

1 **SUN CITY CENTER WEST MASTER ASSOCIATION, INC.**
2 **Board Meeting Minutes**
3 **Friday, August 18th, 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 Forrest Davis, and Director George Cordelli were present. Secretary David
9 Wetmore and Director Les Raba were absent. A quorum was established.

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11 **II. Call to Order:**

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

13
14 **III. Reports**

15 The Treasurer's report was presented by Jayne Nardin. Vice President Chris Robinson
16 moved to approve to the Treasurer's Report. The motion was seconded by Director
17 George Cordelli. The motion passed.
18

19 **V. New Business**

20 **A.** Vice President Chris Robinson moved to approve a 3 – year - 7-month Water
21 Management Contract with Nature Coast Irrigation for \$372,075.77. The motion was
22 seconded by Director George Cordelli. The motion passed.
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24 **B.** Vice President Chris Robinson moved to approve 3 - year 7 - month Field Manager
25 Contract with ARIPM Consultants for \$344,135.36. Director George Cordelli seconded
26 the motion. The motion passed.
27

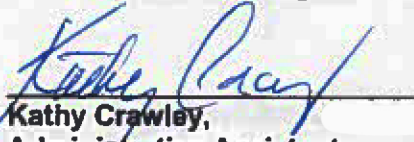
28 **C.** Vice President Chris Robinson moved to ratify approval of the Bridge Inspection
29 Proposal with Kisinger Camp for \$13,700.00. The motion was seconded by Director
30 Forrest Davis. The motion passed.
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32 **D.** Director Forrest Davis motion to Table the motion for the Authorization for the inclusion
33 of the Emergency Access Committee Report in the NOKP. The motion was seconded
34 by Treasurer Jayne Nardin.
35

36 **VII. Open Forum:**

37 **A.** Members asked questions and commented regarding the Ponds, Traffic Control, Budget,
38 Bridge, Landscaping projects, Emergency Access Committee, and Master contracts.
39

40 **VIII. Adjournment:** There being no further business, the meeting was adjourned at
41 10:56AM. – August 18, 2023.
42

43
44 
45 Kathy Crawley,
46 Administrative Assistant

43
44 
45 David Wetmore, Secretary

MASTER ASSOCIATION FINANCIAL REPORT

1st Quarter 2023-2024

June 30, 2023 YTD VS BUDGET

OPERATING ACCOUNT BALANCE	\$1,158,609.08
RESERVE ACCOUNT BALANCE	\$2,558,011.46

INCOME/EXPENSE OPERATING

INCOME	ACTUAL	BUDGET	VARIANCE
INCOME	\$1,141,320.71	\$1,130,118.00	\$11,202.71

Variance is mostly work orders for Irrigation Alterations \$11,533.69; Golf course rent (\$763.47); Interest \$431.50

EXPENSE	ACTUAL	BUDGET	VARIANCE
ADMIN	\$155,093.46	\$180,864.00	\$25,770.54
CONTRACTS	\$551,213.02	\$542,715.00	(\$8498.02)
GOLF COURSE	\$28,618.38	\$36,771.00	\$8,152.62
INSURANCE	\$61,328.35	\$90,999.00	\$29,670.65
R&M	\$135,895.34	\$154,995.00	\$19,099.66
AUDITS	\$0.00	\$2,499.00	\$2,499.00
UTILITIES	\$152,887.40	\$121,275.00	(\$31,612.40)
TOTAL EXPENSE	\$1,085,035.95	\$1,130,118.00	\$45,082.05

EXCESS REVENUE/EXPENSE

\$56,284.76	\$0.00
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Contracts: Yearly Upkeep \$9,072 Baseline \$8,250

R&M: Inventory Supplies (\$50,677.33) Due to back orders finally received & these represent stock for entire year on some parts (bulk pricing)

Golf Course: 5 Dead trees removed; General Cleanup

Utilities: Due to increase in costs.

General Reserve Account

Balance AS OF 3/31/23	\$2,573,767.77
RESTRICTED	(\$40,000.00)
Restricted: (Funds received for Settlement of lawsuit with Federation)	
Opening Balance 3/31/23	\$2,533,767.77
INCOME Pattern & Coverage	\$0.00
Income: Reimbursement for parts from Associations once completed	
INTEREST EARNED	\$925.59
EXPENSE	ACTUAL
PATTERN & COVERAGE (PARTS)	\$155,400.56
PATTERN & COVERAGE (LABOR)	\$0.00
ENDING BALANCE 6/30/23	\$2,379,292.80 (does not include restricted funds)

Pattern & Coverage Parts: Parts purchased for Upper Loop (in order to secure 5% discount and pricing for entire project)

Pattern & Coverage Labor: Cambridge M & Lancaster 3 Completed Invoices for labor will show next month.