding their first large food drive since COVID in 2019 since so many of the area's hungry and less fortunate families, children, the elderly and our veterans are unable to purchase groceries and holiday food as they experience tough economic times.

As Thanksgiving holiday approaches, help supplement the UPCA annual gift with your donation online or by mail for this important holiday food drive to fill up their food banks in both Manatee and Sarasota counties that are running low on both food and funds. Please note we are not accepting any food donations only monetary donations.

Double your donation dollars!

We will again be pairing up with the Louis and Gloria Flanzer Philanthropic Trust which will match our University Park donations dollar for dollar.

All donations \$5 to \$500 will be matched 1:1 per month up to \$3,000 per year and are tax deductible.

TOGETHER WE CAN MAKE A DIFFERENCE

- 1. GO TO FLANZERTRUST.ORG AND SELECT DONATE NOW**
Enter the required information
Click "choose your recipient" and select MAYORS' FEED THE HUNGRY
- 2. BY CHECK, MADE OUT TO MAYORS' FEED THE HUNGRY**
Mail your check to: P.O. BOX 1992, Sarasota, FL, 34230
OR DROP YOUR CHECK OFF TO
the UPCA Business Offices or UPCC Administration Office



The Mayors' Feed the Hungry Program was founded in 1987 and includes the endorsements of the Mayors of Bradenton, Bradenton Beach, Anna Maria, Longboat Key, Palmetto, Venice, Holmes Beach, and North Port, along with County Commission Chairs from Sarasota and Manatee Counties. The program is an all-volunteer organization and does not pay for office or storage spaces. For more information on Mayors' Feed the Hungry 501(c)(3) charity please visit www.mayorsfeedthehungry.org.

The Flanzer Philanthropic Trust is a not for profit, 501(c)(3) organization. More information can be found at: flanzertrust.org.

Presented by the University Park Community Association
& University Park Country Club





DEPUTY TOM KACZMAREK RETURNS!

TUESDAY | OCTOBER 6

3:00-4:30 PM
LAKE SIDE ROOM

**Join us for this safety presentation and learn
how to avoid getting "scammed"
due to AI-created materials!**

**Followed by a Q&A Session with our favorite
Deputy from Manatee County Sheriff's Office.**

**FOR RESERVATIONS
CONTACT DANA CUTALO**
dcutalo@universitypark-fl.com

**ALTHOUGH THIS IS A COMPLIMENTARY EVENT,
YOU MUST RESERVE YOUR SPOT AS SEATING IS LIMITED.**



Did You Know?

You Can Be a HERO!



The UP-CERT has created a new brochure to hand out to residents who may be interested in serving on the team. Please click [HERE](#) if you would like to view the brochure.

As a preview, here are 3 Q&A's that answer basic questions about the UP-CERT.

Q. When was it organized and why?

A. Twenty years ago (2006); and to provide medical needs following a disaster before the arrival of professional first responders to University Park. Today, our CERT has morphed into an all-volunteer team of 46 members who also educate residents to foster a culture of preparedness throughout our community not only during a disaster but every day in their homes.

Q. Why would I consider joining and what's the time commitment?

A. To help protect your family and community, learn lifesaving skills, gain confidence during an emergency and meet more of your neighbors; and the commitments include attending optional occasional drills and information meetings as they are scheduled.

Q. What are some of the topics and areas I will learn about?

A. Disaster preparedness, fire safety, first aid, search & rescue techniques, and understanding terror awareness.

CERT is currently in a very focused "Recruiting & Training" mode. Won't you think about joining us?

For additional information contact info.up.cert@gmail.com or visit the CERT page on the UPCA website, <https://www.upcai-fl.com/cert/CERT>.

Volunteers always needed!



NEWS YOU CAN USE

quarterly district & club news update

The University Park Recreation District (UPRD) would like to share several important updates with residents and members:

Bond Validation and Financing Completed

Following the Florida Supreme Court's affirmation of the Series 2026 Bond validation (formerly the Series 2024 Bonds) and denial of the motion for rehearing, the District successfully completed the financing transaction.

The transaction generated approximately \$21.27 million, including the bond premium. After repayment of the 2024 Bond Anticipation Note, funding of the required debt-service reserve, and payment of issuance expenses, approximately \$15.37 million was deposited into the Project Fund for approved capital improvements.

TRIM Notice and Assessment Clarification

The TRIM notices mailed by Manatee County reflected proposed assessment amounts based on the financing options under consideration at that time. Because the Series 2026 Bond financing was completed within the required timeframe, the larger one-time assessment associated with the short-term financing will not appear on this year's property tax bills.

The final tax bills will include only the existing 2019 Bond assessment and the new 2026 Bond assessment. Manatee County will not issue revised TRIM notices because those notices contain proposed estimates; the final assessments will appear on property tax bills issued later this year.

Capital Improvement Planning Moves Forward

With financing complete, the District can move forward with its approved capital improvement program. Current priorities include renovating and expanding the kitchen and continuing to evaluate modernization of the wellness and fitness facilities. Project scopes, costs, sequencing, and anticipated timelines will be shared as planning progresses and decisions are made by the Board.

Community Feedback Shapes Strategic Planning

More than 900 members completed the Member Pulse Survey conducted by Strategic Club Solutions (SCS) following several member focus groups and a resident non-member focus group. SCS is analyzing this feedback to help guide a long-term strategic plan for University Park Country Club.

The Board of Supervisors and select committee members will participate in a strategic-planning retreat workshop on October 13, 2026, in the Lakeside Dining Room.

Club Leadership Updates

Joseph "Joey" Rassett joined University Park as Interim General Manager in July, bringing extensive private-club leadership experience from River Strand Golf & Country Club and Palm Aire Country Club. He is providing operational leadership and continuity as University Park advances its strategic and capital initiatives.

Renze Berg joined University Park as Property & Facilities Director in August. With approximately 30 years of experience in golf-course operations, facilities management, renovation planning, and budget oversight, he will play an important role in advancing capital projects and maintaining the Club's facilities.

Fiscal Year 2027 Budgets Adopted

The Board adopted the District's General Fund, Enterprise Fund, and Debt Service Fund budgets for Fiscal Year 2026-2027. The Debt Service Fund reflects the completed bond financing and related annual obligations.

Future Community Engagement

Additional opportunities for residents and members to learn about District finances, projects, and future initiatives may include town halls, informational meetings, and other community updates.

To receive UPRD updates directly, be sure to [opt in](#) to the District's email list at universityparkrd.com. Residents and members are not automatically subscribed to UPRD emails, and the District's communications are separate from University Park Country Club and UPCA emails.

Additional details will be shared if and when these events are formally scheduled.

PBM MAIN

941-355-3888

Patrick Bell

Landscape Manager
Ext. 194
pbell@upcai-fl.com

Renee DeLeo

Community Association Manager
Ext. 107
rdeleo@upcai-fl.com

Jennifer Everingham

Assistant Board Secretary/
Neighborhood Committee Liaison
Ext. 233
jevingham@upcai-fl.com

Amanda Goodhue

Staff Accountant
Ext. 244
agoodhue@upcai-fl.com

Nicole Hird

Administrative Assistant
Ext. 105
nhird@upcai-fl.com

Janice Kemper

Administrative Assistant
Ext. 106
jkemper@upcai-fl.com

Beverly Latine

UPCAI Controller
Ext. 261
blatine@upcai-fl.com

Dava Reyes

Administrative Assistant
Ext. 104
dreyes@upcai-fl.com

Fidel Villegas

Infrastructure Systems Manager
Ext. 263
fvillegas@upcai-fl.com

Receptionist

Ext. 103

Gate Lead Supervisor

Ext. 256

Joey Rasset

Interim General Manager
Ext. 226
jrasset@universitypark-fl.com

Renze Berg

Director of Property and Facilities
Ext. 249
rberg@universitypark-fl.com

Park Boulevard Management Offices
are located in the
UPCAI Business Offices
just before the gatehouse at
8301 The Park Boulevard.
Their hours of operation are:
Monday - Friday
9:00 a.m. - 4:00 p.m.

UPCAI Board of Directors

Tom Christopher

Board President
2025 - 2027

Janette Gatesy

Board Secretary
2024 - 2026

Robert Grady

Board Director
2024 - 2026

Bill Lockhorn

Board Vice President
2025 - 2027

Peggy Lowndes

Board Director
2025 - 2027

Lars Lundholm

Board Director
2024 - 2026

Pat Thompson

Board Treasurer
2024 - 2026

SAVE THE DATE

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

**Architecture & Landscape
Committee**

Every other Friday
9:00 a.m.

CERT

Second Tuesday every other month
2:00 p.m.

Chair Council

Second Monday each month
4:00 p.m.

Communications & PR Committee

First Wednesday every other month
12:30 p.m.

**Compliance & Enforcement
Committee**

Last Thursday every third month
3:00 p.m.

Finance Committee

Second or third Tuesday each month
3:30 p.m.

Ponds Committee

First Thursday every other month
2:00 p.m.

UPCAI Board of Directors

Third Thursday each month
10:00 a.m.

Infrastructure Committee

Second Thursday each month
2:00 p.m.

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

UPCAI Website

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

Gate Access Website, dwellingLIVE

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