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2 **SUN CITY CENTER WEST MASTER ASSOCIATION, INC.**
3 **Annual Membership Meeting Minutes**
4 **November 10, 2021, at 9:30 AM**
5 **Location: Card Room – KPNCH**
6 **Purpose: To Elect Officers**
7

8 **I. Opening:**

- 9 a. **Call to Order:** President Jim Argiro called the meeting to order at 9:36 a.m.
10 in the Card Room – KPNCH, Sun City Center, FL.
11 b. **Quorum Present:** Associations were signed in with 45.61% in attendance.
12 Also present were President Jim Argiro, Treasurer Forrest Davis, Secretary
13 Chris Robinson, Director Les Raba, Director Jayne Nardin, Director Jim
14 Haggerty, and Director David Wetmore.
15

16 **II. Reports:**

- 17 a. Shawna Delulio delivered the Manager's Report.
18 b. Treasurer Forrest Davis delivered the Treasurer's Report.
19 c. President Jim Argiro delivered the President's Report.
20

21 **III. Minutes:**

- 22 a. Maureen Hamilton from Dorchester A moved to approve the November 18,
23 2020 Annual Membership Meeting Minutes. The motion was seconded by
24 Eileen Peco from Kensington and carried unanimously.
25 b. Jim Argiro from Knolls II moved to approve the May 25, 2021 Membership
26 Meeting Minutes. The motion was seconded by MaryAnn Meeker from
27 Oakley Green and carried unanimously.
28

29 **IV. New Business**

- 30 a. President Jim Argiro moved to reestablish the Master Disaster Planning
31 Committee and the following members: MaryAnn Meeker – Chair, Mike Bardell,
32 Amber Price, Eileen Peco, Maureen Hamilton, and Shelia Houlhan. Director
33 Jayne Nardin seconded the motion. The Motion passed.
34 b. President Jim Argiro moved to reestablish the Master Strategic Planning
35 Committee and the following members: Eileen Peco – Chair, Barry Ross, Jane
36 Galantini, Nick Fader, Wayne Musholt; Liz Argott, Enrico Palumbo, and MaryAnn
37 Meeker. Director Les Raba seconded the Motion. The Motion passed.
38 c. President Jim Argiro moved to reestablish the Master Traffic Committee and the
39 following members. Leo Hill – Chair, Lino Torres, Aly Lynch, George Cordelli,
40 Sue Cerasa, John Bells, and Neli Keller. Treasurer Forrest Davis seconded the
41 Motion. The Motion passed.
42 d. President Jim Argiro moved to reestablish the Master Pond Committee and the
43 following members. Rob Davies – Chair, Carol Hansen, John Boos, Henry
44 Palach, Norma Burkart, Ann Whitehall, Bob Howell, Linda Stephens, and
45 D.Robert Peterson. Secretary Chris Robinson seconded the Motion. The Motion
passed.

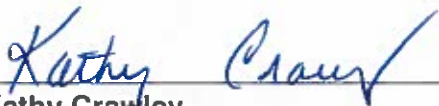
- 46 e. President Jim Argiro moved to reestablish the Master Landscape & Irrigation
47 Committee and the following members: Sally Kakitis – Chair and MaryAnn
48 Meeker. Director Les Raba seconded the Motion. The Motion passed.
49 f. President Jim Argiro moved to reestablish the Master Finance Committee and
50 the following members: George Baez, Denise Westervelt, Dan Page, and Linda
51 Jasudowicz. Treasurer Forrest Davis seconded the Motion. The Motion passed.
52

53 **V. Election Results:**

- 54 a. 84 Ballots were received representing 73.67% of the Membership. All ballots
55 were valid. Les Raba received 58 votes and will serve a two-year term. George
56 Cordelli received 49 votes and will serve a two-year term. Forrest Davis received
57 45 votes and will serve a one-year term. Edward Nester received 41 votes and
58 Jim Gundry received 36 votes.
59

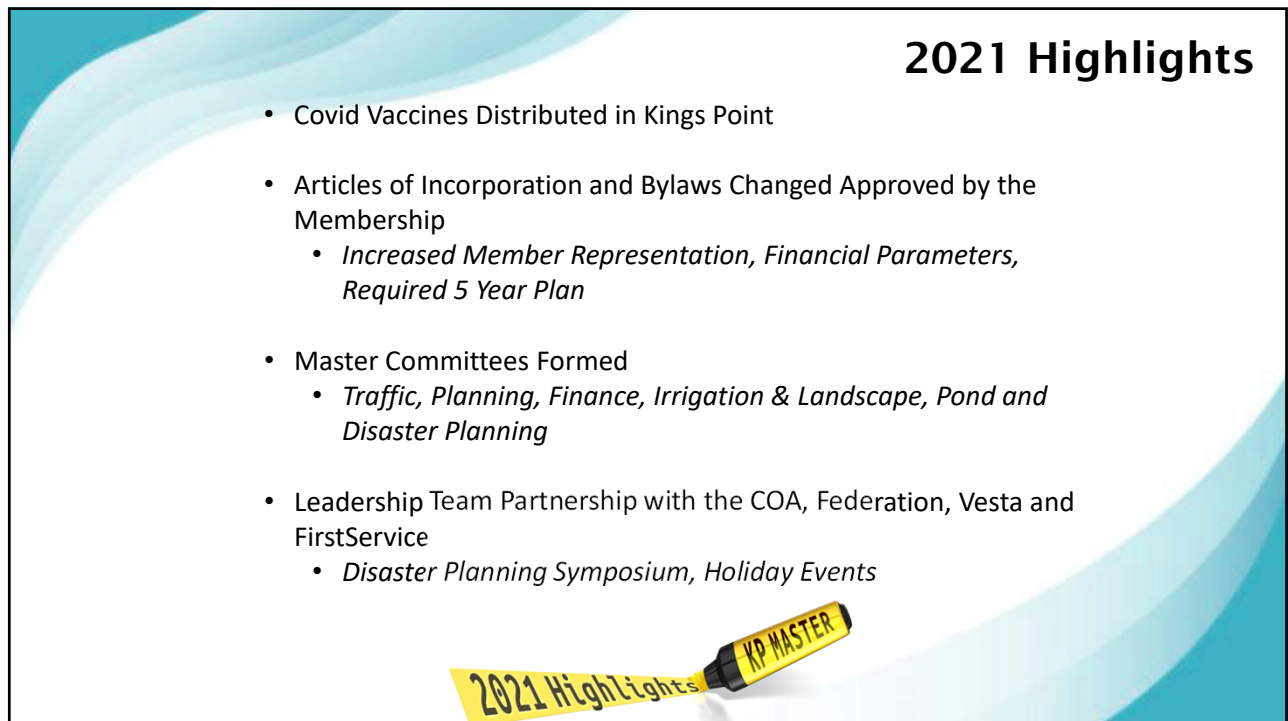
- 60 **VI. Open Forum:** Members made comments and asked questions about the
61 number of ballots received, SCC Emergency Squad petition for a new ambulance
62 and the President Mailboxes.
63

- 64 **VII. Adjournment:** There being no further business, the meeting adjourned at
65 10:50 a.m. – November 10, 2021.
66
67

68 
69 _____
70 Kathy Crawley,
71 Administrative Assistant
72



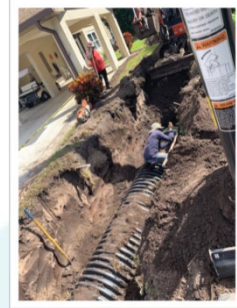
David Wetmore, Secretary



Drainage Repairs



- 48" ERCP Joint Leak Repair (McDaniel & McCallister)
- 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)



Irrigation Work Orders

- 3,250 Work Orders completed through the Upkeep System From January 1st through November 1st
- 326 Alteration Requests Processed



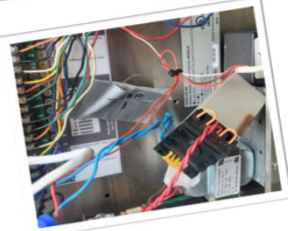
Work Order Monthly Average:

295

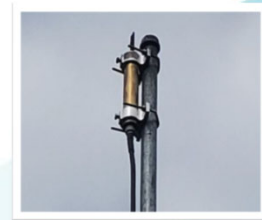
Alteration Monthly Average:

29

Irrigation Repairs



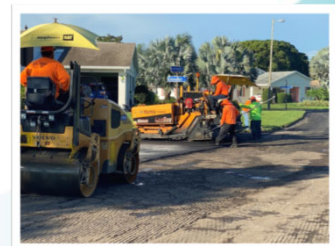
- 43 Mainline Repairs
- 52 Valve Repair/Replacements
- 61 Solenoids Replacements
- 5 Pump Control Box Replacements
- 2 Two Wire Projects (Manchester 2, Lancaster 1)
- Numerous Miscellaneous Wire Repairs
- 24 Timers Replaced
- 3 Pump Replacements (Oxford 2, Huntington, Yorkshire/Worthington)
- 3 Pump Start Relays Replaced
- 6 Surge Protectors
- 1 Pressure Transducer (Somerset)
- 1 Communication Hub Rebuilt
- (Lightning Damage)



Roadways



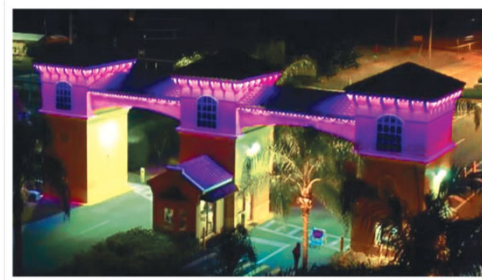
- Paved Over 45,000 square yards
- Preliminary list of roads for 2022 will be released in January
- Completed Striping & Sign Project: double yellow lines, reflector installations, added pedestrian and golf cart crossing, added and replaced signage as recommend by engineer
- Capped off the point at the front entrance
- Extended turn lane at Fox Hunt



Miscellaneous Repairs



- 36 Tree Removals
- 22 Street Signs Repaired/Replaced
- 18 Pot holes
- 5 Benches Replaced
- Hog Fence Inspection and Repairs
- 36th Street Fence Repairs/Vegetation Cleared
- Golf Course Clean Up
- Gatehouse Repairs: Electric Panel, Plumbing, Heating and Air, Doors
- 5 Year Plan Created on Bridge Repairs Based on Engineer's Inspection



Gatehouse Lighting

News of KINGS POINT

Official Publication
of the SCC West
Master Association



What's Next?

Approved/In Progress

- Pressure Sustaining Wells
- New Moisture Sensors on Two Wire Path
- Continuing audits
- Closed Gold Course Cart Path Repairs
- 5 Year Plan

Projects for Discussion/Consideration

- Visitors Lane Expansion
- Emergency Exit
- Cell tower
- Solar Street Lighting
- Street Scaping
- Usage of the 93 Acres



**Thank you for commitment and dedication
to the Kings Point Community!**



MASTER ASSOCIATION
2021 ELECTION - BALLOTS RECEIVED

Ballots Received		84
Association	Ballot Received	
Acadia	X	
Acadia II	X	
Andover A		
Andover B	X	
Andover C	X	
Andover D	X	
Andover E	X	
Andover F	X	
Andover G		
Andover H		
Andover I	X	
Bedford A	X	
Bedford B		
Bedford C		
Bedford D	X	
Bedford E	X	
Bedford F	X	
Bedford G	X	
Bedford H	X	
Bedford J		
Brookfield	X	
Cambridge A		
Cambridge B	X	
Cambridge C	X	
Cambridge E	X	
Cambridge F	X	
Cambridge H		
Cambridge I		
Cambridge J		
Cambridge K		
Cambridge L	X	
Cambridge M	X	
Canton Court D		
Corinth	X	
Devonshire	X	
Dorchester A	X	

MASTER ASSOCIATION
2021 ELECTION - BALLOTS RECEIVED

Ballots Received	84
Dorchester B	
Dorchester C	X
Dorchester D	X
Edinburgh	X
Fairbourne	X
Fairfield A	X
Fairfield B	X
Fairfield C	X
Fairfield D	X
Fairfield E	
Fairfield F	X
Fairfield G	
Fairfield H	X
Gloucester A	
Gloucester B	X
Gloucester C	
Gloucester D	X
Gloucester E	X
Gloucester F	
Gloucester G	
Gloucester H	
Gloucester J	
Gloucester K	X
Gloucester L	X
Gloucester M	
Gloucester N	X
Gloucester P	
Grantham	X
Highgate A	X
Highgate B	X
Highgate C	X
Highgate D	X
Highgate E	
Highgate F	X
Highgate II	X
Highgate III	
Highgate IV	X
Huntington	X
Idlewood	X
Inverness	X
Jameson	X

MASTER ASSOCIATION
2021 ELECTION - BALLOTS RECEIVED

Ballots Received	84
Kensington	X
Knolls I	X
Knolls II	X
Knolls III	X
Lancaster I	X
Lancaster II	X
Lancaster III	X
Lancaster IV	
Lyndhurst	X
Manchester I	X
Manchester II	X
Manchester III	X
Manchester IV	X
Maplewood	X
Nantucket I	X
Nantucket II	X
Nantucket III	X
Nantucket IV	X
Nantucket V	X
Nottingham Villas HOA	
Oakley Green	X
Oxford I	X
Oxford II	X
Portsmith	X
Princeton	X
Quail Pass	
Radison I	X
Radison II	X
Richmond Villas HOA	X
Somerset Villas HOA	X
Southampton I	
Southampton II	
Tremont I	X
Tremont II	X
Villeroy	X
Worthington	X
Yorkshire HOA	X

Copies of the Treasurer's Report are available to the Membership upon request. Please contact the Master Association at master@kpmaster.com if you would like to request a copy.

President's Report – 11/10/21

A lot of good things have happened this year. I'd like to review a few of the important ones.

Covid Vaccines Brought to Kings Point – Thank you to Mike Bardell from the SCC Emergency Squad and Vesta for all of the work they did in organizing and coordinating the vaccines distributions. For those who may not know, we also owe a huge thank you to our attorney, Eric Appleton, who was instrumental in securing the vaccines for our community. He reached out to all of his political contacts, made many phone calls and wrote several amazing letters to officials to ensure Kings Point received the vaccines.

Closed Golf Course Cart Paths – We have had many complaints about the condition of the paths. You'll be happy to know that we have contracted with Rose Paving to make the needed repairs. Repairs will start within the next few weeks.

Celebration of the Holidays – We have been working with the Federation and COA to ensure this is a wonderful event for the community. The event will be held Dec. 13th in the North Clubhouse. There will be great food and a raffle with all proceeds going to the Mary and Martha House. The grand prize is a weekend getaway at the Gasparilla inn in Boca. Other prizes include ipads, sporting event tickets, a variety of gift cards and much more. Visit our website for a full list of prizes. We hope to see you at the event.