

UNIVERSITY ESTATES PROPERTY OWNERS ASSOCIATION, INC.
SPECIAL BOARD OF DIRECTORS MEETING
7:00 P.M. WEDNESDAY, FEBRUARY 4, 2009
EAST LAKE ELEMENTARY SCHOOL MEDIA CENTER
3971 NORTH TANNER ROAD, ORLANDO, FLORIDA 32826

AGENDA

1. Approve Minutes for January 22nd Board Meeting
2. Manager's report
 - Taylor & Carls response to Bylaws Amendment 5
 - Collection procedures
 - Foreclosures
 - Evictions
 - Enforcement: Lots 10, 11, 39, 44, 53, 101, 110, 118, 124, 178
 - Late fees imposed by previous Board(s)
 - Resolution of Progress Energy "nine poles & nine lights" issue
 - Liability concerns for homeowners maintaining Common Area
 - Status of Tax Exempt Certificate(s)
 - Financial Statements
 - Orange County Utilities - Water / Sewer accounts
3. Landscape Committee report
 - Allocate responsibility for irrigation system maintenance
 - New map(s) to locate valves / Valve marking
 - Maintenance for foreclosures
 - Trim palm trees around Clubhouse
 - Trim oak trees before hurricane season
 - Progress Energy tree trimming responsibilities
 - M.S.B.U. projects / Discussion of Carp placement in lakes
4. Maintenance Committee report
 - County as-built plans
 - Pressure-cleaning sidewalks & all gutters
 - Brick-wall cleaning & repairs / Vine removal / Access to Lots
 - Termite treatment & termite bond
 - Drive-up bulletin board
 - Status of backflow valve replacement/repair
 - Fence adjacent to Remington Park
 - Repair tennis court fence
 - Replace basketball net
 - Repair / replace fountain at Tot Lot
 - Tanner Road fence painting schedule
5. Finance Committee report
 - Revise irrigation account(s) in operating budget
 - Allocate 2008 interest to Reserve Accounts
 - Provide Reserve Accounts for Repairs & Replacement of Clubhouse & Gazebo
 - Amend previous Board decision for single signature check-writing authority
 - MSBU budget, expenditures, & accounting
 - Collection procedures
6. Community Security Committee Report
 - Discussion of private security company
7. Community Affairs Committee report
8. Design Review Committee report
9. Adjournment

This is a business meeting of the Board of Directors of University Estates Property Owners Association, Inc. It is not a meeting of the Members of the Association. Members may speak for three (3) minutes on agenda items but only if they have notified the Secretary in advance of the call to order. There will be no open forum. Any Member wishing to add an agenda item must petition the Board fourteen (14) days in advance of the meeting to allow the Board to research the question or suggestion.