

**SUN CITY CENTER WEST MASTER ASSOCIATION, INC.**  
**Board Meeting Minutes**  
**Wednesday, May 10th, 2023, at 9:30 AM**  
**Location: Card Room KPNCH**

**I. Roll Call:**

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

**II. Call to Order:**

Vice President Chris Robinson called the meeting to order at 9:30 am.

**III. Minutes:**

- A. Director George Cordelli moved to approve the March 8, 2023, Master Association Board of Directors Meeting Minutes. The motion was seconded by Director Forrest Davis. The Motion passed.
- B. Director George Cordelli moved to approve the April 12, 2023, Master Association Board of Directors Meeting Minutes. The motion was seconded by Director Les Raba. The Motion Passed.

**IV. Reports:**

- A. The Manager's Report was presented by Shawna Deiulio.
- B. The Treasurer's Report was presented by Treasurer Jayne Nardin.
- C. Emergency Access Advisory Committee Report was presented by Rob Davies.

**V. New Business:**

- A. Director Forrest Davis moved to ratify the approval of 2 Speed Radar Sign replacements with Traffic Logix for \$8,703.00. Motion was seconded by Director George Cordelli. The Motion Passed.

**VI. Presentations:**

- A. Vice President Chris Robinson awarded the Volunteer of the month certificate to Cat Drinkard.

**Open Forum:**

- A. Members asked questions regarding Hillsborough County Sheriff and New Speed Signs.

**VII. Adjournment:** There being no further business, the meeting was adjourned at 10:28AM – May 10, 2023.

  
Kathy Crawley,  
Administrative Assistant

  
David Wetmore, Secretary

## **Manager's Report – 5/10/23**

### **Pattern and Coverage Update**

- All audit reports have been delivered to the Associations on the upper loop. 58 of the 59 Associations accepted their proposals. One Association declined.
- We starting calling in the 15 Associations on the lower loop last week. We have four agreements signed so far.
- Field Audits for hub 41 are almost complete. Hub 41 includes the Manchesters, Tremonts, Southamptons, Oxfords, Princeton, Somerset, Yorkshire and Worthington. We will meet with those Associations over the summer as their reports become available.
- Once hub 41 is complete, audits will stop for the rainy season. We will start them back up in November.
- Enhancements are complete in Cambridge M, the work passed the third party final inspection. The only thing left there is to GIS map the sprinkler heads. We have an appointment to get hooked into the DOT satellites this afternoon and should be able to complete the map by the end of the week.
- Enhancements for Lancaster 3 are in progress. We anticipate working in here for at least 8 weeks.

### **County Update**

We have made some progress with our meetings with Commissioner Owens and the county. One of things we are requesting is the widening of 36<sup>th</sup> Street. We noticed that they've striped it recently. It's not what we asked for but I think it shows the county is paying attention to the road.

We are also requesting assistance with the Cypress Creek erosion issues and help clearing out the creek to improve water flow. We expect the county to survey the area in a couple of weeks and will continue to follow up on the progress.

### **Sidewalks**

We recently completed almost \$10,000 in sidewalk repairs. Most of the damage looks like it was caused from heavy trucks driving over or parking on the sidewalks. If you spot a vehicle on the sidewalk, please report it to the Master. We will check the area and back charge the vendor if damage is found.

### **Disaster Planning Board Workshop**

The Disaster Planning Committee is holding their first Annual Disaster Planning Workshop for President's, Board Members, and POC's. It will be held on Thursday, May 18, 2023, at 9:30 AM in the Veterans Theater. The purpose of this workshop is to Inform Boards of their role in Disaster Planning. We will focus on helping Associations come up with a preparedness plan that they can use to ensure the Associations and their residents are as prepared as possible when the time comes. We highly recommend that at least one member of each Association's Board in Kings Point to be present.

To ensure we have enough materials, sign up is required for this event. The sign-up link was sent out to the boards by the Master and FirstService. If you did not receive it, you can go to [kpmaster.com/disasterplanning](https://kpmaster.com/disasterplanning) to sign up.

**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.**

# Emergency Access

Advisory Committee Presentation  
May 2023

## Advisory Committee

Committee Chair:	Rob Davies	Gloucester
Oversight Director:	David Wetmore	Acadia
Members:	Cat Drinkard	Corinth
	Susan Heyer	Gloucester
	Deb Lippay	Highgate
	Dave Reed	Worthington
	Sally Reisman	Acadia
	Rodney Walker	Oakley Green
	Alma Holl (Alternate)	Gloucester

## **Our Mission:**

The mission of this committee is to provide the Master Board a recommendation based on facts that will allow a suitable strategy for providing emergency access to all residents in Kings Point.

## **Professionals Sourced for Presentations and Factual Answers:**

1. Mike Bardel - SCC Emergency Squad
2. Mark Neckes - ~~CERT~~ (Community Emergency Response Team)
3. Matt Permuth - Vesta
4. Risk Assessment Specialists:
  - a. George Erickson, Risk Mgmt. Attorney, and Dave Byrn, Cert. Safety Specialist
  - b. Jim Cirillo, GCM Insurance & Risk Management, LLC
5. Deputy Sheriff, Jeff Merry
6. Tra Lawson, Emergency Mgmt. Logistics Coord, HCFS
7. Rob McDaniels - SWFWMD
8. Kyle Dallman, ~~HC~~ Flood Coordinator

## Items Reviewed

1. **Flooding**  
Primary emergency concern for Kings Point.  
Kings Blvd. is in the flood zone of the 100-year flood scenario but the bridge deck is shown to be above the flooding.
2. **Main Gate & 2020 Gate - Operations during an "event."**  
Highest elevation areas of Kings Point.
3. **New Access/Gate**  
Three other Access Points Reviewed:  
Gloucester, Nantucket, and Halcyon  
Halcyon and Gloucester access points would be flooded before the Main Gate or the 2020 Gate.



## Items Reviewed (continued)

4. **Access to Residents**  
Sheriff's Department has high mobility vehicles and temporary bridges in order to access residents.
5. **Bridge on Kings Boulevard**  
Bridge Report of January 2021 lists important mitigations beginning 2023.
6. **Cypress Creek - Hillsborough County**  
Cypress Creek upstream watershed development and vegetation pose a flooding threat to Kings Point.

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## **Weather-Related Facts**

### **Chief Bardell and Deputy Merry stated:**

- Emergency services during Ian were closed for 17 hours.
- Once winds are sustained at 35 mph, no emergency services are available for the duration of the storm.
- Depending on extent of weather, emergency services may be unavailable for a minimum of 3 days.
- Sheriff's Department has variety of strategies/equipment for emergencies.
- A flooding event may extend these time periods.

**Rob McDaniels, SWFWMD** - "flooding may last for days."

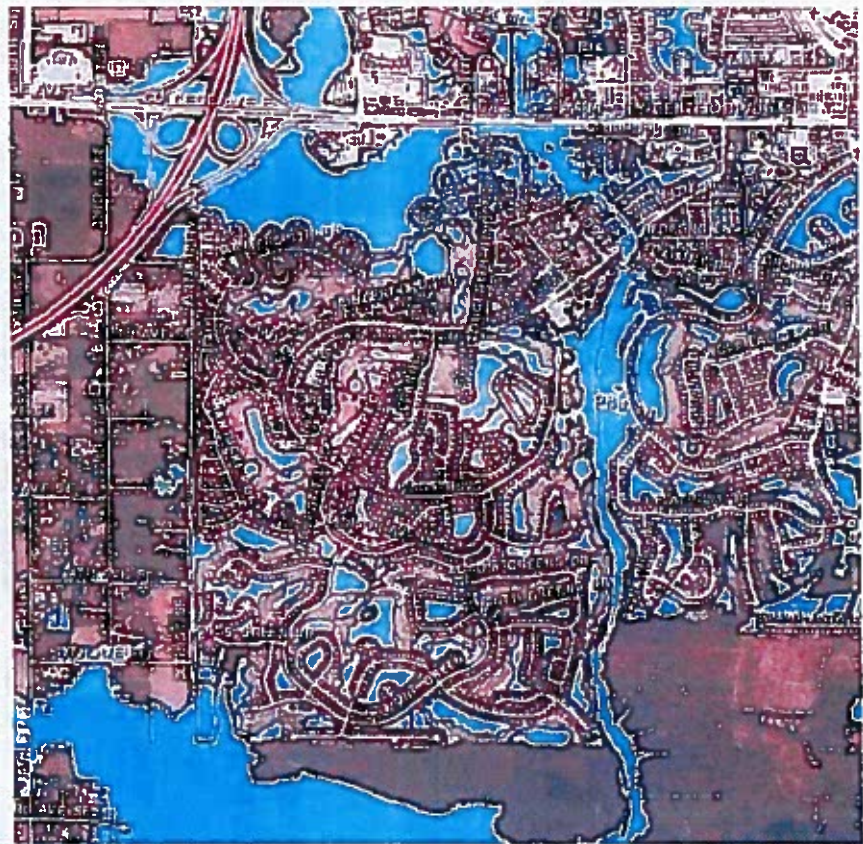
**SR 674 - What will another access point (Gloucester) onto this highway solve?**

**If the main gate is blocked, this roadway will be a traffic jam and emergency vehicles will need an alternate access. *What are some other solutions?***



**If there is flooding, access to SR 674 won't be possible at the Gloucester access point.**

***What are some other solutions to accessing residents during a flooding event?***



**Items we've reviewed to help determine a suitable strategy for providing emergency access to all residents in Kings Point:**

**Categorized  
Into  
3 Main Topics**

### 1. Road(s) Compromised

- North or South entrance is inaccessible.
- North and South entrances are inaccessible.
- Road blockage within KP

### 2. Catastrophic Flooding Event Occurs

### 3. Communication & Education for Residents

## 1. Road(s) Compromised

### Action Plan:

**Update and Expand KP Standard Operating Procedures (SOPs) of Traffic Control to include:**

- Notification to KP Leadership and First Responders.
- Preparation for immediate utilization of 2020 gate for blockage of main entrance(s).
- Communication alert system activated - (Amber-type) to include cell phone text notification for residents, for example.

## **2. Catastrophic Flooding Events - How to Reduce Chances of Extreme Flooding in KP i.e. - from “Becoming an Island”**

### **Action Plan:**

#### **Initiate Flood Mitigation Projects**

- Conduct a comprehensive flood study; follow-up with the projects recommended.
- Request and document communication with Hillsborough County addressing the 36th and 33rd streets drainage and elevation issues.
- Improve water flow risks throughout KP; address bridges' upkeep to prevent stream blockages.

## 2. Catastrophic Flooding Events (continued)

### Action Plan:

#### **Initiate Flood Mitigation Projects, continued**

- Continue to communicate, and document our position, with ClubLink to repair and maintain their dam.
- Participate in HC flood mitigation committee.
- Continue to work with HC flood coordinator.



## 100 Year Flood Map 2015 Simulation (SWFWMD & HC)



# Flood Zones

This map shows flood hazard areas.



- Proposed  
Emergency  
Access
- Main Gate
- 2020 Gate

### Base Flood Elevations Lines

Wave heights can be between 1.5 and 3 feet during a base flood event.

### Flood Hazard Zones

- Special Flood Hazard Area (SFHA)
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard Area of Minimal Flood Hazard

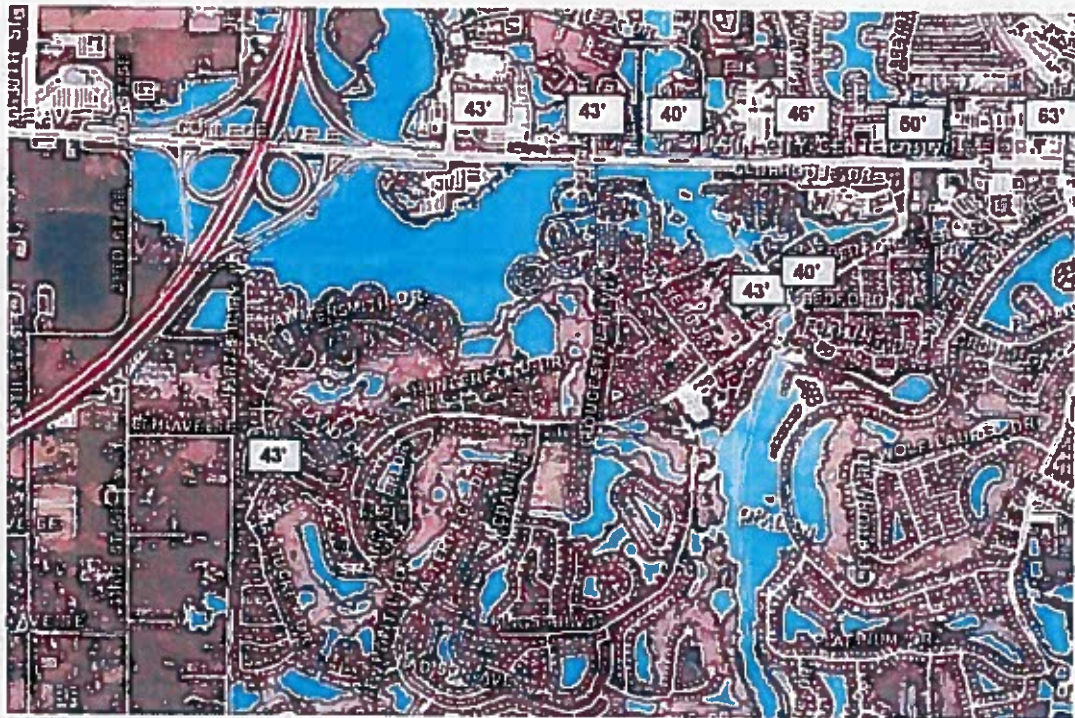
### Source:

<https://experience.arcgis.com/experience/27ae615b0b9c4d0597756307ae9d4c857dc/afctrue&org=hillisborough>

43'

Height of  
Bridge Deck

## Critical Access Elevations



### 3. Strengthen Communication & Education

#### Action Plan:

##### **Communication**

Establish a resident-alert system within KP accessible to all residents.

Utilize specific tools such as hand-held radios, KP TV and radio stations, email publications, facebook, and association/ neighborhood involvement, etc.

##### **Education**

Strengthen the utilization of the communication methods and tools in order to increase access/knowledge in order to prepare residents for specific alert actions. and/or emergency situations.  
*For example:* hurricane vs. road closure, etc.

## Additional Emergency Access Points Considered

### Gloucester

- Flooding in multiple locations; "possible 1-3 ft. waves."
- Large neighborhood impact; property value reduction probable.

### Nantucket

- Flooding not likely, higher elevation and possible land use availability.
- Available staging area for emergency usage.

### South Halcyon

- Possible flooding
- Large neighborhood impact; property value reduction probable.

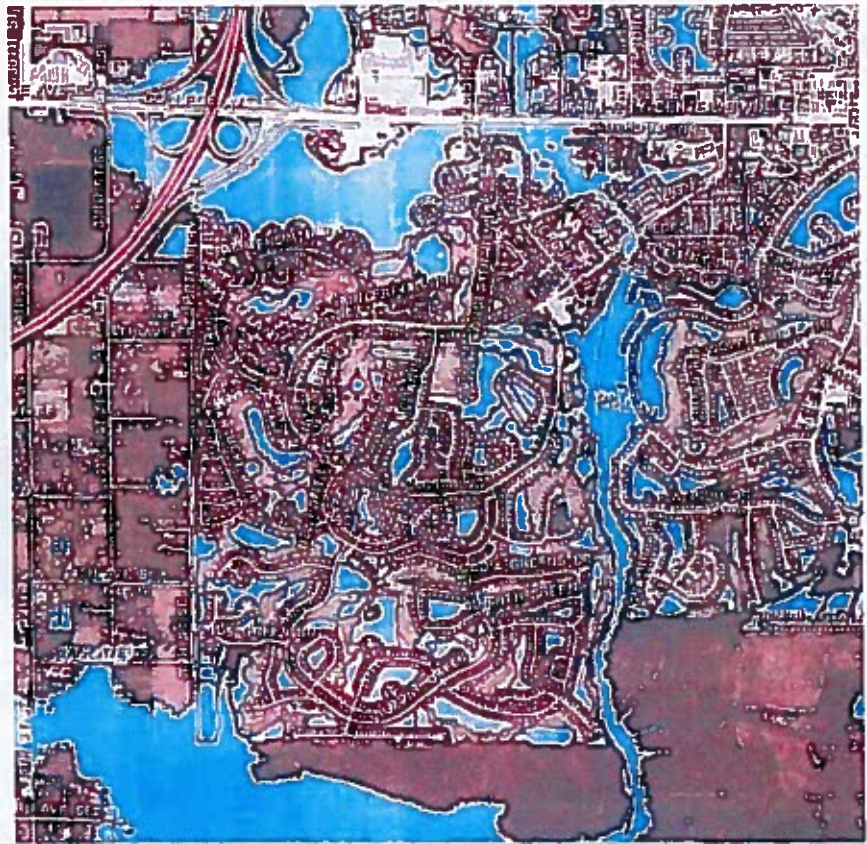
## **Recommendations**

- **Determine KP flooding risks in detail.** Initiate flood study and create partnerships within Kings Point and various HC agencies to inform and mitigate issues.
- **Preserve and protect all bridges** within Point; reference Bridge Report of January 2021. Kings
- **Design emergency plans focused on Kings Boulevard** being operable at all times: permits, supplies, contractor(s)
- **Create district/neighborhood advisory groups for emergency planning.** Include developing first aid/supply centers and emergency coordinators and working with Disaster Preparedness Committee to include expanding the existing preparedness plan.

## **Recommendations (continued)**

- **Investigate emergency staging areas and helicopter landing site(s)** within Kings Point with appropriate agencies and committees.
- **Explore ways to educate residents on the “island scenario”** and strongly recommend pre-storm evacuation planning - assist residents with evacuations.
- **Utilize Free Risk Assessment Evaluation** with current insurance provider.
- **Focus time and resources** on hardening Cypress Creek, Kings Blvd and bridges to prevent traffic interruptions.
- **Evacuate** early before major rain/wind events

We will be an "island."



***Get Prepared KP!***



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## **CONCLUSION – Page 1**

Focus spending of funds, allocation of time, and organizational efforts on the items recommended by the Emergency Access Advisory Committee.

- There is not one specific strategy to access the KP community or its residents during an emergency.
- There are a variety of emergency situations that require different strategies in order to provide access for our residents.
- Some of the strategies we studied fall under the purview of other committees.

## **CONCLUSION – Page 2**

- **We cannot recommend an additional emergency access point at this time.** Due to the information we have found, **we cannot recommend Gloucester Boulevard** as a suitable strategy for providing emergency access to/from SR 674 for all residents in Kings Point. Additional research and studies are needed to determine viability of additional access points.
- **Emergency access** onto SR 674 **already exists** with the use of the “2020” gate; it needs to be operable for emergencies.

## **CONCLUSION – Page 3**

- **Flooding at the SR 674 end of Gloucester Boulevard** is inevitable according to maps provided by HC, NOAA, and SWFWMD; both the Main Gate and the 2020 Gate are at higher elevations than the proposed gate area at the end of Gloucester. An access at this point would be an extreme challenge and **possibly useless during any type of flooding event**. A “flood inundation study” is recommended.
- **Traffic control** will need to be implemented immediately if the Main Gate or South Gate aren’t operable - **traffic will be backed up on SR 674**. Improved SOPs (standard operating procedures) are recommended and have been provided by the committee.
- **Communication** with the community needs to be operable, efficient, and **well-known to the residents**.

# **CONCLUSION - FINAL**

## **Recommendations from the Emergency Access Advisory Committee**

- 1. Cancel any plans to build an additional emergency access point in KP.**  
Instead, follow the action plans recommended by the committee.
- 2. Implement the action items contained in this report.**  
These actions will help the community while also reducing liability exposure.
- 3. Strengthen community preparedness.**  
Strategies and communication needed for a variety of emergency scenarios.

*Members of the Access Committee are willing to continue to serve in order to assist the Master Board toward implementing these recommendations.*

Flood  
Waters at  
Cypress  
Creek in  
Kings Point



Click link for  
video, below.

[https://drive.google.com/file/d/1fRd5SEibmaiElmcX\\_6ZsrMfolrtGcUB/view?usp=share\\_link](https://drive.google.com/file/d/1fRd5SEibmaiElmcX_6ZsrMfolrtGcUB/view?usp=share_link)

