

1                                   **SUN CITY CENTER WEST MASTER ASSOCIATION, INC.**  
2   **Board Meeting Minutes**  
3                                   **Wednesday, January 11th, 2023, at 9:30 AM**  
4   **Location: Waterside Room KPNCH**

5  
6   **I.   Roll Call:**

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

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11   **II.   Call to Order:**

12       President Jim Haggerty called the meeting to order at 9:31 am.

13  
14   **III.   Minutes:**

15       Treasurer Jayne Nardin moved to approve the December 4, 2022 Master  
16       Association Board of Directors Meeting Minutes. The motion was seconded by  
17       Vice President Chris Robinson. The Motion passed.

18  
19   **IV.   Reports**

- 20       **A.** The Manager's Report was presented by Shawna Deiulio.  
21       **B.** The Treasurer's Report was presented by Treasurer Jayne Nardin. Vice  
22       President Chris Robinson moved to approve the Treasurer's report. The motion  
23       was seconded by Director Forrest Davis." Financial reports are not available  
24       online as this is a public website. A copy of the Treasurer's report can be  
25       requested through our Request for Corporate Records form located on our  
26       website under the Corporate Documents tab."

27  
28   **V.   New Business**

- 29       **A.** President Jim Haggerty awarded certificate to the Joanie Franitz, January  
30       Volunteer of the Month.  
31       **B.** Presentation of check to Mary & Martha House.

32  
33       **Open Forum**

- 34       **A.** Members asked questions regarding the Emergency Exit, the Treasurer's  
35       Report, Traffic control, and the scheduling of Master board Meetings.

36  
37   **VIII.   Adjournment:** There being no further business, the meeting was adjourned at  
38       10:40AM. – January 11, 2023.

39  
40  
41     
42   Kathy Crawley,  
43   Administrative Assistant

44  
  
David Wetmore, Secretary

Manager's Report  
3<sup>rd</sup> Quarter 2022-2023

**KINGS POINT**  
Master Association  
January 10, 2023



Work Orders  
1,105

Inspections  
342

Alterations  
74

Emergency  
Calls - 16

# IRRIGATION

## Irrigation Repairs

- ◆ 43 Mainline Repairs
- ◆ 65 Valve Repair/Replacements
- ◆ 85 Lateral Line Breaks
- ◆ 13 Lateral Line Reroutes
- ◆ 49 Wiring Projects
- ◆ 7 Moisture Sensors Installed
- ◆ 1 Recharge Pumps Replaced (Oxford)
- ◆ 1 Recharge Well Drilled (Oxford)
- ◆ 1 Recharge Pumps Replaced (Oxford)
- ◆ 1 Recharge Well Drilled (Oxford)
- ◆ 7 Baseline Radios Replaced
- ◆ 45 Decoders Replaced
- ◆ 18 Control Boxes Replaced
- ◆ 13 Breakers Replaced
- ◆ 17 Baseline Control Boards Replaced
- ◆ 8 Baseline Flow Bi-Coders
- ◆ 6 Baseline Bi-Coder Boards
- ◆ 2 Power Boards
- ◆ 17 Antennas/Antenna Wire Replaced
- ◆ 1 Pump Station Repair (Heat Exchanger)
- ◆ Quarterly Pump Maintenance Completed



Hammersmith Mainline Repairs



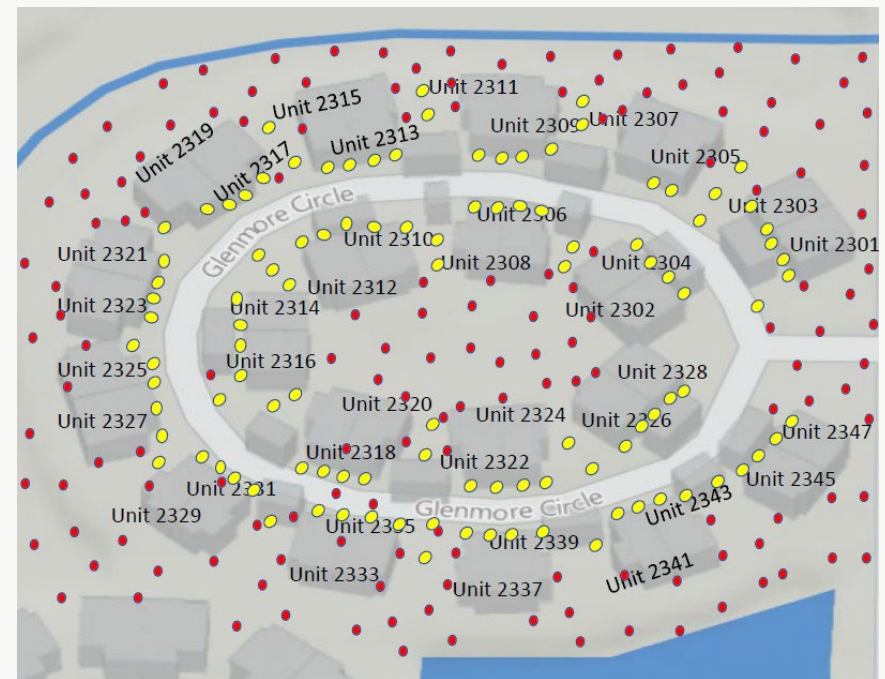
Recharge Well Drilling at Oxford



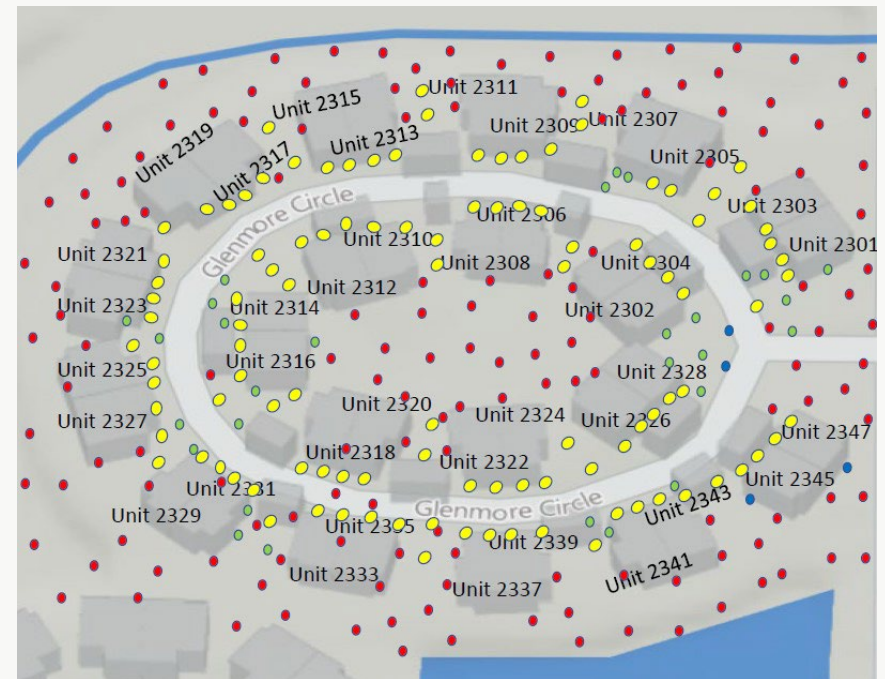
# IRRIGATION

## Pattern & Coverage Updates

- ◆ All Upper Loop (Section 1) Audits Completed
- ◆ Lower Loop (Section 2) Audits Will Start in 2 Weeks
- ◆ Finalizing Negotiations with Vendors
- ◆ Updated Digital Mapping
- ◆ Audit Progress Can Be Tracked at [kpmaster.com/patternandcoverage](http://kpmaster.com/patternandcoverage)



Existing Coverage



Recommended Coverage



## Pattern & Coverage Updates

[CLICK HERE FOR PATTERN AND COVERAGE INFORMATION](http://kpmaster.com/patternandcoverage)



# Repair & Maintenance

- ◆ 18" ADS Storm Pipe Replacement
- ◆ 12" Corrugated Storm Pipe Repair
- ◆ Quarterly Sidewalk Pressure Washing
- ◆ 4 Sidewalk Repairs
- ◆ 12 Street Signs Repaired/Replaced
- ◆ 4 Pothole Repairs
- ◆ 8 Trees Removed on Closed Golf Courses
- ◆ Qtly Maintenance of the Cart Path on the Closed Courses Completed
- ◆ Speed Radar Sign Repaired
- ◆ 8 Benches Replaced



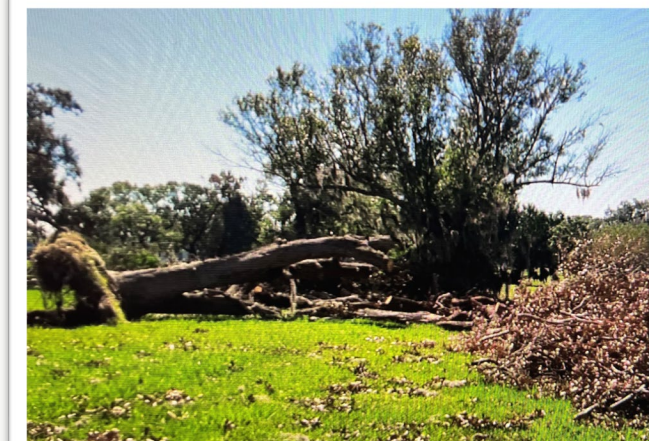
18" ADS Replacement (Lancaster 1)



Quarterly Pressure Washing



Pedestrian Sign Down on Kings Blvd.



Downed Tree on GC Near Cambridge

# Traffic Control

**Safe Driving Can Mean The Difference Between Life and Death!**

Speed Radar Data October - December

	October	November	December	All
31-35 MPH	29,653	17,000	30,782	<b>77,435</b>
36-40 MPH	6,921	3,743	1,241	<b>11,905</b>
41-45 MPH	109	557	165	<b>831</b>
46-50 MPH	175	93	25	<b>293</b>
51-55 MPH	34	13	7	<b>54</b>



## Double Yellow Lines Mean NO PASSING



**NO  
PASSING  
ZONE**

**THIS INCLUDES GOLF CARTS!**

For your safety and the safety of others please exercise patience while driving on non-passing roads. It could truly save your life!





# Accident on Kings Blvd.

Traffic Control





# Emergency Access Update

Zoning Modification Hearing postponed to allow the county time to reach out to the Sheriff's Office and Fire Rescue for an opinion on the need for the access point.

New hearing will be held on February 7<sup>th</sup> at 9am in the county building downtown.

## Clarifications:

- ◆ The estimated cost of the gate is \$206,000 which comes out to \$38 per unit which would be \$3.06 per month for one year.
- ◆ The Master's budget went up \$.20 for the upcoming year. There will not be any additional increases.
- ◆ The definition on an emergency will be defined by Hillsborough County Sheriff's and Fire & Rescue
- ◆ We will work on a plan to secure the gate if/when it is opened



We are working on compiling all of the questions that have come in since our meeting last week. We will get them answered and sent out to you as soon as we can.



# Holiday Events







Holiday  
Events

## Master Holiday Planning Committee

*Calling all artistic, creative, community-minded individuals to assist in the planning of the 2023 Holiday Events.*

*master@kpmaster.com*



# Upcoming Projects

- ◆ Restriping the Front Gate Area with Thermoplastic
  - ◆ Commencing Sign Audit on Master Roadways
  - ◆ Widening the Cart Path from Gloucester to Clubhouse Dr.
  - ◆ Emergency Access Gate at Gloucester (if Approved by the county)
  - ◆ Landscape Beautification
  - ◆ Disaster Planning Symposium Tentatively Scheduled for March 15th
- 



Master Association Workshops  
The 1<sup>st</sup>, 3<sup>rd</sup> and 4<sup>th</sup> Wednesdays Every Month  
9:30 AM  
North Forum, 2020 Building