

SUN CITY CENTER WEST MASTER ASSOCIATION, INC.
Board Meeting Minutes
Wednesday, October 11th, 2023, at 9:30 AM
Location: Veteran's Theater KPNCH

I. Roll Call:

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

II. Call to Order:

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

III. Addition to Agenda:

A. Vice President Chris Robinson moved to add the Meeting Operating Procedures under New Business. The motion was seconded by Director Forrest Davis. The motion passed.

B. Vice President Chris Robinson moved to add HSCO Traffic Control to new Business. The motion was seconded by Treasurer Jayne Nardin. The motion passed.

IV. Minutes

A. Director Forrest Davis moved to approve the September 13, 2023, Master Association Board of Directors Meeting Minutes. The motion was seconded by Vice President Chris Robinson. The motion passed.

V. Reports

A. The Mangers report was presented by General Manager Shawna Deiulio.

B. The 2022 – 2023 Financial Audit report was presented by Treasurer Jayne Nardin. Vice President Chris Robinson moved to accept the 2022-2023 Financial Audit Report. The motion was seconded by Director Forrest Davis. The motion passed.

VI. Presentations:

A. President Jim Haggerty awarded the Volunteer of the month Certificate to Robin Watt.

VII. New Business

A. Vice President Chris Robinson moved to appoint President Jim Haggerty as interim Secretary. The motion was seconded by Director Forrest Davis. The motion passed.

B. Director Forrest Davis moved to approve the Meeting Operating Procedures. The motion was seconded by Vice President Chris Robinson. The motion passed.

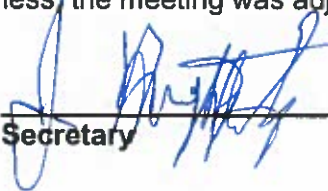
C. President Jim Haggerty moved to decline bringing in the HSCO for Traffic Control. Motion was seconded by Treasurer Jayne Nardin. The motion passed.

VIII. Open Forum:

A. Members asked questions and commented on the landscape project, insurance, and closed golf courses.

51 IX. **Adjournment:** There being no further business, the meeting was adjourned at 10:30
52 AM. – October 11, 2023.

53 
54 _____
55 Kathy Crawley,
56 Administrative Assistant



Secretary

Manager's Report
2nd Quarter 2023-2024

KINGS POINT
Master Association

October 10, 2023



Work Orders 1,128	Inspections 342	Alterations 53	Emergency Calls - 37
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Irrigation Repairs

- ◆ 48 Mainline Repairs
- ◆ 56 Valve Repair/Replacements
- ◆ 44 Lateral Line Breaks
- ◆ 15 Lateral Line Reroutes
- ◆ 45 Wiring Issues
- ◆ 4 Moisture Sensors Installed
- ◆ 1 7.5HP Lake Pump Replacement
- ◆ 5 HP and 7.5HP Recharge Well Pumps Replaced
- ◆ 2 7.5HP Lake Pump Replacements
- ◆ 11 Baseline Radios Replaced
- ◆ 16 Decoders Replaced
- ◆ 18 Control Boxes Replaced
- ◆ 16 Breakers Replaced
- ◆ 19 Baseline Control Boards Replaced
- ◆ 5 Antennas/Antenna Wire Replaced
- ◆ 1 Directional Bore
- ◆ Quarterly Pump Maintenance Completed



IRRIGATION

\$21,032 Saved with Baseline Warranty

PATTERN & COVERAGE UPDATES

- ◆ Lancaster 3 and Acadia 1 enhancements are completed and have passed inspection.
- ◆ 60% of Oxford 1 has been completed and passed inspection.
- ◆ Enhancements are in progress for Cambridge H,I & J and Bedford A
- ◆ Tentative Enhancement schedule for Andovers, Bedfords, Fairfields, Dorchesters, and Knolls is posted on our website.
- ◆ Enhancement Schedule for the Gloucesters will be posted in approximately 2 weeks
- ◆ Hub 41 Field Audits Completed – Reports will be reviewed with Presidents beginning November 1st.
- ◆ Field Audits for Hub 30-31 will begin Nov. 1st. Hub 55 will immediately follow.

Audit Progress Can Be Tracked at kpmaster.com/patternandcoverage



Enhancements in Acadia are saving 427.7 gallons of water per minute. That's over 2 Million gallons per year! **GRANT OPPORTUNITIES AVAILABLE.**

PATTERN & COVERAGE

SURVEY SAYS

2023 Irrigation Survey Results

156 Board/POC
Respondents

Full Results are
Available Online

83% - Overall performance of the community's irrigation system

90% - Overall performance of the ITS Maintenance Crew

94% - Satisfaction with the Speed Work Orders are completed

84% - Satisfaction of your monthly irrigation inspections

94% - Satisfaction of the Upkeep Work Order System

95% - Satisfaction of the After Hours Emergency System

92% - Satisfaction with responsiveness from office staff

80% - Satisfaction with responsiveness from Field Manager

Great job!

Amidst Unprecedented Drought, Kings Point Flourishes

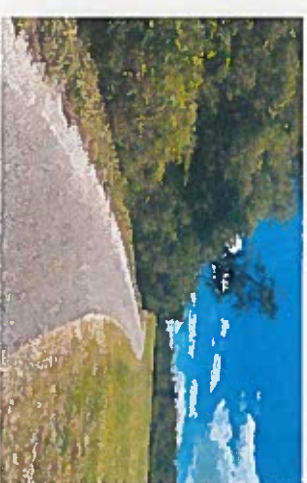


Repair & Maintenance

- 32 Tree Removals
- Annual Plant Beds Replaced
- Clean-up along Closed Course Cart Paths
- CMP Replacement Locksley
- Double Grate Replacement Cambridge
- Drainage Repair Princeton
- Drainage Investigation Inverness
- 29 Pot Holes Filled
- Landscape Lighting Repair at Front Gate
- 1 Fence Repair on 36th Street
- 7 Street Signs Replaced
- 2 Speed Radar Signs Repaired
- 6 Side Walk Repairs
- Quarterly Pressure Washing Completed
- Pressure Washed Front Gate
- Continued algae treatments on all ponds
- Removed Cattails from pond 20 and 9



Pressure Washing at Front Gate



Closed Golf Course Clean-Up



Southampton Pothole



Locksley CMP Replacement

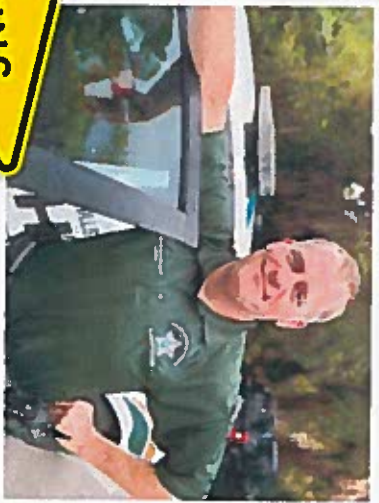


Bridge Inspection



KPW Bridge Closure

Traffic
Control



NO
PASSING
ZONE



PLEASE
SLOW
DOWN

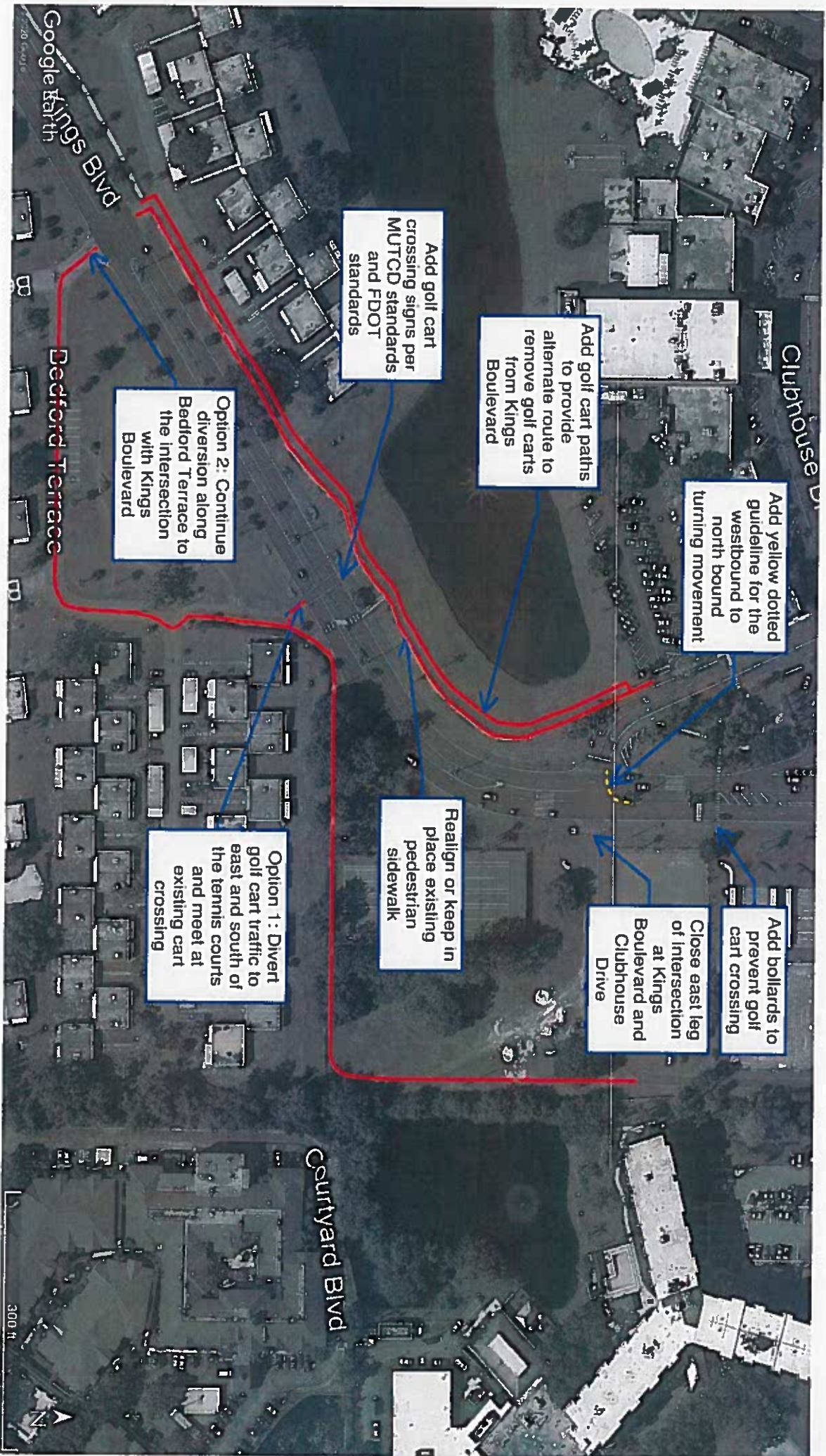
Deputy Merry Invited to Speak to Master Board on Speeding

Statistics show most accidents in Kings Point are caused by failure to stop at stop signs.

It is becoming increasingly difficult to incentivize off-duty deputies to pick up shifts such as traffic control in private communities.

The worst intersections in Kings Point are Kings and Clubhouse Drive and Kings and Kings.

In light of this information as well new information from our insurance agent, the Board will vote on whether or not to bring in the sheriff this morning. They will continue to look into alternative traffic control measures.



Google Earth
Kings Blvd

Bedford Terrace

Clubhouse Dr

Courtyard Blvd

Add golf cart crossing signs per MUTCD standards and FDOT standards

Add golf cart paths to provide alternate route to remove golf carts from Kings Boulevard

Add yellow dotted guideline for the westbound to north bound turning movement

Option 2: Continue diversion along Bedford Terrace to the intersection with Kings Boulevard

Realign or keep in place existing pedestrian sidewalk

Option 1: Divert golf cart traffic to east and south of the tennis courts and meet at existing cart crossing

Close east leg of intersection at Kings Boulevard and Clubhouse Drive

Add bollards to prevent golf cart crossing

300 ft

1st Annual Volunteer Luncheon

August 2022 - MaryAnn Meeker
September 2022 - Arleen Sanders
October 2022 - Sheila Thurston
November - 2022 - Rob Davies
December 2022 - Gayle Hendrick
January 2023 - Joanie Frantz
February 2023 - Eileen Peco
March 2023 - Suzanne Hill & Karen Coons
April 2023 - Sheila Houlihan
May 2023 - Cat Drinkard
June 2023 - Marilyn Enge
July 2023 - Irene Arnio



COMMITTEE UPDATES

Pond Committee

- ◆ Permit requires that ponds have at least 10% of the shoreline planted.
- ◆ Ponds that flow into Cypress Creek and the Little Manatee State Park are required to have 35% coverage.
- ◆ Working on a compliance plan to be done in phases.
- ◆ Adopt a Pond Program

Landscape Committee

- ◆ Fieldstone Landscaping was awarded the RFP
- ◆ Front Gate and streetscaping down to Cypress Creek
- ◆ Medians on Kings From Cypress Creek to Hammersmith
- ◆ 2 Islands on Vilmont
- ◆ Roundabout on Kings
- ◆ 3 Designs will be made for each project and the community will get to vote on the design

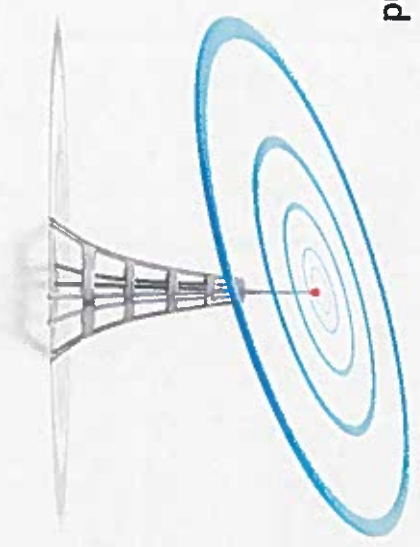
Finance Committee

- ◆ Actively working to prepare the 2023-2024 budget
- ◆ Budget will be presented at our Board Meeting on Nov. 8

COMMITTEE UPDATES

Disaster Planning Committee

- ◆ Operating Procedures for our Disaster Plan
- ◆ Preparing for next year's Disaster Planning Workshop and ways to get more resident and board involvement
- ◆ Amber Alert type system for our community
- ◆ Preparing for other disasters like tornados, wild fires, cyber and terrorist attacks
- ◆ Installing Starlink's Satellite Based Internet Service
- ◆ Replacing the Radio Club's Antenna





Tree Lighting Ceremony
Friday, November 24th

Celebration of the Holidays
Monday, December 11th

Festival of Trees
November 27th – December Dec. 11th

COA Light Decorating Contest
Friday December 15th

COA Golf Cart Parade
Saturday December 16th

**COMMITTEE
UPDATES**

All Proceeds to Benefit:

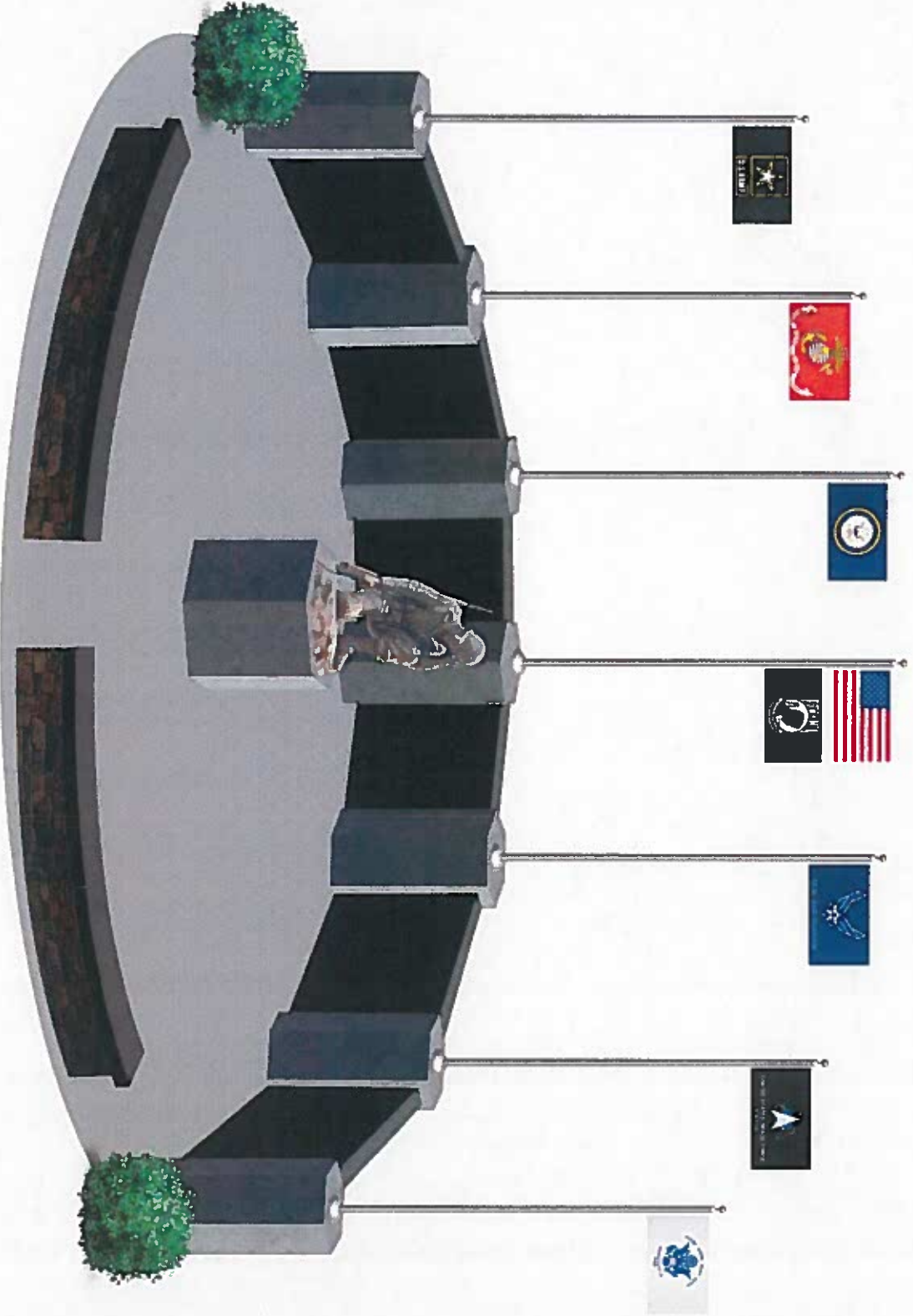


Upcoming



- ◆ **Clearing Tree Canopies Over Roadways to 15' and 12' Over Sidewalks**
- ◆ **Redesign Landscaping at Front Gate, Streetscape to Cypress Creek, Medians to Hammersmith, 2 Islands on Vilmont and the Roundabout on the Kings Ext.**
- ◆ **Continue to create and adopt Operating Procedures**
- ◆ **Continuing to work with Hillsborough County**
 - ◆ **36th Street Improvements**
 - ◆ **Assistance with Cleaning Out Cypress Creek**
- ◆ **Veterans Memorial at Hassell Park**

Memorial
Example

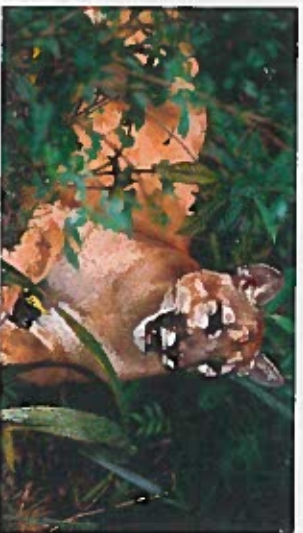


WILDLIFE

Do Not Feed the Sandhill Cranes



Panther Sitings in KP



DO NOT FEED THE ALLIGATORS OR ANY OTHER WILDLIFE!

- Feeding Alligators is not only dangerous but it's also against the law.
- If you are caught feeding an alligator, you could be **fined AND charged with a misdemeanor of the second degree.**
- **ALL REPORTS OF RESIDENTS FEEDING ALLIGATORS WILL BE REPORTED TO FLORIDA FISH AND WILDLIFE.**



If You See It Report It!

We are asking for your help.
If you spot a landscape or construction truck or any other vehicle parked on or driving over a sidewalk, please take a photo and report it to the Master Association. We will contact the vendor and back charge if any damages were caused.

Report damages to:
master@kpmaster.com



Breast Cancer Awareness



In honor of Breast Cancer Awareness Month, the Gatehouse lights are going pink with a new pattern each week!

1 in 8 women will be diagnosed with breast cancer in her lifetime. That's one person every 2 minutes in the U.S.

The two most common risk factors of breast cancer are being born female and getting older.

In 2022, it is estimated that nearly 44,000 people in the U.S. will die from breast cancer.

Mammograms are the best way to find breast cancer early, when it is easier to treat and before it is big enough to feel or show symptoms.

Early Detection is the Key!

2023 Master Association Election

- ◆ Candidates announced at the SEC validation meeting this afternoon at 1pm in the North Forum room this afternoon.
- ◆ Meet the Candidates will be held on October 17 at 9:30 am in the Veterans Theater.
- ◆ Ballots will go out to the Presidents of each Association on Monday via the United Postal Service. If you have not received your ballot by the end of the week, please contact our office. Please be sure to read and follow the instructions carefully.
- ◆ Ballots must be dropped off or mailed to the Master Association to be received prior to the start of the annual meeting on November 15th.
- ◆ Election results will be announced at the annual meeting.



Rumor Control

- ◆ The landscape designs of the Front Gate and the other projects will NOT cost \$1 Million Dollars. It is more likely to be in the \$100,000 range +/-.
- ◆ The Master is not responsible for the Tiki Bar, pools, pickle ball courts nor any other amenities. These are managed by the Vesta.
- ◆ The Master is also not responsible for your association's landscaping including Brown's Tree Service, Pest Control nor Security.
- ◆ The Master was not responsible for the large increase in your 2023-2024 fees. The Master budget went up \$.20 last year after careful review from our finance committee.
- ◆ The ballots for Master Elections have ALWAYS and will continue to be counted publicly.

THERE ARE SEVERAL WAYS TO GET THE FACTS!

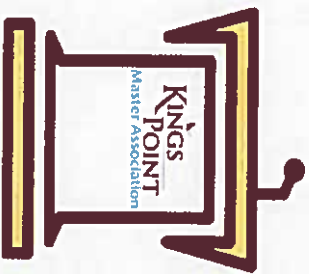
Presidents Roundtable Discussions

Board Meetings and Workshops (Wednesdays)

Call the Master Staff (813-812-7995)

Contact the Board Directly
(Contact info available online)

Schedule a Meeting with General Manager

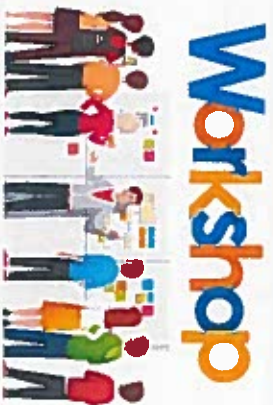


Master Board Meeting & Budget Presentation

November 8th @ 9:30 AM
Veterans Theater - KPNCH

Master Association Annual Meeting & Election

November 15th @ 9:30 AM
Veterans Theater - KPNCH



Master Association Workshops

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



Presidents Roundtable Discussions

The Last Wednesdays of Every Month
2:00 PM – Ripple Room KPNCH
Open to Presidents and Board Members Only
RSVP Required

MEETINGS



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Financial reports are not available online as this is a public website. A copy of the Treasurer's report can be requested through our Request for Corporate Records form located on our website under the Corporate Documents tab.