

1                                   **SUN CITY CENTER WEST MASTER ASSOCIATION, INC.**  
2   **Membership Meeting Minutes**  
3   **Wednesday, September 21, 2022, at 9:30 AM**  
4   **Purpose: Voting – Pattern & Coverage Project**  
5   **Location: Veterans Theater KPNCH**  
6

7   **I.    Opening**

- 8       **a.   Roll Call:** Associations were called with 53.5% in attendance. A quorum was  
9       established. Also present were, President Jim Haggerty, Vice President Chris  
10      Robinson, Treasurer Jayne Nardin, Director Les Raba, Director Forrest Davis,  
11      Director George Cordelli. Secretary David Wetmore (present by phone).  
12  
13      **b.   Call to Order:** President Haggerty called the meeting to order at 9:34 am.  
14

15   **II.   Membership Minutes:**

- 16      **a.** Eileen Peco, President of Kensington moved to approve the May 25, 2021,  
17      Membership Meeting Minutes. The motion was seconded by Paula Boudreaux,  
18      Secretary of Bedford J. The Motion passed.  
19      **b.** Liz Argott, President of Grantham moved to approve the May 13, 2022,  
20      Membership Meeting Minutes. The motion was seconded by Jim Allen, President  
21      of Idlewood. The motion passed.  
22

23   **III. Reports:**

- 24      **a.** President Jim Haggerty presented the Pattern & Coverage presentation.  
25

26   **IV.   New Business**

- 27      **a.** President of Manchester III, Darlene Glass called a motion as follows: I move  
28      that the Master Association Membership vote to grant the Master Board the right  
29      to perform a pattern and coverage study on all irrigation systems within the  
30      parameters of Kings Point and report the results to all affected Associations and  
31      begin implementing the enhancements for the Associations that agree to  
32      participate. President of Nantucket II, Jayne Nardin seconded the motion. The  
33      motion passed with 87% of the Membership in favor.  
34

35   **V.    Open Forum:**

- 36      **a.** There were no questions or comments.  
37

- 38   **IV.   Adjournment:** There being no further business, the meeting adjourned at 11:03  
39    AM. – September 21, 2022.

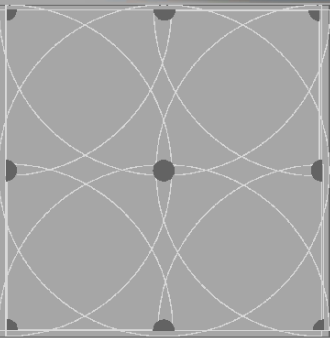
40  
41     
42   \_\_\_\_\_  
43   Kathy Crawley,  
44   Administrative Assistant

40     
41   \_\_\_\_\_  
42   David Wetmore, Secretary



# Pattern & Coverage

September 21, 2022



# Irrigation Improvement Plan Overview

## Process used to develop the plan

- A committee was formed with representatives from the Master, the Federation, FirstService, the Landscape Committee and an Association President.
- We used four Associations as a baseline for input to the plan.
- We conducted detailed evaluations of the existing pattern and coverage, number of existing heads and pressure testing on all zones.
- We will negotiate with distributors and manufacturers to obtain the best pricing.
- Pattern and coverage recommendations for each of the four Associations with estimated timeframes and costs will be identified.

## What will the plan deliver if implemented?

- Will provide head to head coverage at a reasonable cost for all Associations that choose to participate.
- Master **will warranty the turf and plant material** and will replace them if the problem is proved to be irrigation related (exception examples include: insect damage; fungus; lawn mower damage, etc.).

# What is Head to Head Coverage?

## Head-to-Head Coverage = 100% Coverage

Each sprinkler head should be getting wet from another sprinkler head next to it. This ensures full coverage and proper watering of the lawn.



### Problem: Dead Spots

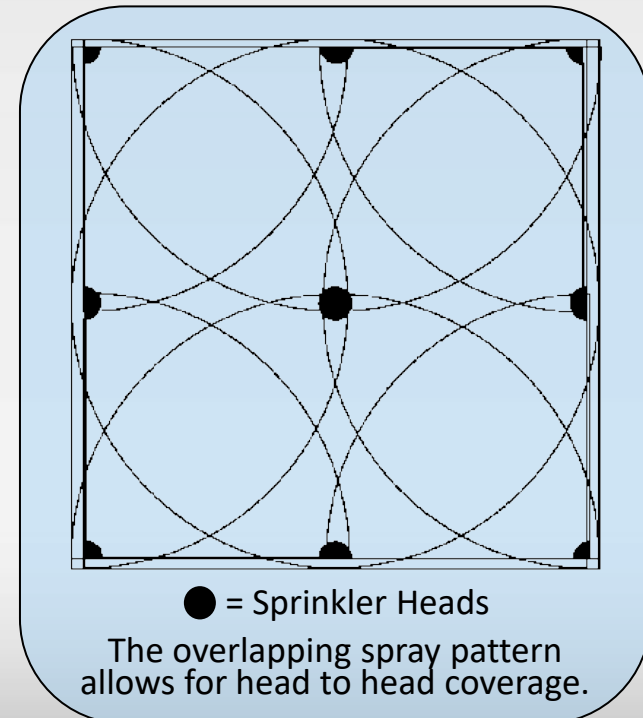
The **Green Circle** shows where there should be an additional sprinkler head. Because it isn't there the end of the grass strip isn't being properly watered and so you get a dead spot. The **Blue Circle** at the bottom is an end sprinkler head and it sprays right over the dead spot without getting any water on it.

### The Solution: Additional Sprinkler Head

Unfortunately, this is very common in Kings Point. The solution is to tap into existing lines and add in the missing sprinkler head. Once this is corrected, the dead spot will receive proper coverage.

### Not a Good Solution: Over Spray

See the water Over spray in the street. Someone previously attempted to fix the problem by replacing the closest head to the dead spot with the wrong sprinkler head in an attempt to get more coverage. The result - the road is wet; the grass is still dead, and water is being wasted.



# What is the Goal of the Evaluations?

To provide an affordable solution to the long-standing pattern and coverage issues which include but are not limited to the following: unequal head spacing, heads misaligned, low head installation, blockage from overgrowth of plant material, and improper additions installed by various landscapers over time.

## *Examples of obstructed heads:*



## *Examples of unequal head spacing:*



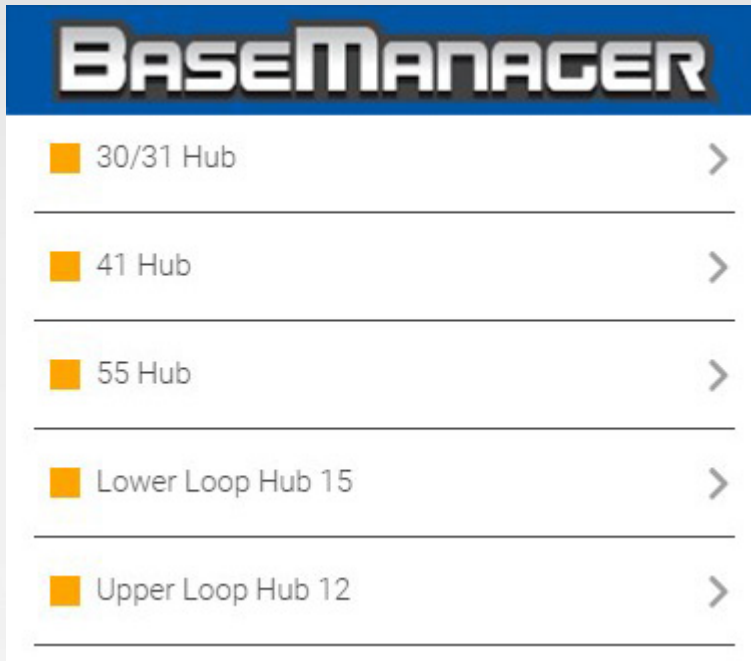
*Examples of low head installation (4" heads that should be 6" heads):*



St. Augustine grass is the most common type of grass in the Central Florida area. This type of grass should be maintained at 4" to 4.5" high. This requires 6" heads NOT 4", because only the 6" head will be able to rise higher to clear the taller grass.

# What Order Will Evaluations Take Place?

Evaluations **MUST** be completed one communication hub at a time.  
Our Baseline system consists of five hubs :



**30-31 Hub**  
Nantuckets  
Lyndhurst  
Maplewood  
Richmond  
Radisons  
Jameson  
Kensington

**41 Hub**  
Oxfords  
Manchesters  
Southamptons  
Princeton  
Tremonts  
Villeroy  
Yorkshire  
Worthington  
Somerset

**55 Hub**  
Brookfield  
Acadias  
Portsmouth  
Fairborne  
Edinburgh  
Huntington  
Inverness  
Grantham  
Oakley Green  
Nottingham

**Lower Loop Hub 15**  
Highgates  
Idlewood  
Lancasters  
Quail Pass

**Upper Loop Hub 12**  
Bedfords  
Andovers  
Cambridges  
Canton Court D,  
Fairfields  
Gloucesters  
Knolls  
Dorchester

# The order in which the hubs will be evaluated in will be decided by the Membership at the end of this presentation.

## Option 1

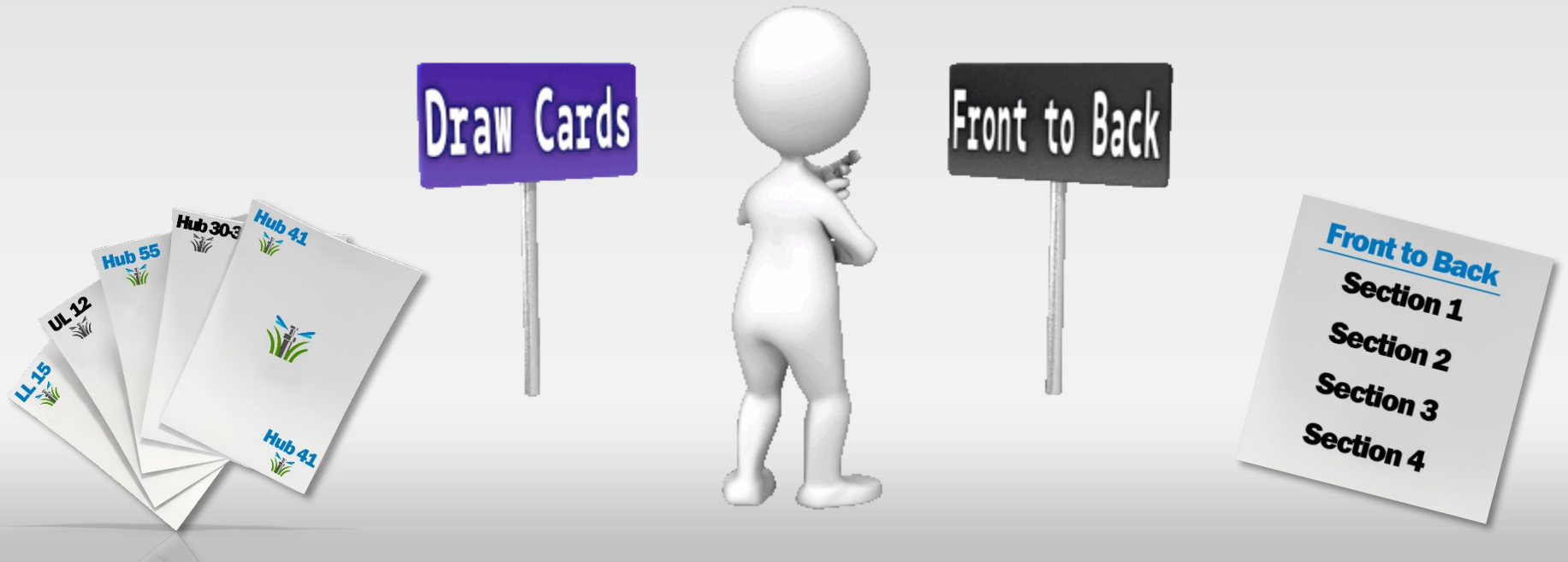
Start at the front of the community and work straight through to the back.

*Upper Loop Hub, Lower Loop Hub, Hub 41, Hub 30-31, Hub 55*

*\*This option is recommended by the experienced vendors and committee as this is the most efficient way to proceed.*

## Option 2

Randomly choose a volunteer who is not associated with this project to draw cards to determine the order of the hubs after the vote.





# Evaluation Process



Perform visual inspections of each irrigation zone running in the same programming environment that each particular zone is normally scheduled to run on. Programming for each zone will be provided by the Master Association's Water Manager.



A total count of sprays and rotors per zone will be taken. All blocked or obstructed heads, 4" heads and heads installed less 12" from the building will also be identified.



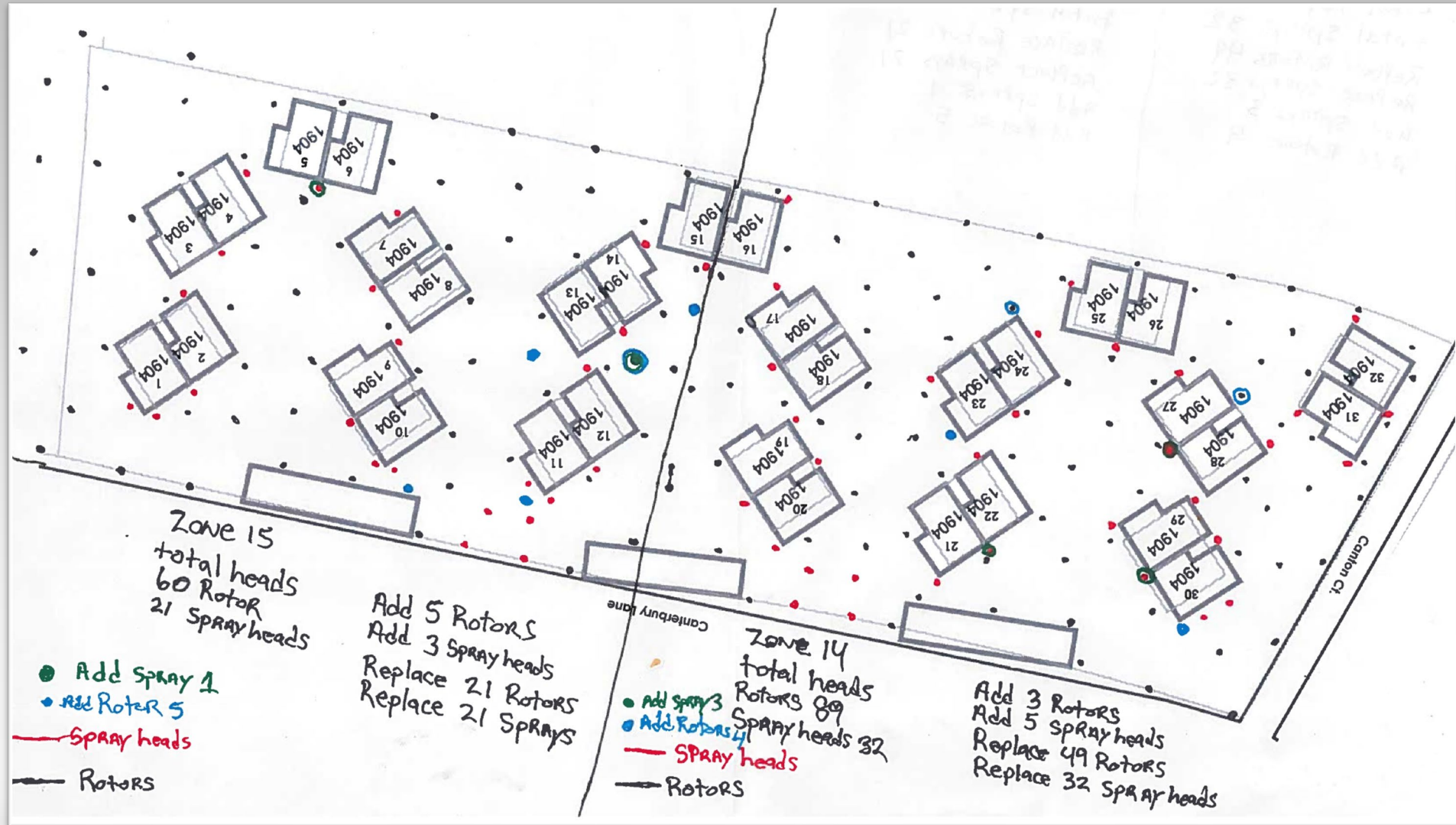
Pressure testing will be done at each control valve and at the head locations furthest away from the valve.

Recommendations to the Associations will be determined and noted on a diagram using a color-coded system. Recommendations may include but are not limited to the following:

- Moving heads
- Changing nozzles
- Adding heads (if there are no pressure concerns)
- Adjust the height of risers where needed
- Raise/Straighten heads where needed
- Use of pressure regulating heads/valves where needed
- Ensuring use of proper nozzles on each head
- Adding zones where needed

# Evaluation Process

# Sample Diagram



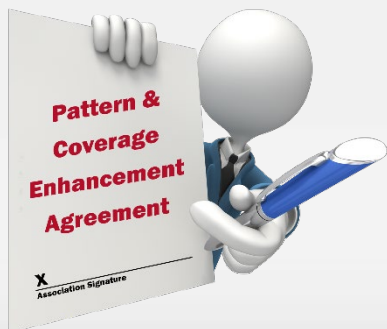
# Reports & Enhancements



Each Association will be asked to meet with a representative of the Master Association to receive and review the report detailing the results and recommendations from their evaluation.

Part	Quantities
1806 Sprays	1,848
1812 Sprays	200
5006 Rotors	401
Funny Pipe	30 rolls
1/2" Barbs	3,600
3/4" Barbs	800
1/2" Slip x Thread Couplings	400
3/4" Slip x Thread Couplings	50

Each report will include a detailed parts and pricing list of the materials necessary to complete the proposed enhancements. If the Association wishes to proceed with the enhancements, the Association will be responsible for the costs of **parts only**.



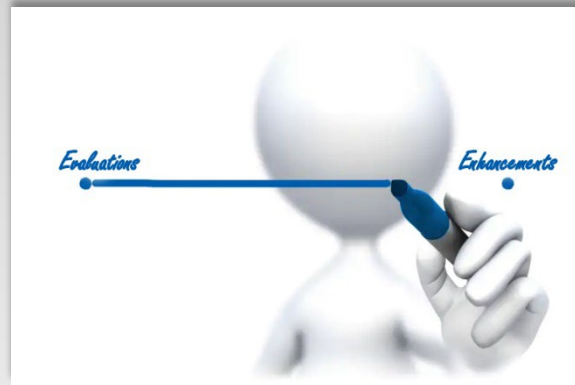
Associations will have 30 days from the receipt of their report to sign an agreement accepting the enhancement recommendations.

- You will have up to 2 years to budget and pay for the parts required for your enhancements **if needed**.
- Enhancement work will begin after all evaluations for your hub have been completed.

# **What Happens if I Don't Want to Proceed With the Recommendations?**

**Associations are not obligated to proceed with the recommended enhancements. Choosing not to proceed will not affect your normal monthly maintenance. However, if you choose not to proceed, the Master Association will not warranty pattern and coverage issues on your turf or plant material.**

# Project Timeline



- 💧 **Project Start Date: November 1, 2022**
- 💧 **Evaluations will take place Nov. 1 – June 1 each year**
- 💧 **Estimated Time to Complete Project: 3 Years**



We **conservatively** estimate there are 82,400 heads throughout the community.

**1648 Zones x 50 Heads per Zone = 82,400**

*\*50 heads per zone is a conservative estimate.*

# Cost Distribution

## MASTER ASSOCIATION EXPENSES

- Evaluation Costs
- All parts associated with zone additions if applicable
- All labor required to complete the enhancement (*Labor costs will be paid from restricted reserves*)
- Additional labor to perform enhancements will be provided utilizing the existing maintenance contract when workload allows

## ASSOCIATION EXPENSES

Associations will only pay for the parts required to perform the recommended enhancements. Part pricing will be based on the Master Association's current discounted rates with its' suppliers.



- 💧 We have begun negotiating with our distributors and have already had success in getting prices down from our already discounted prices.
- 💧 If the Membership votes to approve this project, we will reach out to our manufacturers to negotiate even better pricing, including rebates.



# Association Part Cost Samples

## Estimated Part Costs From the Four Sample Evaluations:

**Sample Association 1 (32 Units): \$1,300**

**Sample Association 2 (72 Units): \$5,500**

**Sample Association 3 (104 Units): \$8,100**

**Sample Association 4 (140 Units): \$18,000**

- 💧 If needed, the Master will help associations with limited funding, by allowing them up to 2 years to budget and pay for the parts required for your enhancements.**

# Master Project Cost Estimate

Description	2022-2023	2023-2024	2024-2025	Estimated Total
Association Evaluations <i>(2 men at \$80 an hour, 40 hours per week for 28 weeks)</i>	\$179,200	\$179,200	-	<b>\$358,400</b>
Association Enhancements <i>(2 men at \$80 an hour, 40 hours per week for 40 weeks)</i>	\$256,000	\$256,000	\$256,000	<b>\$768,000</b>
				<b>\$1,126,400</b>

- The Association Evaluation Cost for 2022-2023 is in existing Master Budget.
- The Association Evaluation Cost for 2023-2024 will be budgeted. A reduction in other line items like irrigation wiring and offsite repairs will help offset this cost.
- The Association Enhancement costs will be allocated to the Master restricted reserves which will not incur any additional costs to the Associations. **The estimate for this broad. We don't know how much of this will be supplemented by the existing crew or exactly how long the project will take. It is likely the actual amount will be less but there is a possibility it could be a little higher.**
- The estimated cost for the Floralawn audit project was \$20-40 million dollars! Obviously, the revised plan is a more cost effective option for our community and at the same it solves our most critical problems.

# It's Now Up To You!



## Motion:

I move that the Master Association Membership vote to grant the Master Board the right to perform a pattern and coverage study on all irrigation systems within the parameters of Kings Point and report the results to all effected Associations and begin implementing the enhancements for the associations that agree to participate.

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