

SUN CITY CENTER WEST MASTER ASSOCIATION, INC.
Board Meeting Minutes
Wednesday, January 10th, 2024, at 9:30 AM
Location: Veteran's Theater KPNCH

I. Roll Call:

President Jim Haggerty, Vice President Chris Robinson, Secretary Jim Allen, Treasurer Jayne Nardin, Director Forrest Davis, Director Ray Vaccaro and Director Rodney Walker were present.

II. Call to Order:

President Jim Haggerty called the meeting to order at 9:30 am.

III. Addition to Agenda:

Gloucester P pipe replacement.

IV. Minutes:

Vice President Chris Robinson moved to approve the December 13, 2023, Master Association Board of Directors Meeting Minutes. The motion was seconded by Secretary Jim Allen. The motion passed.

V. Reports:

The Manger's report was presented by General Manager Shawna Deulio.

VII. New Business:

A. Vice President Chris Robinson moved to approve the Strategic Planning Committee with Chair Eileen Peco, Oversight Director Chris Robinson, and Members - Barry Ross, Enrico Palumbo, Mark Nekes, Paul Grossman, David Christensen, and Sandy Collins. The motion was seconded by Secretary Jim Allen. The motion passed.

B. Vice President Chris Robinson moved to approve the Storm Water and Pond Management Committee with Chair Rob Davies, Oversight Director Rodney Walker, and Members - Janice Rousseau, David McMahon, Paul Hubert, Maggie Eliel, Rich Tomaski, and Georgina Smith. The motion was seconded by Director Forrest Davies. The motion passed.

C. Secretary Jim Allen moved to approve the Finance Committee with Chair Linda Jasudowicz, Oversight Director Jayne Nardin, and Members - Alex Keller, Dan Paige, and David Ferrelli. The motion was seconded by Vice President Chris Robinson. The motion passed.

D. Treasurer Jayne Nardin moved to approve the Disaster Planning Committee with Chair MaryAnn Meeker, Oversight Director Jim Allen, and Members - Amber Price, Shelia Houlihan, Dave McClure, and Rob Davies. The motion was seconded by Director Forrest Davis.

E. Secretary Jim Allen moved to approve the Landscape Committee with Chair MaryAnn Meeker, Oversight Director Chris Robinson, and Members – Susan Heyer, Cat Drinkard,

51 Susan Raba, Georgina Smith, Janice Rosseau, and Linda Peterson. The motion was
52 seconded by Treasurer Jayne Nardin. The motion passed.

53
54 F. Treasurer Jayne Nardin moved to approve the Event Committee with Chair Barbara
55 Streeter, Oversight Director Ray Vaccaro and Members – Celeste Fenton, Linda
56 Garrison, John Lovino. The motion was seconded by Secretary Jim Allen. The motion
57 passed.

58
59 G. Treasurer Jayne Nardin moved to approve the SEC Committee with Members –
60 Secretary Jim Allen, Director Ray Vaccaro and Debbie DuBosar. The motion was
61 seconded by Director Forrest Davis. The motion passed.

62
63 H. Vice President Chris Robinson moved to approve of the installation of a new 18" CMP
64 pipe in Gloucester P for \$38,700 by Finn Outdoor. The motion was seconded by
65 Secretary Jim Allen. The motion passed.

66
67 **VIII. Presentations:**

68 A. Volunteer Recognition was postponed until the next Master Board Meeting.

69
70 B. The check presentation was presented by Treasurer Jayne Nardin to A Kids Place.

71
72 **VIII. Open Forum:**

73 Members asked questions and commented on the Pipe installment at Gloucester P and
74 the upcoming Storm Water and Pond Management Committee meeting.

75
76 **IX. Adjournment:** There being no further business, the meeting was adjourned at 10:10
77 AM. – January 10, 2024.

78
79 
80 Kathy Crawley,
81 Administrative Assistant


Secretary, Jim Allen

Manager's Report
3rd Quarter 2022-2023

KINGS POINT

Master Association

January 10, 2023



Work Orders
1,105

Inspections
342

Alterations
74

Emergency
Calls - 16

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

IRRIGATION

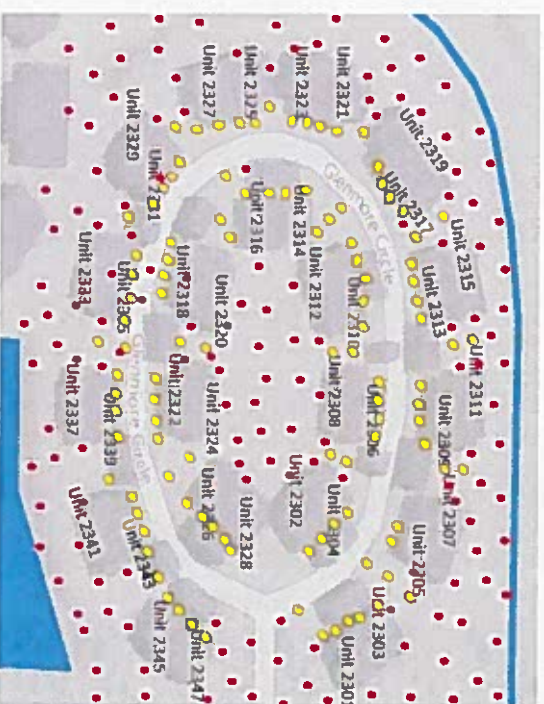
Pattern & Coverage Updates

- ◆ 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

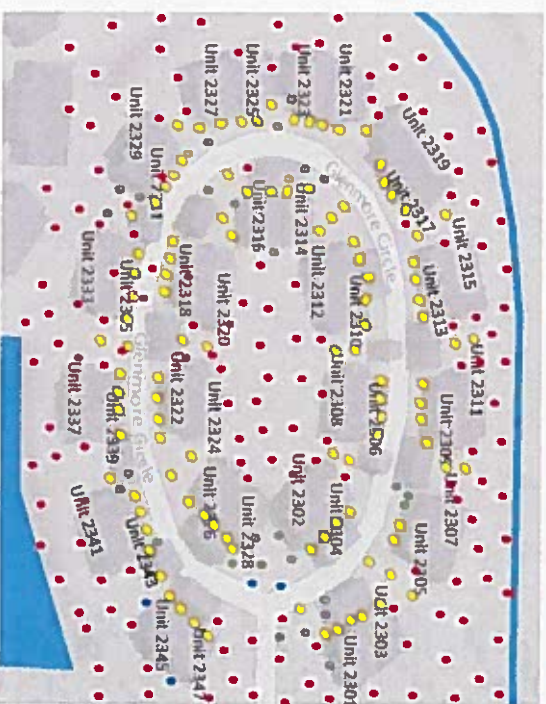


Pattern & Coverage Updates

[CLICK HERE FOR PATTERN AND COVERAGE INFORMATION](#)



Existing Coverage



Recommended Coverage

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	77,435
36-40 MPH	6,921	3,743	1,241	11,905
41-45 MPH	109	557	165	831
46-50 MPH	175	93	25	293
51-55 MPH	34	13	7	54

PLEASE
SLOW
DOWN

Double Yellow Lines Mean NO PASSING

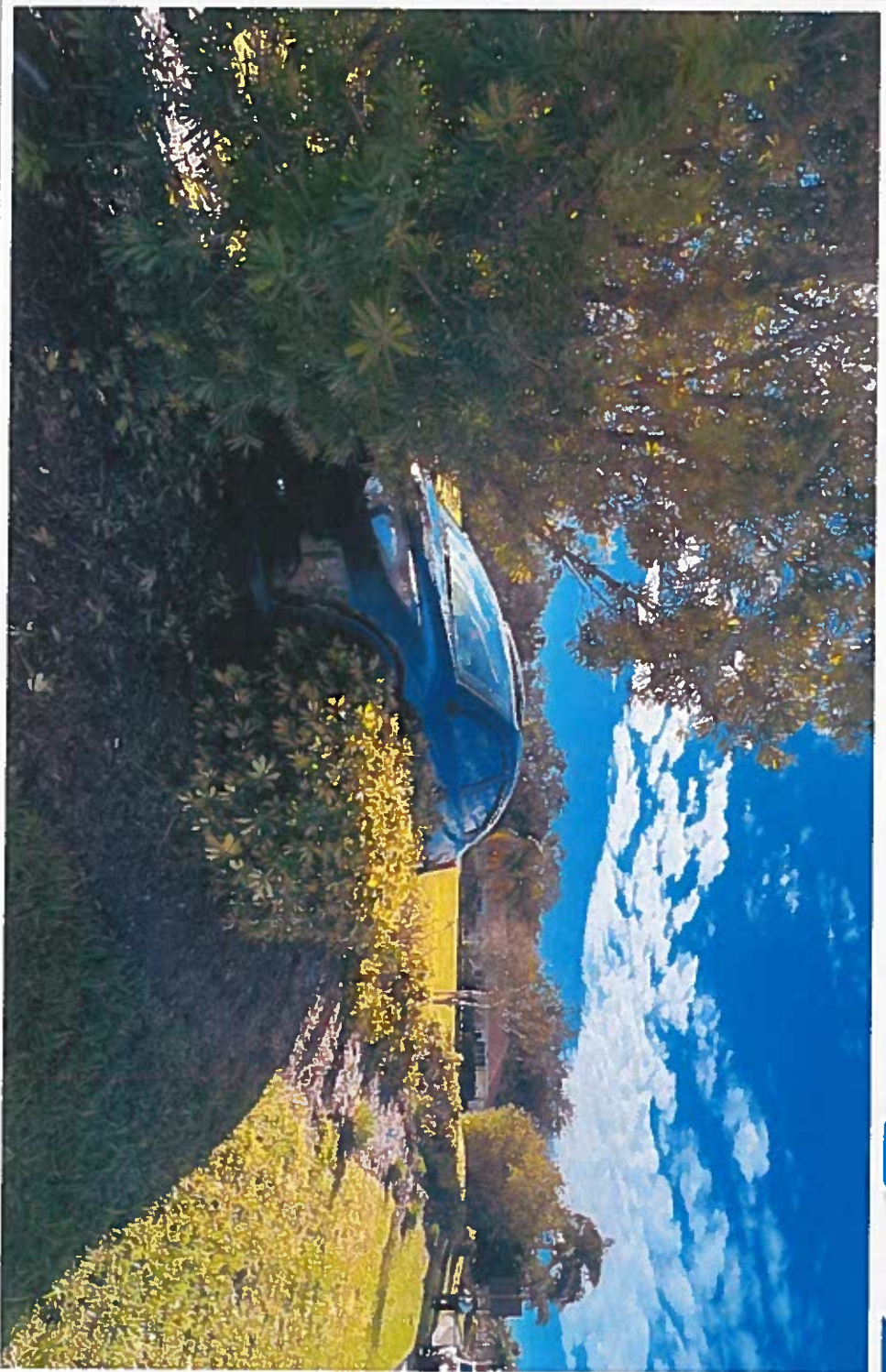


THIS INCLUDES GOLF CARTS!

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 7th 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



**Master Holiday
Planning Committee**

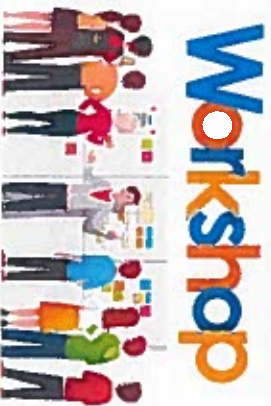
**Holiday
Events**

*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 1st, 3rd and 4th Wednesdays Every Month
9:30 AM
North Forum, 2020 Building