

1                                   **SUN CITY CENTER WEST MASTER ASSOCIATION, INC.**  
2                                                           **Board Meeting Minutes**  
3                                                           **Wednesday, April 12th, 2023, at 9:30 AM**  
4                                                           **Location: Card 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.

10  
11   **II.   Call to Order:**

12    President Jim Haggerty called the meeting to order at 9:30 am. Vice President  
13    Chris Robinson moved to add two agenda items to New Business. 1. Approval  
14    of the Dog Park request extend to their large dog area. 2. Approval of the 2023  
15    – 2024 insurance policy. The motion was seconded by Director George Cordelli.  
16    The motion passed.  
17

18   **III.   Minutes:**

19    Vice President Robinson moved to approve the March 8, 2023. Master  
20    Association Board of Directors Meeting Minutes. The motion was seconded by  
21    Director Forrest Davis. The Motion passed.  
22

23   **IV.   Reports**

- 24    **A.** The manager's Report was presented by General Manager Shawna Deiulio.  
25    Vice President Chris Robinson moved to approve the Manager's Report. The  
26    motion was seconded by Director George Cordelli. The motion passed.  
27    **B.** The Strategic Planning Committee Report was presented by Eileen Peco.  
28    Director Forrest Davis moved to approve the Strategic Planning Committee  
29    report. The motion was seconded by Vice President Chris Robinson. The  
30    motion passed.  
31    **C.** The Disaster Planning Committee was presented by Mary Ann Meeker.  
32    Treasurer Jayne Nardin moved to approve the Disaster Planning Committee  
33    Report. The motion was seconded by Forrest Davis. The motion passed.  
34    **D.** The Landscaping Committee Report was presented by Mary Ann Meeker.  
35    Director Forrest Davis moved to approve the Landscape Committee Report. The  
36    motion was seconded by Vice President Chris Robinson. The motion passed.  
37    **E.** The Pond Committee Report was presented by Rob Davies. Vice President  
38    Chris Robinson moved to approve the Pond Committee Report. The motion was  
39    seconded by Secretary David Wetmore. The Motion passed.  
40

41   **V.   New Business**

- 42    **A.** Director Forrest Davis moved to ratify approval of the storm box repair on  
43    Lyndhurst by Global Engineering for \$8,922.50. The motion was seconded by  
44    Vice President Chris Robinson. The motion passed.  
45    **B.** Vice President Chris Robinson moved to ratify approval of the storm box repair  
46    on Dandridge by Rose Paving for \$8,900.00. The motion was seconded by  
47    Director George Cordelli. The motion passed.

- 48 C. Vice President Chris Robinson moved to ratify approval of the double grate  
49 replacement on Cambridge Trail by Global Engineering for \$7,992.36. The  
50 motion was seconded by Director George Cordelli. The motion passed.  
51 D. Vice President Chris Robinson moved to approve the proposed large dog area  
52 extension for an additional 25' by the Dog Lovers Club at their expense. The  
53 motion was seconded by Director George Cordelli. The motion passed.  
54 E. Treasurer Jayne Nardin moved to approve the 2023-2024 Insurance proposal  
55 from Assured Partner for \$259,555.11. The motion was seconded by Vice  
56 President Chris Robinson. The motion passed.

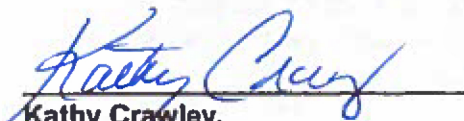
57  
58 **VI. Presentations:**

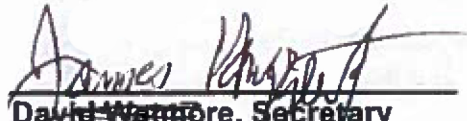
- 59 A. The April Volunteer Recognition was postponed

60  
61 **VII. Open Forum**

- 62 A. A resident made a comment regarding Florida Native Plants.

63  
64 **VIII. Adjournment:** There being no further business, the meeting was adjourned at  
65 10:45AM. – April 12, 2023.

66  
67   
68 \_\_\_\_\_  
69 Kathy Crawley,  
70 Administrative Assistant  
71

  
\_\_\_\_\_  
David W. Moore, Secretary

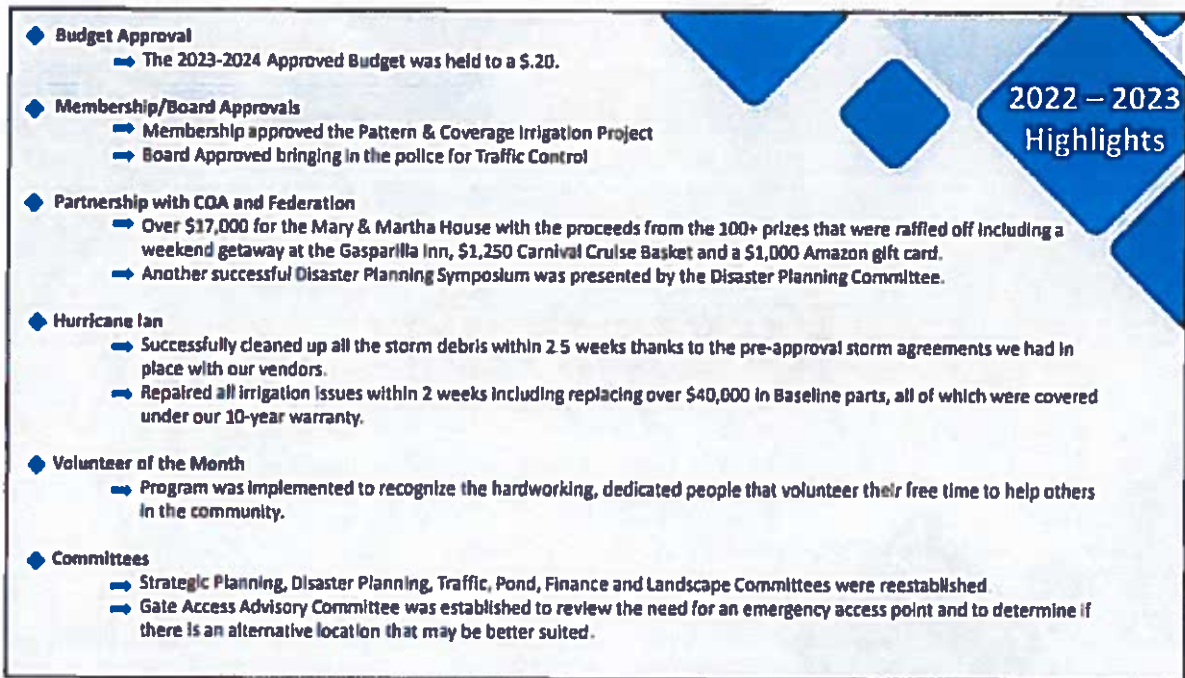
**2022-2023 Year End Report**

**Manager's Report**  
**April 12, 2022**

**KINGS POINT**  
Master Association



It's been another exciting year! We have a lot to get to so I'll try to move through this quickly. We are going to run through what the Master Association has doing for the past year.



**2022 – 2023 Highlights**

- ◆ **Budget Approval**
  - ➔ The 2023-2024 Approved Budget was held to a \$.20.
- ◆ **Membership/Board Approvals**
  - ➔ Membership approved the Pattern & Coverage Irrigation Project
  - ➔ Board Approved bringing in the police for Traffic Control
- ◆ **Partnership with COA and Federation**
  - ➔ Over \$17,000 for the Mary & Martha House with the proceeds from the 100+ prizes that were raffied off including a weekend getaway at the Gasparilla Inn, \$1,250 Carnival Cruise Basket and a \$1,000 Amazon gift card.
  - ➔ Another successful Disaster Planning Symposium was presented by the Disaster Planning Committee.
- ◆ **Hurricane Ian**
  - ➔ Successfully cleaned up all the storm debris within 2.5 weeks thanks to the pre-approval storm agreements we had in place with our vendors.
  - ➔ Repaired all irrigation issues within 2 weeks including replacing over \$40,000 in Baseline parts, all of which were covered under our 10-year warranty.
- ◆ **Volunteer of the Month**
  - ➔ Program was implemented to recognize the hardworking, dedicated people that volunteer their free time to help others in the community.
- ◆ **Committees**
  - ➔ Strategic Planning, Disaster Planning, Traffic, Pond, Finance and Landscape Committees were reestablished
  - ➔ Gate Access Advisory Committee was established to review the need for an emergency access point and to determine if there is an alternative location that may be better suited.

**APOLOGIZE BEING IN CARD ROOM – HARD TO READ**

Communication

# News of KINGS POINT



Follow us on  
**facebook**

@KingsPointMasterAssociation

- ◆ Presidents Round Table Discussions held monthly
- ◆ News of Kings Point published monthly and delivered to residents via USPS the first of each month
- ◆ In Focus & On Point e-Newsletter delivered to residents via email mid-month
- ◆ Education Speakers brought in like the hog and alligator trappers
- ◆ Facebook page created to engage residents on social media

## IN FOCUS & ON POINT

With The Kings Point Master Association

As we CONTINUE TO IMPROVE COMMUNICATIONS, we are still holding the Presidents round table discussion, publishing the NOKP, sending eblasts mid-month, bringing speakers like the hog and alligator trapper (we will be bringing in more speakers this year), and we've added a social media page through Facebook so be sure to like and follow us.

## Milled/Paved 398,664 Square Feet

- Bedford Street
- Andover Street
- Nantucket Glen Place
- Laughton Place
- Worthington Greens
- Tilbury Court
- Acadia Greens
- Vilmont Greens
- Nottingham Greens
- Jameson Greens
- McDaniel Street



## ROADWAYS

### Other Roadway Projects

- Thermo-striped Front Gate Area
- Thermo-striped Crosswalks & Stop Bars
- Centerline Patch on Lonigan Place
- Patch on Kings Blvd at Quail Pass
- Inverted Crown Patch on Foxhunt
- 36 Pot Holes Filled

### 2023 Paving In Progress

- Lyndhurst Greens Drive
- Kettering Greens Drive
- S. field Greens Way
- Knottwood Court
- Masterpiece Drive
- Manchester Woods Drive
- Markoman Court
- McCallister Ave
- Mooney Place
- Andover Place N
- Andover Way
- Cambridge Trail
- Nantucket Drive (Partial)
- Canton Court (Partial)

Last year we paved over 398,000 square feet. We also completed a few smaller projects like thermo-striping the front gate area and all crosswalks and stop bars, we patched the center line on Lonigan and another patch on Kings at Quail Pass and filled 36 pot holes.

This year's paving is in progress. As a reminder, please obey the barricades and road closures. I cannot stress enough that they are here for your safety. We have people moving them, people driving around them up on side walk. This very dangerous. You could get hurt the crew, hurt yourself or your vehicle could be damaged. This applies to pedestrians and bicyclist as well.

## Landscaping

Landscape Contract Awarded To:



- 86 Tree Removals
- Quarterly Clean Up on Closed Courses
- Vilmont Berm Clean Out at Lyndhurst
- Oakley Buffer Clean Out
- Center Island Clean Out on Both Ends of Vilmont
- 36<sup>th</sup> Fence Line Vegetation Clean Up
- Storm Clean Up from Ian and Nicole
- Annuals Replaced Quarterly



Downed Tree From Ian



Oakley Buffer Clean Out



36<sup>th</sup> Street Fence Line Clean Up



Annual Plant Bed

Russell Landscaping was awarded our landscape contract this past December. We have already seen tremendous improvements. Aside from maintenance we have removed 86 trees, cleaned up the closed courses quarterly, cleaned out the Vilmont berm along Lyndhurst, the Oakley Buffer and the both of the center islands at the ends of Vilmont Greens. We also did a lot of work cleaning up the 36<sup>th</sup> Street fence. There was an enormous amount of clean up after Hurricane Ian and Tropical Storm Nicole and of course we continue to change the annual plant beds quarterly.

## Drainage Repairs

- Ring Cover Replacement – Locksley
- Underdrain Repair – Laughton
- 18" CMP Replacement – Harringay
- Storm Box Repair – Princeton
- Storm Drain & Asphalt Repair – Holkham
- Drain Inspections – Locksley & Laughton
- Ring Cover Replacement – Princeton
- Grate Replacement – Foxhunt
- Grate Seat Replacement – McDaniel
- Drain Inspection - Gladstone
- 15" CMP Replacement – Kings Blvd.
- Storm Box Repair - Cambridge
- Drain Repair – Gladstone
- Lyndhurst Storm Structure Sealing
- Cambridge Trail Double Grate Replacement
- Storm Box Repair Masterpiece
- Storm Box Repair Knottwood
- Storm Box & Depression Repair Nantucket
- 18" ADS Replacement Lancaster Dr.
- Weir Modification Gloucester E
- Storm Pipe Repair Hovington
- Inspection & Exploration Gladstone



24" CMP Replacement – Kings Blvd



24" CMP Replacement – Lancaster I



18" CMP Replacement - Highgate



48" Concrete Pipe Repair - Lyndhurst

DRAINAGE

These are some of the drainage repairs we've completed this year. Due to the age of our storm structure, especially the corrugated metal pipes, we don't expect drain repairs to slow down this year.



## Ponds



**Pickerelweed**



**Duck Potato**

- **All Master Ponds Inspected/Treated Monthly by Solitude**
- **All Closed Course Ponds Inspected/Treated Monthly**
- **Nutrient Abatement Treatments on Ponds 5, 19 & 30**
- **Replacing Deteriorated Alligator Warning Signs**
- **6 Seminars Presented by Master Pond Committee**
- **\$2,500 Audubon Grant used to plant over 4,000 plants to improve water quality and help with bank stabilization.**



All 35 Master owned ponds as well as the 12 ponds on the leased golf courses are inspected and treated as necessary monthly. We did some testing on ponds 5, 19 and 30. We are replacing deteriorated alligator warning signs and put up new ones where needed. The pond committee held 6 seminars and obtained a \$2500 grant from the Audubon Society that was matched by the Master and used to plant over 4,000 pickerelweed and duck potato plants to help improve water quality and bank stabilization.

Work Orders 4,577	Inspections 1,368	Alterations 324	Emergency Calls - 69
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IRRIGATION



**4" Recharge Well Drilled  
Servicing Portsmouth & Corinth**



**10 HP Submersible Pump Replacement  
Oakley Green**

- 197 Mainline Repairs
- 215 Valve Repair/Replacements
- 143 Lateral Line Breaks
- 35 Lateral Line Reroutes
- 65 Wiring Projects
- 36 Control Boxes Replaced
- 10 Pump Replacements
- 32 Breakers Replaced
- 2 Recharge Wells Drilled (Portsmouth & Oxford)
- 2 Precision Pump Station Retrofits
- 12 Modems Installed
- 44 Baseline Control Boards Replaced
- 11 Baseline Faceplates
- 14 Baseline Surge Arrestors Replaced
- 8 Time Relays Replaced
- 27 Antennas/Antenna Wire Replaced
- 11 Baseline Radios Replaced
- 41 Baseline Flow Decoder
- 5 Baseline Modems Replaced



**Pump Control Box Replacement  
Inverness**



**Leaking Air Pressure Release Valve  
Gloucester & Kings**

**Baseline Warranty Saved Us \$86,612**

We completed 4,577 work orders this year, completed 12 consecutive months of inspections, processed 324 alteration requests and answered 69 Emergency calls all responded to most within 15 minutes

Here is a list of the irrigation repairs. Most notably is the drilling of 2 new recharge wells, and all of the Baseline components that were replaced. Thankfully, because of the 10-year warranty we have with Baseline, all of these parts were covered and saved us over \$86,000.

Also, thanks to Baseline and our experienced water manager, we have saved over 8 million gallons of water this year.

Although not shown here, I also wanted to mention that we earned \$4,107 in Rainbird reward credits that were used towards the purchase of irrigation supplies.

## Pattern & Coverage Project Update



- Enhancements for Cambridge M will be finished this week.
- Rainbird Drip Retro-kits will be incorporated into the enhancement designs for the Upper Loop.
- Enhancements will begin for Lancaster 3 within 1-2 weeks followed by Acadia, Oxford 1 and then the rest of the Section 1 Associations.
- ITS is in the process of hiring a second crew to help speed up the enhancement process
- All Lower Loop Audits are complete. We will begin calling in Presidents to review reports next week.
- Hub 41 Audits will begin shortly. (Princeton, Tremonts, Southamptons, Manchesters, Oxford 2, Villeroy, Somerset, Yorkshire, and Worthington)

The enhancements for Cambridge M should be completed this week. Due to the successful testing of the Rainbird retro-kits, we are incorporating drip in the plant beds to the upper loop enhancement designs. The enhancements for Lancaster 3 will begin in a week or two followed by Acadia and Oxford 1. After that we will start on all of the upper loop associations. We have 54 associations signed on at this time. ITS is in the process of hiring a second crew to help speed up the enhancement process. All lower loop audits have been completed and we will begin calling in those Presidents next week. Lastly, audits for hub 41 will begin shortly.

## Miscellaneous Repair & Maintenance



MISCELLANEOUS  
R&M

- Quarterly Sidewalk Pressure Washing Completed
- 23 Sidewalk Repairs
- Inspection of 4 Bridges Completed
- Decking Secured on Clubhouse Dr. Bridge
- 6 Benches Replaced
- 98 Signs Repaired/Replaced
- LED Lights Installed at Gazebo and Back Gate
- Awning Replaced at Front Gate
- GFI's Installed at Hassell Park
- Landscape Lighting Repair Hassell Park

These are some of our miscellaneous repairs. We completed quarterly sidewalk pressure washings, repaired 23 sidewalk issues, had our 4 bridges inspected, completed the bench replacement project, installed LED lighting at the back gate and gazebo at Hassell Park. We repaired or replaced 98 signs. While residents do continue to mow these things down, 62 of the 98 signs were from storm damage so it's not as bad as it looks.

Traffic Control

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

**PLEASE SLOW DOWN**

Speed Radar Data - April 1<sup>st</sup>, 2022 – March 31<sup>st</sup>, 2023

31 - 35 MPH	219,084
36 - 40 MPH	108,814
41-45 MPH	7,166
46 - 50 MPH	1,052
51 - 55 MPH	160

**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!



Please report speeding vendors to the master



## Spring Has Sprung! It's Alligator Mating Season

REMINDER

- 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.**



Spring is here and it is alligator mating season. I know we talk about this all the time. However, there are still many of you are feeding the alligators. This is not only dangerous, but against the law. If you are caught, you could be fined and charged with a misdemeanor. We will not hesitate to report anyone spotted feeding our gators to Florida Fish and Wildlife. Also, I should not have to say this as you would think it would be common since, please do not attempt to approach a gator to take a selfie with it. This unbelievably dangerous behavior actually happened a few weeks ago on Vilmont Greens near the South Club. I have to call in the sheriff to control the crowd who was getting upset because security was trying to keep them away from the gator. I get they are fascinating creatures, especially for those who are new to Florida. However, please observe only from a safe distance. These guys are much faster than you think.

Please also avoid walking your pets around the ponds.

**MEETINGS**



**Master Association Town Hall/ Board Meetings**  
 Open to Residents  
 Second Wednesday of the month at 9:30am  
 KPNC Card Room



**Presidents Roundtable Discussions**  
 Open to Presidents and Board Members Only  
 Last Wednesday of the month at 2:00pm  
 KPNC Ripple Room



**Workshop**  
**Master Association Workshops**  
 Open to Residents  
 The 1<sup>st</sup>, 3<sup>rd</sup> and 4<sup>th</sup> Wednesdays Every Month at 9:30 am  
 North Forum, 2020 Building

Finally, if you want to stay informed on what's going on with the Master Association, please attend our meetings.

**Master Association Board Meeting**  
**April 12, 2022**

**KINGS POINT**  
Master Association



It's been another exciting year! We have a few other reports today, so I'll try to move through this quickly. We are going to run through what the Master Association has doing for the past fiscal year.





# **Master Community Planning Committee 2023**

## **April 12, 2023**

### **REPORT TO THE MASTER BOARD OF DIRECTORS**

# **MASTER COMMUNITY PLANNING COMMITTEE**

## **STATUS REPORT – KEY ACTIVITIES 4/12/2023**

### **Community Governance Structure**

Based on legal opinions, combining the Master and Federation into one entity is not recommended.

Develop an organized governance planning process (e.g. Kings Point Advisory Council) that effectively coordinates among the Master, Federation and Land Trust entities to effectively manage the Kings Point Community under one Community Plan.

Establish and codify Code of Ethics for Governance, including transparency and communications.

### **Community Education**

Develop more education programs and information that educates residents regarding the structure and management of the Kings Point Community.

### **Effective Communications**

Internal communications and external positioning of Kings Point as an active adult community.

### **External Impacts**

Organized process to keep the community informed regarding the growth and development around the Kings Point Community so we can provide timely input to changes that may affect Kings Point.

### **Expectations of Existing and New Owners**

Research developments in the area of Planned Active Adult Communities to understand the expectations of both existing and new residents in the community. Explore what developers and other adult organizations (e.g. CAI and AARP, etc.) are providing for residents.

Develop a community-wide survey to determine owner/resident expectations within Kings Point. Review and update the 2012 Kings Point Community Survey.

### **Impacts of New Technology**

Use of solar, telecom and internet capabilities as possible enhancements for homes and facilities in Kings Point.

### **Community Standards**

Establish community standards for the maintenance of and preservation of property values within Kings Point.

The Symposium was held on March 15, 2023, attendance was over 200 residents. The participants from the County, Sun City Center, and many facilities we depend on reviewed the concerns for Disaster Preparedness for the 2023 Season, beginning June 1, 2023. Plans have been set in place to handle the emergencies as they occur. Information was distributed through various agencies and insurers.

We are initiating a plan to develop a workshop for the 113 Association Board members, 2 Landscape Specialists and Landscape POCs. At our debriefing meeting following the Symposium on March 23, 2023, one of the suggestions was to have the President's and POC Workshop. We are putting this plan together we would be emphasizing the responsibilities of the Associations and the help the POCs could give the Board in support of a possible disaster. We will be planning the event for May 18, 2023 at 9:30am in the Veterans Theater.

The Landscape and Irrigation Committee began meeting the first week in March. Members of the committee are Susan Heyer, Susan Raba, Cat Drinkard, and me. Oversight Director is Chris Robinson.

Alternate members are Lynn Weise and Georgina Smith.

We discussed the ground rules and had many conversations about what our charge is. We understand our responsibility is to the Board and all considerations will go to the Manager Shawna D., Oversight Director, Chris Robinson first and then the Board.

We have spoken to 6 landscapers who have or have an association with a landscape architect. We will request vendors interested complete an RFP, in draft form and will be sent to attorney and reviewed by committee, Manager and Board before it goes to the vendors. Pictures of the current locations of the areas to be considered will be included in the bid specifications.

**The Master has charged us with 3 Projects:**

**Project 1-**

2 Islands- one on Vilmont Greens Dr and Newpoint Loop, one on Kings and Kings

1 Roundabout on the extension of Kings and Kings.

**Project 2-**

The median being considered is the length of Kings Blvd to the second Hammersmith.

**Project 3-**

The Front Gate area, all landscaping surrounding the area.

**Considerations for all Landscaping Projects-**

We will focus on low, sustainable, drought tolerant, freeze tolerant, Florida Friendly, appealing, colorful, and modern content.

**What next.**

**Complete RFP, send to vendors late April.**

**Vendors visit for tour May 15**

**Receive bids by June 2.**

**Review bids and announce vendor June 7.**

**If they bid on all three projects, the Board will have an idea cost-wise, well before the September Deadline.**

**Pond report March 2022-March 2023**

**4 pond seminars, one workshop and a future presentation- March 2022-March 2023**

**Day in the life of a pond**

**Adopt a Pond Program- Hillsborough County**

**History and Management of KP Ponds-Solitude Lake Mgt**

**Microorganisms in ponds-UF Co-Extension**

**Adopt a Pond Workshop with Hillsborough County**

**April 19<sup>th</sup> Presentation Scheduled with the KP Sportsman Club on Adopt a pond and fishing in KP ponds**

**Pond complaints:**

**Lily pads 5- 2 repeats**

**Cattails 3**

**Duck Potato 4- same pond**

**Grass 2**

**Pump non-operable 3**

**What happened to the island in pond 2-1**

**Complaints and repeat complaints are about half for what they were last year.**

**A grant from Florida Audubon Society, Florida Power and Light for \$2500 was matched by the Master Association. 4000 plants were planted by Solitude Lake Management staff with no alligator incidents. We paid \$1.25 for plants and installation. Ponds planted include: 1,3, 28, 45, 100, 103 and the pond at the end of Gloucester on Kings Blvd.**

**Most ponds now have Gulf Coast Spike rush growing along the edges which inhibits shoreline erosion. As nature follows its course new plants are being introduced within each of the ponds ecosystems. Our planting activities will assist in the right plant in the right place and enhance the aqua scaping aesthetics.**

**There are some concerns that the ponds do not look like they were 8-10 years ago. We try to explain that nature will continue to develop new colonies of plant species in any vacant space.**

**Shoreline erosion will increase until all edges have well established plants. The steep edges are a liability for people and equipment.**

**Fishing is reported as excellent throughout the property.**

**Regulatory**

**Our initial permit from 1988 requires 10% surface coverage by plants in all ponds for flood control, water filtration, prevention of shoreline erosion and biodiversity. In ponds discharging into the Little**

**Manatee River watershed and Cypress Creek, there is a 35% coverage requirement. The responsibility of the planting guide in the construction permit is for the life of the development. A copy of the permit planting guide is in your materials for this presentation. Additionally, KP is required to provide regular inspections of the ponds to assure compliance with the permit parameters.**

**Future activities**

**Coordinate planting activities with Master and Federation landscaping committees which would include establishment of land side buffer zones.**

**Maintain and expand adopt a pond planting activities,**

**Establish pond surveys to develop a more comprehensive data base on pond needs-Dave Mc Mahon**

**Continue to seek grants to offset planting costs,**

**Continue educational activities, and**

**Assist in resolution of pond concerns.**

**There are volunteers in the adopt a pond program looking at ponds: 1B, 12, 14, 18, 33, 106, 133, 139, 140, 153. This will account for 17 ponds if all goes well.**

**My most pressing concerns are compliance with our construction permit and shoreline erosion. I think the efforts of the committee are showing promise addressing these concerns. The support of the Master Board is essential in these efforts, particularly our compliance with our permit.**

