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**SUN CITY CENTER WEST MASTER ASSOCIATION, INC.**  
1902 Clubhouse Drive, Suite C  
Sun City Center, Florida 33573

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**Master Association Board of Directors Organizational Meeting Minutes**

DATE: Wednesday November 18, 2020

TIME: 12:00 pm

Location: Zoom Meeting

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**I. Opening**

- 12 a. Call to order at 12:06 PM  
13 b. Quorum Was Established  
14 c. All Board members were present.

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**II. Minutes**

17 The November 19<sup>th</sup>, 2019 Draft Organizational Meeting Minutes were approved.  
18

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**III. Special Business, Election of Officers**

- 20 a. Forrest Davis nominated Jim Argiro to the position of President. The motion was  
21 seconded by Les Raba and the motion carried unanimously.  
22 b. Jim Argiro nominated Robin Cole to the position of Vice President. The motion was  
23 seconded by Chris Robinson and the motion carried unanimously.  
24 c. Jim Argiro nominated Forrest Davis to the position of Treasurer. The motion was  
25 seconded by Chris Robinson and the motion carried unanimously.  
26 d. Jim Argiro nominated Chris Robinson to the position of Secretary. The motion was  
27 seconded by Forrest Davis and the motion carried unanimously.  
28 e. Jim Argiro stated that Les Raba will remain in the position of Director  
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**IV. Other Business**

- 31 a. Bank Resolutions –Authorized Signatures are President, Vice President and Treasurer.  
32 b. Registered Agent – Steve Mezer remains as agent.  
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**V. Adjournment**

35 Meeting adjourned at 12.10 PM.  
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39 Cathy Lombardo, Administrative Assistant



40 David Wetmore, Secretary

1                   **SUN CITY CENTER WEST MASTER ASSOCIATION, INC.**  
2                   **Annual Membership Meeting**  
3                   **NOVEMBER 18, 2020 at 9:30 AM**  
4                   **Location, Electronic Via Zoom**  
5                   **Purpose: To elect officers**  
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7   **I. Opening**

8    **A. Call to Order** by President Maguire at 9:30 a.m. in the 20/20 Building, North  
9       Forum, Sun City Center, FL.

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11   **B. Quorum present:** Associations were called with 60.53% in attendance. Also  
12       present: President Maguire, Treasurer Davis, Vice President Argiro, Director  
13       Raba and Secretary Haggerty.

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15   **II. Reports:**

16    **A.** Treasurer Davis delivered the treasurer's report.

17    **B.** Shawna Deiluo delivered the manager's report.

18    **C.** President Maguire delivered the President's report  
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20  
21   **III. Minutes** – Steve Maguire called a motion to approve the minutes of the  
22       November 13, 2019 Annual Membership Meeting. Motion was seconded by Jim  
23       Argiro and carried unanimously.  
24

25  
26   **IV. Vote to approve proposed Amended Articles and Bylaws changes:** James  
27       Argiro moved to amend the articles and bylaw changes. Steve Maquire seconded.  
28       # in favor 32,       # opposed 34. Motion was defeated.  
29

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31   **V. Election Results           #Votes**

32  
33       Cole, Robin               60

34       Robinson, Chris         53

35       Haggerty, James         35

36       Wetmore, David           33  
37

38   **VI. Open Forum**

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40   **VII. Adjournment:** There being no further business, the meeting adjourned at  
41       11:35 a.m. - November 18, 2020.  
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43  
44   Cathy Lombardo, Administrative Assistant



45                   David Wetmore, Secretary

1                                   **SUN CITY CENTER WEST MASTER ASSOCIATION, INC.**  
2   **Membership Meeting**  
3   **May 25, 2021 at 2:00 PM**  
4                                   **Purpose: Voting - Articles and Bylaws Amendments**  
5                                   **Location: Veterans Theatre KPNCH**  
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10 **I. Opening**

11 **A. Call to Order** by President Argiro at 2:00 p.m. in the Veterans Theatre, Sun  
12 City Center, FL.  
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14 **B. Quorum present:** Associations were called with 75.4% in attendance. Also  
15 present: President Argiro, Director Raba and Secretary Robinson.  
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17

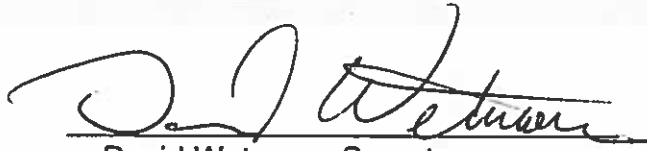
18 **II. Vote to approve proposed Amended Articles and Bylaws changes:** James  
19 Argiro moved to amend the articles and bylaw changes. Chris Robinson seconded  
20 the motion. There were discussions by Jim Argiro, Chris Robinson, Vicki Ryan,  
21 Darlene Glass, Jayne Nardin, and Rich Resnick. The motion carried with 73% in  
22 favor and 26% opposed.  
23  
24

25 **III. Open Forum:**

26 Members voiced concerns regarding; Master Documents, Committees, FSR Law  
27 Suit, Irrigation, Ponds, UpKeep, Dog Park, Cyber Café, Ponds, and Landscaping.  
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30 **IV. Adjournment:** There being no further business, the meeting adjourned at  
31 03:28 p.m. – May 25, 2021.  
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36 Kathy Crawley, Administrative Assistant

  
37 **David Wetmore, Secretary**  
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