

CDD Board Meeting Summary

August 28, 2019

- A Public Hearing was held to adopt the FY 2020 CDD Budget. Director Lauren Kessler presented the final version of the UP CDD Budget for 2020, reducing the original High Water Mark Budget quoted in the trim notices by over \$27K, to arrive at a final approved budget amount that actually reduced last year's assessments by just under 1%.
- Director Frank Ingrassia noted that the Reserves Study of 2018 raised the reserve requirements considerably, and that we are tracking our usage to see if we can reduce Reserves starting in the 2021 Fiscal Year (next year).
- The budget was unanimously ratified and approved by the Board, as was the use of the Manatee County Tax Office to collect our "non ad valorem" assessments.
- Ms. Kessler also explained the Debt service, and the person to contact at Inframark if you wish to pay off your Bond Debt, thereby reducing your taxes going forward.
- The new Post Card format for "Who to Call" at UP (HOA, CDD) was presented by Director Tami Cashi, and was approved to go to the printer and be distributed to all home owners. The HOA and CDD contacts include both phone numbers and email addresses.
- A rundown of the current Work Items List followed:
 - Street lights (a reserve item) replacement and dusk to dawn activation was approved for monuments and main lighting inside UP
 - Curb Cap on Indigo Ridge – best way to proceed under study by vendor

- Fence on Honore towards Firehouse... H&Y needs to come back and shore up connection
- Concrete Fence on Nature Trail, near I-75 –Sarasota Home Care will assess repairs
- Jasmine along fence were gaps exist (for privacy) – Director Armand Houze will work with TLC to fill in gaps along fencing
- Engineer developing a plan to address periodic clean out of Weirs and Outfalls, several currently blocked from growth of brush
- Gate Arms/Lighting under study by David Wenck, new Field Services Manager for Inframark
- Swing Gate Timing (handyman Doug P. will attempt to fix timer, else call out Action Gates)
- Finial Fence/pole tops for no parking signs vendor located by Director Lauren Kessler, info to Inframark for purchase
- Painting of Swing Gate housings (handyman Doug P.)
- Pot Hole on Drayton Circle is under repair by Site Masters (Tim Cooney)
- Decorating Elves will get us on schedule for holidays, but we will also continue to look for alternative vendors.
- Director Ernst Ruppert will work with CEC this week to repair the two outstanding pump issues
- Manatee Property Appraiser required Non-Disclosure document signed and hand delivered to the County

- American Disabilities Act (ADA) compliance has already cost several CDDs and HOAs money via lawsuits filed for noncompliance – approval to proceed with Campus Suites proposal to take over website management and make everything ADA-compliant. Inframark already has ADA-compliant PDF generation tool for most documents.
- Approval of new contract for new Inframark Field Services Manager will be approved by each Director and then signed by chair if majority are in agreement. One week to send votes to Inframark Manager Bob Nanni.

Frank Ingrassia

UP Chair

8/28/19