1	1/2	SUN CITY CENTER WEST MASTER ASSOCIATION, INC.
2		Board of Directors Meeting Minutes
3		Tuesday, April 12th, 2022, at 9:30 AM
4		Location: Veterans Theater - KPNCH
5		
6	Roll Call: F	President Jim Haggerty, Treasurer Jayne Nardin, Vice President Chris
7		Director Les Raba, Director Forrest Davis, and Director George Cardelli were
S	present. Se	ecretary David Wetmore was absent. A quorum was established.
9		
10	Call to Orde	er: President Haggerty called the meeting to order at 9:30 am.
11	8.02	
12	Minutes:	
13	Mayo	h o coop Mantau Association Doord of Discotors Manting
14	• <u>Iviarc</u>	h 9. 2022. Master Association Board of Directors Meeting
15 16	0	President Haggerty moved to approve the March 9, 2022, Master
17	U	Association Board of Directors Meeting Minutes. The Motion was
18		seconded by Les Raba. The Motion passed.
19		seconded by Les Flaba. The Motion passed.
20	• Repo	orts
21		
22	0	Manager's Report, Shawna Deiulio
23	0	
24		
25	 New 	<u>Business</u>
26		
27	0	President Jim Haggerty moved to postpone the Treasurer's report to
28		May's Board Meeting. Motion was seconded by Director Forrest Davis.
29		Motion passed.
30	0	President Jim Haggerty moved to elect David Wetmore, Chris Robinson,
31		and Paul Grossman to the SCCW Master Association SEC Committee.
32		Motion was seconded by Treasurer Jayne Nardin. The Motion passed.
33 34	0	33-17
35		Agreement with ITS for \$10,580.00. The motion was seconded by Director Les Raba. The Motion passed.
36	0	President Jim Haggerty moved to approve the Financial Audit with Tony
37	95	Gregory, CPA for \$9,700.00. The motion was seconded by Director
38		Forrest Davis. The Motion passed.
39	0	President Jim Haggerty moved to approve the Insurance renewal package
40		for \$255,354.81. The motion was seconded by Chris Robinson. The
41		Motion passed.
42	0	President Jim Haggerty moved to ratify approval of the Precision Pump
43		retrofit on the upper 75 hp pump station for \$15,525.00. The motion was
44		seconded by Director George Cordelli. The Motion passed.
45	0	President Jim Haggerty moved to ratify approval of storm drain repair in
46		Princeton by Global Engineering for \$17,989.63. The motion was
47		seconded by Vice President Chris Robinson. The Motion passed.

o President Jim Haggerty moved to ratify approval of Thermoplastic Striping with AKCA \$12,170.00. The motion was seconded by Treasurer Jayne Nardin. The Motion passed. o President Jim Haggerty moved to ratify approval of the drilling a new recharge well, servicing Oxford I & II for \$14,625.00. The motion was seconded by Director Forrest Davis. The Motion passed. Open Forum o Members made comments and asked questions regarding the leased Clublink courses and potential development of the SCC Sandpiper course. Adjournment: There being no further business, the meeting adjourned at 10:40 AM. -April 12, 2022. Kathy Crawley David Wetmore, Secretary **Administrative Assistant**



2021-2022 Highlights Leadership Team Partnership with COA, Federation, Vesta and First Service ≥ 2 Successful Disaster Planning Symposiums ⇒ Celebration of the Holidays raised over \$18,000 dollars for Mary Martha House Articles of Incorporation and Bylaws Changes Approved by the Membership ⇒ Increased Member Representation, Financial Parameters, Required 5 Year Plan Transparency Commitment ⇒ Approving all projects over \$5,000 at Board Meetings ⇒ 8 Board Meetings Held ⇒ Master Weekly Workshops Open to Residents Master Association Committees Reestablished ⇒ Strategic Planning, Disaster Planning, Traffic, Pond, Finance & Irrigation & Landscape





- In Focus & On Point e-Newsletter Emailed Monthly
- **Presidents Round Table Discussions Held Monthly**
- **Educational Seminars From Pond Committee**
- **Additional Administrative Staff and New Field Manager**

Improved Communications

Permanent LED Lights Installed on the Gatehouse



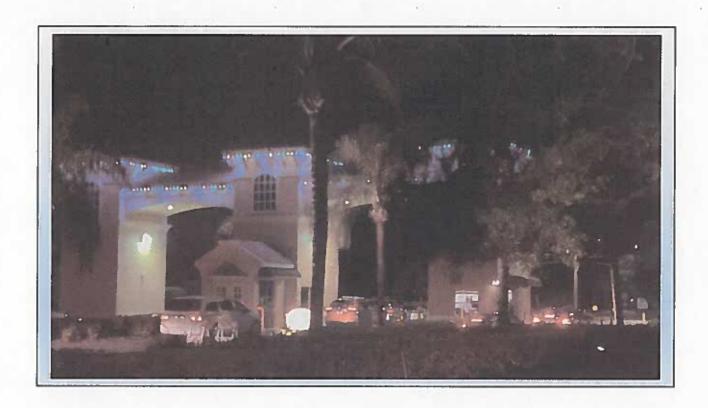












ROADWAYS

Roads Paved

Villeroy Greens
Andover Place 5
Finsbury Circle
Foxglove Circle
Canterbury Lane
Grayston Place
Lake Pont Court
Holkham Drive
Harleston Place
Litchfield Drive
Lynx Road
Nantucket Filed Way
Nantucket Green Ct.





Milled/Paved Over 45,000 Square Yards





Additional Roadway Projects/Repairs

- Completed Striping & Sign Project: double yellow lines, reflector installations, added pedestrian and golf cart crossing, added signage and crosswalks as recommend by engineer
- Capped off the point at the front entrance
- Speed Bumps Replaced at Front Gate
- Extended turn lane at Fox Hunt
- ◆ 38 Filled Potholes
- 38 Street/Stop Signs Repaired/Replaced







ROADWAYS





IRRIGATION

NEW IRRIGATION CREW Irrigation Technical Services

ITS has brought a dedicated team of technicians to Kings Point with the experience and knowledge necessary to provide long term solutions for the entire community.





- Work Orders Turned Around Within 48 Hours
- Photos Included in All Work Orders
- Door Hangers In Use
- Monthly Inspections Completed On Time
- Thorough Inspections and Reporting
- Inspection Signs In Use



IRRIGATION REPAIRS

- 68 Mainline Repairs
- 84 Valve Repair/Replacements
- 68 Solenoids Replacements
- 5 Pump Start Relays
- 5 Pump Control Box
- Replacements
- 2 Two Wire Projects
- Numerous Miscellaneous Wire
- Repairs
- 26 Timers Replaced
- 6 Pump Replacements
- 8 Surge Protectors
- 2 Pressure Transducers

- 8 Bicoders Replaced
- 5 Faceplate Replacements
- 2 RTU Replacements
- 5 Control Board Replacements
- 2 Ethernet Radios Replaced
- 5 Hub Modems Upgraded
- 2 Pump Station Modems
- 1 Retrofit (Upper 40 Station)
- 1 Communication Hub
 Rebuilt(Lightning Damage)

IRRIGATION

4,132 Upkeep Work Orders

111 Alterations



Upper Loop 40Hp Pump Replacement



Upper Loop 40Hp Pump Station Retrofit



6" Mainline Repair Princeton



Gloucester 6" Mainline Repair



Hammersmith 8" Mainline Repair



Hammersmith 8" Mainline Repair

DRAINAGE

- 48" ERCP Joint Leak Repair (McDaniel)
- 30" Storm Pipe Replacement (Finsbury Circle)
- 15" Storm Pipe Replacement (Foxhunt)
- 18" Storm Pipe Replacement (Canton Ct.)
- Storm Pipe and Box Repair (Hammersmith)
- Trash Pipe Removal (Cypress Creek)
- Double Grate Seat Installation (Idlewood Dr.)
- Double Grate Seat Installation (Hungerford)
- Double Grate Seat Installation (Finsbury)
- Box, Underdrain and Road Depression (Lyndhurst)
- Leaking Weir Repair (Maplewood)

Drainage Repairs







Miscellaneous Repairs









28 Pot holes

50 Tree Removals

- Secured Decking on Clubhouse Dr. Bridge
- 7 Benches Replaced
- ◆ 36th Street Fence Repairs/Vegetation Cleared
- Golf Course Clean Up and Cart Path Repairs
- 4 Side Walk Pressure Washing Cycles & Follow Up Repairs
- Gatehouse Repairs: Electric Panel, Plumbing, Heating and Air, Doors, Raised GFI's
- 5 Year Plan Created on Bridge Repairs Based on Engineer's Inspection

MISCELLANEOUS

WHAT'S NEXT?

- Emergency Exit Planning
- Password Protected Website
- Continue Moisture Sensor Project
- Retrofitting Lower Loop Pump Stations
- 2 New Wells (Portsmith and Oxford)
- Hiring New Contractor for Irrigation Audits
- Education Seminars and Irrigation Workshops
- 5 Year Plan

REMINDER

Committee Volunteers Needed

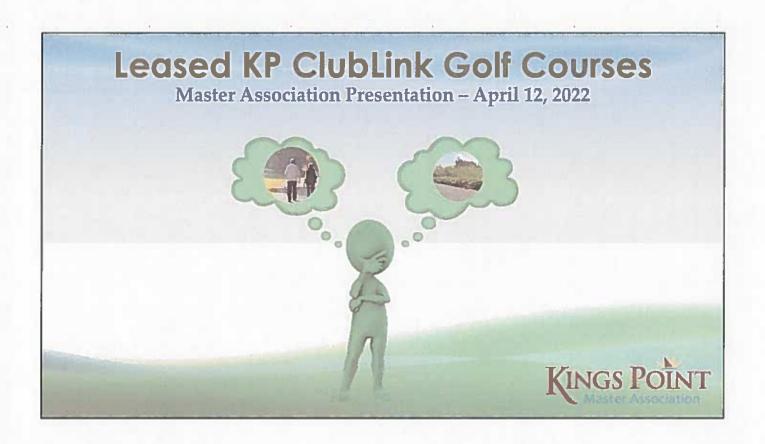
If you are interested in volunteering for one of the Master Committees please email us at master@kpmaster.com

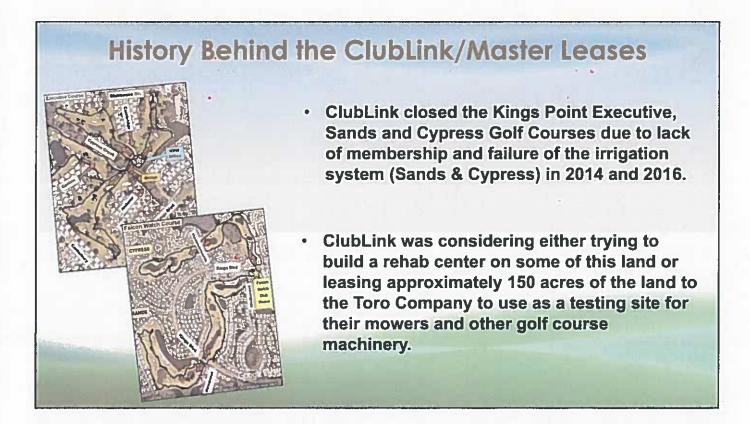


HOW TO SIGN UP TO RECEIVE COMMUNICATIONS FROM THE MASTER ASSOCIATION?

ROADWAYS

- Click the email sign up banner on kpmaster.com
- Scan the QR Code on the back of any NOKP Wrap
- ◆ Email master@kpmaster.com
- Stop by the office and sign up with one of our admins
- Presidents can request a sign up form to share with their residents





History Behind the ClubLink/Master Leases

- Attorney and professional property appraiser were hired to review the property, current zoning and valuation on the 3 closed courses.
- The professional opinion was that only one zoning change is needed to make the property eligible to build house or condo's.
- At this time, the Master entered into discussions with ClubLink to lease the closed courses for recreational use by Kings Point residents.
- The Federation Board expressed interest in leasing the Falcon Watch Clubhouse through the land trust to be utilized for amenities use.

January 1, 2017 - Master Association Enters Into Three Separate Agreements

First Agreement

LEASE AGREEMENT

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- 10-year lease with Clublink to lease the 3 closed courses for \$36,000 per year (yearly increases per CPI)
- Includes 200 acres of land, Falcon Watch
 Clubhouse and all cart paths, ponds and restrooms
- Master is responsible for normal maintenance
- 1-year cancellation notice must be provided by either party
 - Master has first right of refusal should ClubLink decide to sell

Second Agreement

LANDSCAPE MAINTENANCE ACRESMENT

THE LANGELINE ARRESTANCE ("Appendix III") on the sense of the Lagher's Speaker, IRC. by and between Ushlank IRI Expension ("Community") of human-cosposings, while a place of bankgain or 151 is. Providing Bank, Prosposis Bank, Prl. 2009 and Ban Clay, Control World Newton Association. Int. IT III of the III of Further and III of the III of III

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manufacture that the Control of the State of

- 10-year agreement with Clublink to provide landscape services for the 200 acres of leased courses for \$32,000 per year (yearly increases per CPI)
- Includes mowing, edging and debris removal
- 1-year cancellation notice must be provided by either party

Third Agreement

BUBLISHE ACRESMENT

THE BUILLEASE ACTUATION jain "Labours" to make and percent gifustors to Roberts From Congruey of Extreme, an Trains for the Kings From Spec Unit Sept. Local Train nature Agreement dated April 20, 2023 ("Schlasser") by and between Sex City Corona Wint Master Accimation, Sex.

WITH COURTS

Chebrack US Corporation, to Lordbert ("Lordbert") and but City Cumer West Master Assertation, lim.
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Search of December

CICLER IN 17 Forest Innovation:

- Master subleases Falcon Watch Club
 House and non exclusive use of the
 parking lot to the Kings Point Sun City
 West Land Trust
- 10-year lease for \$24,000 per year (yearly increases per CPI)
- Land trust is responsible for normal maintenance
- 1-year cancellation notice must be provided by either party

Why did the Master lease the closed Clublink golf courses in 2017?

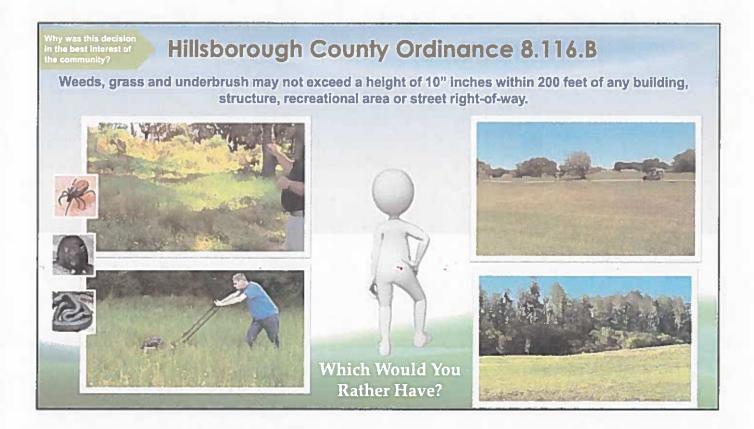
SCCW Master Association Articles of Incorporation Article II

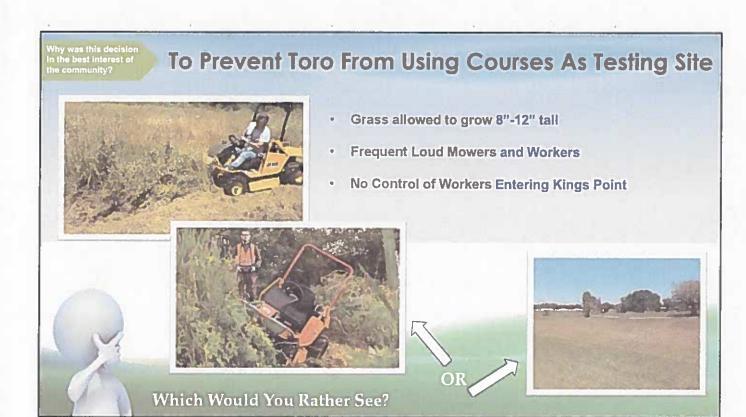
Article II. PURPOSES

The general purpose of this not-for-profit corporation shall be as follows: to provide for the operation, supervision, management and determination as to the care and maintenance of roads, traffic control, landscaping within the roadway areas, drainage systems, and the irrigation systems (including all wells, pumps, pipes and other facilities or equipment thereof) located throughout the Sun City Center West Project located in Hillsborough County, Florida, as well as all other matters determined to be in the best interest of the Master Association by the Board of Directors from time to time, and authorized by the governing documents of the Master Association and the applicable Florida Statutes. The Master Association is to carry out the functions and duties as to the foregoing on behalf of the member ass tions, as set forth in the Declarations of Condominium creating and governing the appl c condominiums within the Sun City Center West Project, and the Declaration of Covenant onditions and Restrictions for any member subdivision or homeowners' association. The sound homeowner's associations in the Sun City Center West Project. All references to a condominium or a condominium association or

as well as all other

matters determined to be in the best interest of the Master Association by the Board of Directors from time to time, and authorized by the governing documents of the Master Association and the applicable Florida Statutes.







Recreational Activities In Action

Walking - Jogging - Bicycling - Fishing - Leashed Pets













Why was this decision in the best interest of the community?

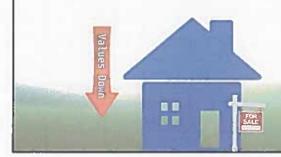
To Help Preserve Property Values AND have First Right of Refusal

Approximately 700 units in Kings Point directly border the leased golf courses. However, the value of ALL units would be impacted if the courses were closed.

Unkempt conditions in the right of way areas of the closed courses would be visible to the whole community.

The unknown of closed courses scares potential buyers. They fear of unkempt conditions and future development of the land.

Recreational use on the leased courses is an added amenity for potential buyers.



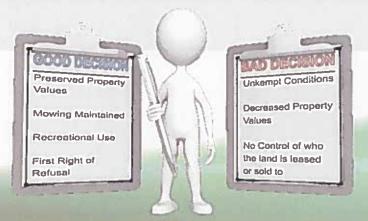




Bottom Line

Was Leasing the Closed Courses a Good Decision?

The Master Association felt leasing the closed courses for \$.70 per unit per month to protect the community from the potential impact of the courses being closed was in the best interest of the community.



Frequently Asked Question

Why doesn't the Master hire another company to handle the landscape maintenance?

Current Landscape Agreement

- Mowing
- Edging
- Debris Removal

\$.51 Per Unit Per Month **Lowest Quote From Three of the KP Section Landscapers**

Mowing Only

\$7.60 Per Unit Per Month

Where Are We Now?

- ClubLink has advised the Master there are no plans to sell or develop the land at this time
- There are 4 years and 9 months left on the current lease
- Master has sent a formal request to ClubLink to extend the current lease
- Any potential development of the Sun City Center Sandpiper course will not affect the Master's lease with ClubLink

- ClubLink's presentation to the Sun City Center CA can be found online
- Hillsborough County's proposed land development code change to Golf Courses & Country Clubs will not affect the leased courses as they are already classed for planned development

What's Next

The Master Association's Strategic Planning Committee is looking into potential, additional uses for the closed courses like adding outdoor exercise stations and other low cost recreational activities.