

1 **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:** President Jim Haggerty, Treasurer Jayne Nardin, Vice President Chris
7 Robinson, Director Les Raba, Director Forrest Davis, and Director George Cardelli were
8 present. Secretary David Wetmore was absent. A quorum was established.
9

10 **Call to Order:** President Haggerty called the meeting to order at 9:30 am.
11

12 **Minutes:**
13

14 • **March 9, 2022, Master Association Board of Directors Meeting**
15

- 16 o President Haggerty moved to approve the March 9, 2022, Master
17 Association Board of Directors Meeting Minutes. The Motion was
18 seconded by Les Raba. The Motion passed.
19

20 • **Reports**
21

- 22 o Manager's Report, Shawna Deiulio
23 o Presentation on Closed Golf Courses, President Jim Haggerty
24

25 • **New Business**
26

- 27 o 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 o 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 o President Jim Haggerty moved to approve the Pump Maintenance
34 Agreement with ITS for \$10,580.00. The motion was seconded by
35 Director Les Raba. The Motion passed.
36 o President Jim Haggerty moved to approve the Financial Audit with Tony
37 Gregory, CPA for \$9,700.00. The motion was seconded by Director
38 Forrest Davis. The Motion passed.
39 o 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 o 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 o 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.

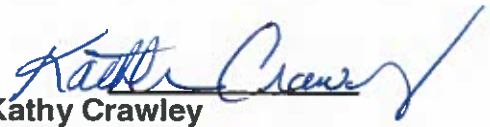
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- o President Jim Haggerty moved to ratify approval of Thermoplastic Striping with AKCA \$12,170.00. The motion was seconded by Treasurer Jayne Nardin. The Motion passed.
- o President Jim Haggerty moved to ratify approval of the drilling a new recharge 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
Administrative Assistant


David Wetmore, Secretary

2021-2022 Year End Manager's Report

April 12, 2022

KINGS POINT

Master Association



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

News of KINGS POINT

Official Publication
of the SCC West
Master Association

- ◆ News of Kings Point Began Monthly Publication in July 2021
- ◆ 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



Tiffany Decker

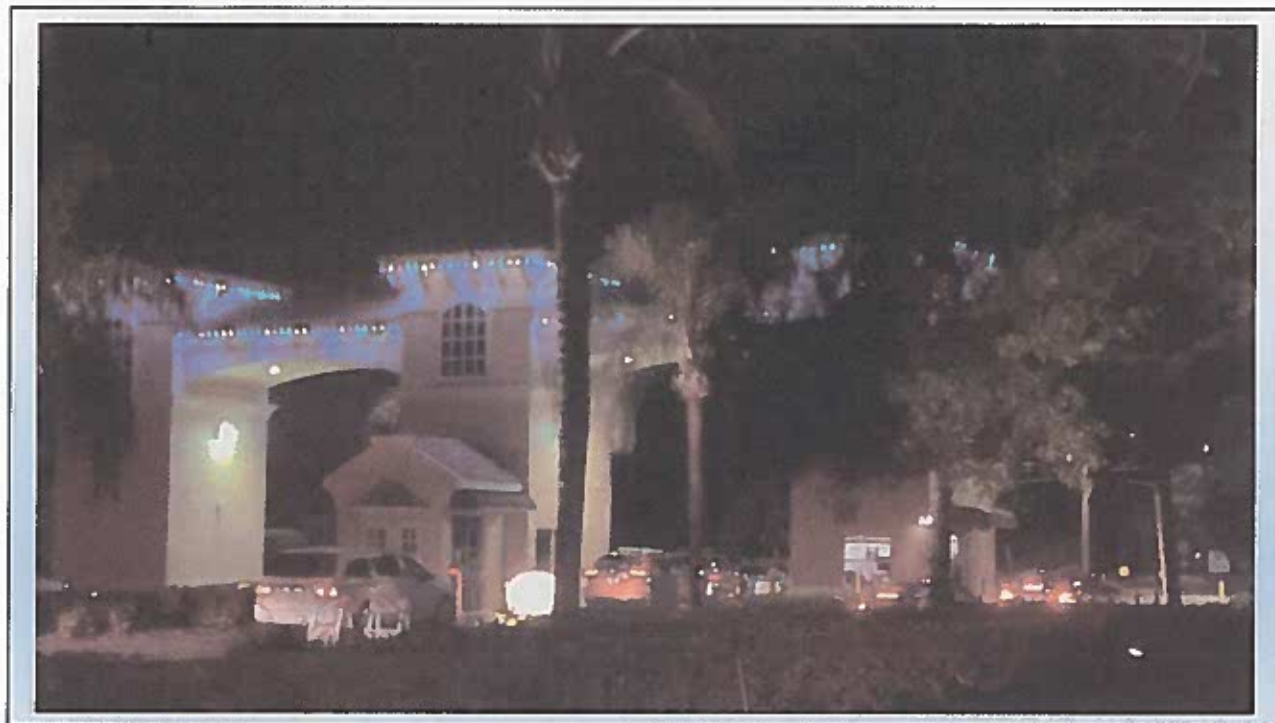
Denny Brensinger



Improved Communications

Permanent LED Lights Installed on the Gatehouse





ROADWAYS

Milled/Paved Over 45,000 Square Yards

Roads Paved

- Villeroy Greens
- Andover Place S
- 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.






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



6" Mainline Repair Princeton



Hammersmith 8" Mainline Repair



Upper Loop 40Hp Pump Station Retrofit



Gloucester 6" 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



MISCELLANEOUS

- ◆ 50 Tree Removals
- ◆ 28 Pot holes
- ◆ 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

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?

- ◆ 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

ROADWAYS

Leased KP ClubLink Golf Courses

Master Association Presentation – April 12, 2022



KINGS POINT
Master Association

History Behind the ClubLink/Master Leases



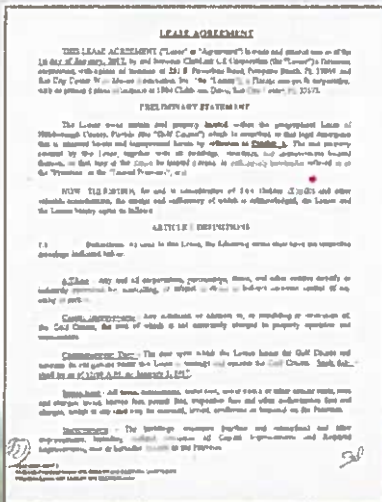
- ClubLink closed the Kings Point Executive, Sands and Cypress Golf Courses due to lack of membership and failure of the irrigation system (Sands & Cypress) in 2014 and 2016.
- ClubLink was considering either trying to build a rehab center on some of this land or leasing approximately 150 acres of the land to the Toro Company to use as a testing site for their mowers and other golf course machinery.

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.

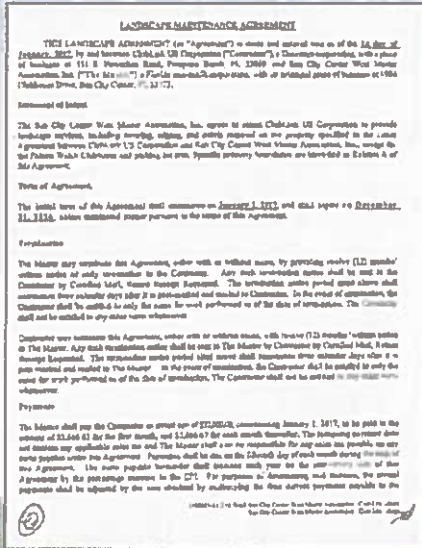
January 1, 2017 -Master Association Enters Into Three Separate Agreements

First Agreement



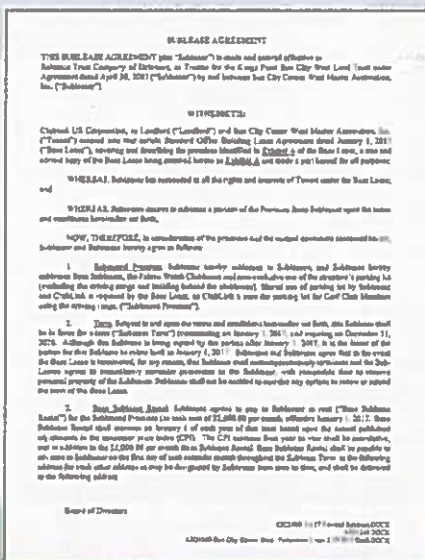
- ➔ 10-year lease with Clublink to lease the 3 closed courses for \$36,000 per year (yearly increases per CPI)
- ➔ Includes 200 acres of land, Falcon Watch Clubhouse and all cart paths, ponds and restrooms
- ➔ Master is responsible for normal maintenance
- ➔ 1-year cancellation notice must be provided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

Second Agreement



- ➔ 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



- ➔ 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 associations, as set forth in the Declarations of Condominium creating and governing the applicable condominiums within the Sun City Center West Project, and the Declaration of Covenants, Conditions and Restrictions for any member subdivision or homeowners' association. The provisions hereinafter set forth shall be interpreted in such a manner as to include all condominium and homeowner's associations in the Sun City Center West Project. All references to a condominium or a condominium association or a

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.

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

Hillsborough County Ordinance 8.116.B

Weeds, grass and underbrush may not exceed a height of 10" inches within 200 feet of any building, structure, recreational area or street right-of-way.



Which Would You Rather Have?



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

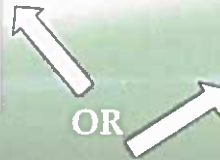
To Prevent Toro From Using Courses As Testing Site



- Grass allowed to grow 8"-12" tall
- Frequent Loud Mowers and Workers
- No Control of Workers Entering Kings Point



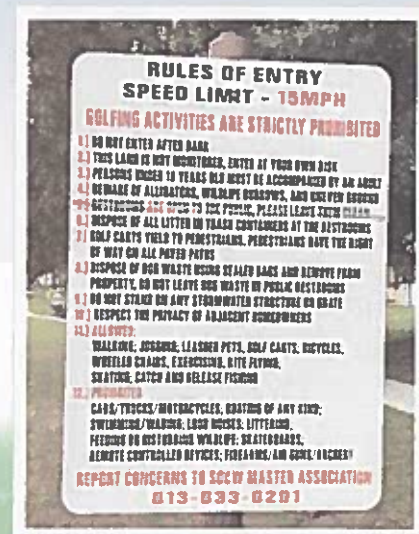
Which Would You Rather See?



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

Recreational Use For All Kings Points Residents

Walking – Jogging – Bicycling – Fishing – Leashed Pets



Which Would You Rather Have?

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.

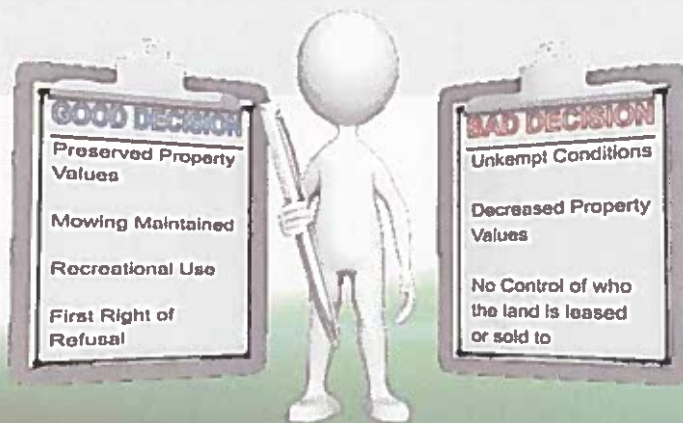
Recreational use on the leased courses is an added amenity for potential buyers.



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.