

IN FOCUS & ON POINT

With The Kings Point Master Association

SEPTEMBER 2020



Welcome to the First Edition of In Focus & On Point with the Kings Point Master Association. This news letter is being established to keep members and unit owners up to date and informed on Board news, community projects, reminders and other important information pertaining to the Master Association. Since this is the first edition, this issue will be covering the happenings over the past few months. Going forward, this newsletter will be published and distributed monthly. Happy reading!

The Too Wet/Too Dry Solution Is Here And Underway



As we mentioned last month, in effort to end the finger pointing and arguing over the responsibility of too wet / too dry, the Master Association has stepped up to plate and the solution we have provided to this long standing issue is well underway.

Floralawn has been conducting audits to identify the design deficiencies and has already begun providing reports and proposed solutions to these issues for the Associations they have completed so far.

The Master Association will be holding a Town Hall Meeting via Zoom on September 9th to discuss the preliminary reports that we have received and as well as the possibility of some very promising grant options that we have researched through Hillsborough County and SWFWMD.

OUR TEAM HAS GROWN!

Meet the New Master Association Team Members



Cathy Lombardo
Administrative Assistant

Cathy recently moved to the area from New Jersey. She has a plethora of administrative experience including working with the Middlesex County School



Gary Nelson
Infrastructure Operations

Gary is returning to Kings Point after working with the developer, WCI, as the VP of Planning & Development for over 20 years. He will be helping



Laura Papp
Administrative Support

Laura comes to us with irrigation field experience and is currently working part time with the Master Association as she continues to pursue a

Paving Season Is Upon Us



We will begin paving for 2020 on 9/8/20. Paving trucks and equipment will be entering and leaving through the back gate throughout the project and message boards will be placed at the front gate as well as the area being paved to keep you informed of the schedule. A complete schedule of the roads is outlined below and a downloadable version including maps can be obtained by [Clicking Here.](#)

Preliminary Milling and Paving Dates 2020

Date	Weekday	To Be Milled	To Be Paved
9/8/2020	Tuesday	Gainesborough Lane/Loop	
9/9/2020	Wednesday	Greenhaven Drive	Gainesborough Lane/Loop
9/10/2020	Thursday	Granthem Ct Grenoble Place Glendower Cir	Greenhaven Drive
9/11/2020	Friday		Granthem Ct Grenoble Place Glendower Cir
9/14/2020	Monday	Lancaster Dr (North End) Inwood Dr (Lancaster I)	
9/15/2020	Tuesday	Lancaster Dr (Center) Lamdin Dr Langley (Between Lancasters)	Lancaster Dr (North End) Inwood Dr (Lancaster I)
9/16/2020	Wednesday	Lancaster Dr (South) Larkin Dr Langley (Kings to Lancaster)	Lancaster Dr (Center) Lamdin Dr Langley (Between Lancasters)
9/17/2020	Thursday	Leland Dr (West side)	Lancaster Dr (South) Larkin Dr Langley (Kings to Lancaster)
9/18/2020	Friday		Leland Dr (West side)
9/21/2020	Monday	Leland Dr. (East side) Latham Ln Layton Ct	
9/22/2020	Tuesday	Peterborough Ct Siefeld Greens Dr (Portsmouth)	Leland Dr. (East side) Latham Ln Layton Ct
9/23/2020	Wednesday	Nicene Ct Old Nantucket Ct	Peterborough Ct Siefeld Greens Dr (Portsmouth)
9/24/2020	Thursday	Fairway Greens	Nicene Ct Old Nantucket Ct
9/25/2020	Friday		Fairway Greens
9/28/2020	Monday	Corinth Greens Dr. (Devonshire)	
9/29/2020	Tuesday	Huntington Greens Dr. Gladstone Pl	Corinth Greens Dr. (Devonshire)



All About Drains

With the rainy season upon us it is more important than ever that our storm drains are maintained and functioning. The following drain repairs were made over the past few months....

60" Pipe Replacement
End of Gloucester Blvd.

Unplugged Drain Box
Hammersmith & Hawkhurst

Drain Box Repair
1912 Acaida Greens

Drain Repair
Hammersmith & Locksley

Underdrain Repair
Near Falcon Watch

Drain Repair
Dorchester D

Replaced Manhole Cover
Acaida & Worthington Greens

Grate Replacement
2336 Glenmore Circle

Grate Replacement
Behind Hereford Drive

Catch Basin Maintenance
Lancaster 3





Teco has finally brought power to the four post lights (2 on each side) and lighting along the path of the Canterbury Golf Cart Bridge.

Landscape Report

Vilmont/Kings Greens

Installed 2 ligustrum trees and 1 bottle brush tree, removed one dead queen palm

Kings Green

Fertilized queen palms

Kings Extension

Removed dead sable palm

Kings Blvd/Falcon Watch

Cleaned moss that was overtaking crape myrtle tree

Nottingham Flowerbed

Removed dead queen palm

Kings Ext. at Roundabout

Remove dead queen palm

Front Gate

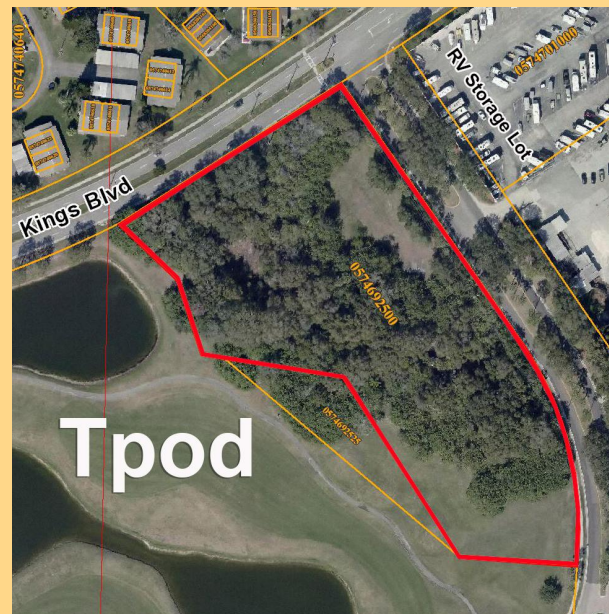
Arbor Jet Systemic Insect Control to Bismarckia Nobilis Palms

Front Gate

Removed 2 dead Ligustrums

Pond 22

Removed cypress tree that was struck by lightning



Finally, the Developer Is Gone!

Although the developer left in 2015, they were hanging on to one last parcel in the Kings Point Community known as the Tpod. The Tpod is located on Kings Blvd across from the RV Storage lot. In March, Minto executed a quitclaim deed transferring the Tpod to the Master Association. No taxes, fees or other costs were involved in this transaction. There are currently no plans for this parcel at this time.



Engineering Study in Full Swing

Golf Course/Manchester 2

Installed crushed stone on golf cart path and added sod around the storm grate

Front Gate and other Master Parcels

Annuals will be installed within the next few weeks

Our engineering firm, Stantec, is continuing to work diligently towards providing us with a proposed 5 year plan for infrastructure repairs and maintenance. Weekly meetings are currently being held between 3 Stantec engineers and the Master Association's General Manager, Shawna Deiulio and Gary Nelson who is working with us on Infrastructure Operation.

Additionally, a traffic study on the Clubhouse Drive/Kings Blvd intersection has been completed. The Master Board is reviewing the report and will make a decision on how to proceed soon.

Striping Project Completed



All of the main roads in Kings Point were recently striped. This included skip and solid lines, 15 MPH and slow stencils, stop bars and crosswalks. Newpoint Loop was striped with double yellow lines and is now a no passing zone.

Sidewalk Maintenance



Sidewalks are pressure washed quarterly. The next cycle will start in October. Deficiencies are also reported quarterly and repairs are completed upon receipt. Approximately ten sidewalk repairs were completed after the last cycle.

Miscellaneous Repairs



We have made 4 stop sign repairs, replaced 2 street signs, filled numerous potholes throughout the community and replaced 10 benches along Kings Blvd. Benches will continue to be replaced over the next few months.

MEET YOUR IRRIGATION MAINTENANCE TEAM



Integrated Irrigation Services

IIS has been handling our irrigation maintenance and offsite repairs since June 1st. The feedback we have received from residents so far has been nothing but positive. Their inspections and reports have been thorough and their response time to Upkeep repairs has averaged between 24-48 hours.

Since June, over 500 Upkeep tickets have been addressed, numerous valves have been replaced and several mainline breaks throughout the property have been repaired. They have also tackled replacing a 7.5hp pump, 2 major wiring projects and replaced a discharge line in Oakley Green.

LAKE MAINTENANCE UPDATE



All Master Association ponds are inspected once a month by Solitude Lake Management and treated for algae and other issues as needed. After a recent ride around with the Master and Solitude, it was reported that the ponds are healthy, in good shape and levels are normal for this time of year.

****Pond Committee Meetings Resuming Soon****

If you are interested in joining the committee please email master@kpmaster.com

Hurricane Season Is Here

Disaster Radio Service



The Master Association has signed a Storm Clean Up Plan with our landscaper, Brightview. This plan assures us that they are here in the community and assessing the property immediately once the storm passes. They will address issues, prioritizing safety first, starting with clearing the roadways. All debris will be placed at the temporary staging site [located here](#) and hauled away once everything is cleared.



The KP Amateur Radio Club is using inexpensive two-way radios to promote emergency communications for Kings Point residents during outages. Radio cost is about \$15. For more information visit kparc.org or email ecom@kparc.org.

Helpful Links

[Annual Disaster Planning Guide](#)

[Emergency Shelters](#)

[Pet Disaster Planning](#)

Labor Day Observance



This Labor Day, stop and smell the barbecue. Relax by the pool, and enjoy the last days of summer with those who motivate you to give your best all the time. Enjoy your weekend and have a Happy Labor Day!

Please note that the Master Association Office will be closed on Monday, September 7th in observance of Labor Day. If you have an emergency during this time please contact FirstService's emergency line at 813-642-8990.

UPCOMING MEETINGS

September 9th @ 9:30 am

Topic: Irrigation

September 16th @ 9:30 am

Topic: Budget

We're Listening To You!

The Master Association values your input and wants to hear from you. Please send suggestions and feedback to

feedback@kpmaster.com

September 23rd @ 9:30 am

Topic: Bylaw changes

Zoom Invitations will be sent for these upcoming meetings soon. Be sure to check your inbox!



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