

1                                   **SUN CITY CENTER WEST MASTER ASSOCIATION, INC.**  
2   **Board Meeting Minutes**  
3   **Wednesday, July 12th, 2023, at 9:30 AM**  
4   **Location: Veteran's Theater KPNCH**  
5

6   **I.   Roll Call:**

7    President Jim Haggerty, Vice President Chris Robinson, Treasurer Jayne Nardin,  
8    Director Les Raba, Director Forrest Davis, and Director George Cordelli were  
9    present. Secretary David Wetmore was absent. A quorum was established.  
10

11   **II.   Call to Order:**

12    President Jim Haggerty called the meeting to order at 9:30 am.  
13

14   **III.   Reports**

15    A. Manager's Report was presented by Shawna Deulio. Vice President Chris  
16    Robinson moved to approve to the Manager's Report. The motion was  
17    seconded by Treasurer Jayne Nardin. The motion passed.  
18

19   **V.   New Business**

20    A. Vice President Chris Robinson moved to approve the establishment of the Event  
21    Planning Committee with Jayne serving as oversight director and members,  
22    Celste Fenton, Jonathan Iovino and Linda Garrison. The motion was seconded  
23    by Treasurer Jayne Nardin. The motion passed.  
24

25    B. Vice President Chris Robinson moved to ratify approval of the Committee  
26    Operating Procedures. Director George Cordelli seconded the motion. The  
27    motion passed.  
28

29    C. Treasurer Jayne Nardin moved to ratify approval of a Sea Container for irrigation  
30    storage for \$8019.50. The motion was seconded by Director Forrest Davis. The  
31    motion passed.  
32


33   **VI.   Presentations:**

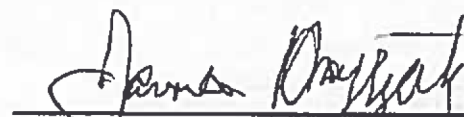
34    President Haggerty presented the July Volunteer of the Month award to  
35    Irene Amio.  
36

37   **VII.   Open Forum:**

38    A. Members asked questions and commented regarding the Teco, Speeding, Golf  
39    Cart rules, Resident voting, Landscaping projects, Master contracts.  
40

41   **VIII.   Adjournment:** There being no further business, the meeting was adjourned at  
42    10:28AM. – July 12, 2023.  
43

44      
45    \_\_\_\_\_  
46    Kathy Crawley,  
47    Administrative Assistant

44      
45    \_\_\_\_\_  
46    David Wetmore, Secretary

**Manager's Report**  
**1st Quarter 2023-2024**

**KINGS POINT**  
Master Association  
July 12th, 2023



## IRRIGATION



*Pattern & Coverage Third Party Inspection*

## PATTERN & COVERAGE UPDATES

- ◆ All Lower Loop (Section 2) Audits Completed
- ◆ Hub 41 Field Audits Completed – Waiting on reports & pricing
- ◆ Audits Suspended thru Nov. 1<sup>st</sup>
- ◆ Lancaster 3 Enhancements will be completed by the end of the month
- ◆ Oxford 1 Enhancements will start by Aug. 1<sup>st</sup>

**Audit Progress Can Be Tracked at [kpmaster.com/patternandcoverage](http://kpmaster.com/patternandcoverage)**

## ROADS



## 2023 PAVING PROJECT COMPLETED

311,698 Square Feet Paved

Cambridge Trail	Marksman Court
Andover Place N	Manchester Woods Drive
Andover Way	Mooney Place
Knottwood Court	Nantucket Drive (Partial)
Canton Court	Lyndhurst Greens Drive
Masterpiece Drive	Kettering Greens Drive
McCallister Avenue	Sifield Greens (Lyndhurst portion)

### Other Projects:

- ▶ Thermo-striped Crosswalks and Stop Bars
- ▶ 25 Potholes Filled





Traffic  
Control

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

Speed Radar Data April - June

	April	May	June	All
31-35 MPH	14,886	13,526	13,187	41,599
36-40 MPH	3,196	3,137	3,119	9,452
41-45 MPH	454	437	464	1,335
46-50 MPH	70	64	40	174
51-55 MPH	10	6	10	26

**PLEASE  
SLOW  
DOWN**

## 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!



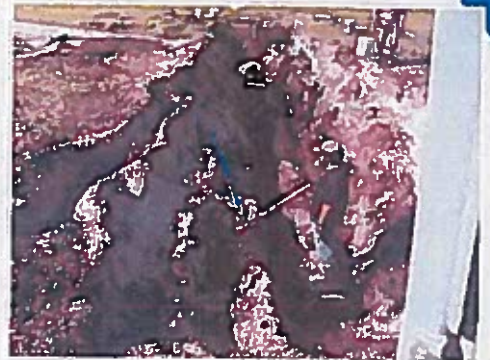
### **SIDEWALKS:**

- Kings Blvd and Golf Course across from Knolls
- Grantham/Vilmont – Drain Box
- Kings & Kings 4' x 6' x 4' & 4' x 7'
- Gloucester & Greenhaven 11' x 4' & 8' x 4'
- Gloucester & Graystone 6 Linear Feet of Curbing
- Kings and Newport Loop 5' x 4' and Patched Curbing
- Kings & GC Across from Knolls 4' x 4' – 7' x 4' – 7' x 4' – 7' x 4'
- Kings & Tremont 10' x 4' – 11' x 4' – 5' x 4'
- Kings & Corner of Villeroy 8' x 4' – 6' x 4' – 9' x 4' – 4' x 4'
- Golf Course 9' x 4' add 4 - 6" pipes.
- Kings & Kings 24' x 4' – 12' x 4' – 6' x 4' – 24' x 4' – 16' x 4' – 4'6" x 4'
- Vilmont & Newport Loop 5' x 2'6" & 5' x 10'
- Andover 132 4' x 4'
- Andover 168 39' x 5'
- Andover 10 5' x 6' and 7' x 6'
- Quarterly Pressure Washing Completed



### **MISCELLANEOUS REPAIRS**

### **DRAINAGE REPAIRS:**



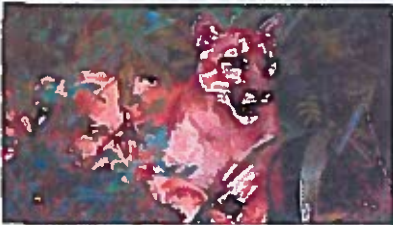
- Cambridge Storm Box Replacement
- Lyndhurst Storm Box Repair
- Lancaster Storm Pipe Replacement

## 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.**





## Disaster Planning Committee



**1<sup>st</sup> Annual Disaster Planning  
For Boards and POCs**



**Partnering with Dr. Yosha to  
work on Disaster Planning  
for pets.**



**Subscribing to Starlink's  
Satellite Based Internet Service**



**Replacing the Radio Club's  
Antenna to increase range.**

COMMITTEE  
UPDATES



## Upcoming Projects



- ◆ **2022-2023 Financial Audit In Progress**
- ◆ **Continuing to work with Hillsborough County**
  - ◆ **36<sup>th</sup> Street Improvements**
  - ◆ **Assistance with Cleaning Out Cypress Creek**
  - ◆ **Proposed Golf Cart Path to Bob Evans**
- ◆ **Evaluating Trees on Master Property and Leased Golf Course Property to Prepare for Storm Season**
- ◆ **Clearing Tree Canopies Over Roadways to 15' and 12' Over Sidewalks**
- ◆ **Redesigning the Front Gate Entrance and Streetscaping down to Cypress Creek**
- ◆ **Improving the Center Median Islands on Kings Blvd. From Cypress Creek to Hammersmith**
- ◆ **Redesigning 2 Islands on Vilmont Greens and the Roundabout area on the Kings. Ext.**
- ◆ **Updated Bridge Inspection and Recommended Maintenance**
- ◆ **Veterans Memorial at Hassell Park**

# MARY AND MARTHA HOUSE DONATION DRIVE

Shelter Supplies That Are Needed

- Standard Size Pillows
- Twin Bed in A Bag Sets
- Hand Soap
- Laundry Soap
- Toilet Paper
- Paper Towels
- Swiffer Mop and Pads
- Trash Bags (All Sizes)

Mary & Martha House, a private non-profit, tax exempt corporation, provides emergency and transitional housing and support services to homeless women, victims of domestic violence, and their dependent children so that they will gain employment and successfully secure permanent housing.



Items Will Be Collected:

July 2023



Drop Off Location

**Master Association Office  
1902 Clubhouse Dr. Suite C  
Sun City Center, Fl. 33573**

Sponsored By  
**KINGS POINT**  
Master Association

**Have Questions? Call 813-812-7580**

