

SUN CITY CENTER WEST MASTER ASSOCIATION, INC.
Board Meeting Minutes
Wednesday, September 13th, 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, and Director Les Raba were present. Director George Cordelli was absent. A quorum was established.

II. Call to Order:

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

III. Addition to Agenda:

President Jim Haggerty moved to add the approval of the Landscape Design RFP to the agenda under New Business. The motion was seconded by Director Forrest Davis. The motion passed.

IV. Minutes

- A. Director Forrest Davis moved to approve the August 18, 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 President's report was presented by President Jim Haggerty.

VI. Presentations:

- A. The Hurricane Preparation for Pet Families was presented by Dr. Sandra Yosha DVM.
B. President Jim Haggerty awarded the Volunteer of the month Certificate to Bonnie McCauslin.

VII. New Business

- A. Vice President Chris Robinson moved to approve the Landscape Design RFP to Fieldstone Landscaping for \$6,500.00. The motion was seconded by Director Forrest Davis. The motion passed.

VIII. Open Forum:

- A. Members asked questions and commented on irrigation, social media, landscape project, Falcon Watch lease agreement.

- IX. Adjournment: There being no further business, the meeting was adjourned at 10:30 AM. – September 13, 2023.


Kathy Crawley,
Administrative Assistant


Secretary

Manager's Report

KINGS POINT
Master Association

September 13, 2023



**BRIDGE
CLOSURE**

GOLF CART BRIDGE NEAR KPW CLOSED



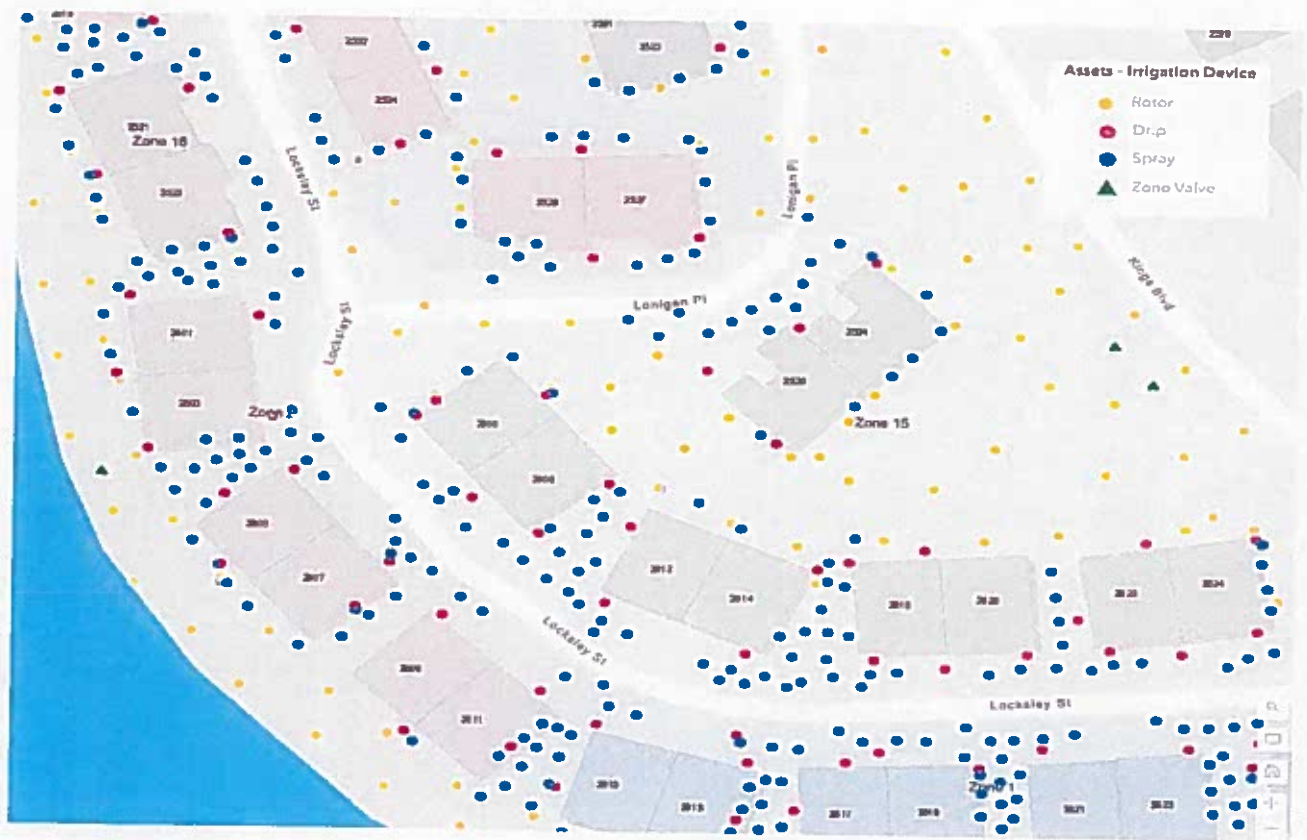
- ◆ The golf cart bridge located by KPW will remain closed due to recent safety concerns that have arisen during a routine inspection conducted by our engineers.
- ◆ Two of the support piles beneath the bridge have heavily decayed, posing a potential hazard to anyone using the bridge.
- ◆ We will be engaging in discussions with Clublink to determine their intentions regarding the repair of the bridge and whether it will be reopened in a timely manner or remain closed indefinitely.

PATTERN & COVERAGE UPDATES

- ◆ Trembling of Lancaster 3 irrigation components (sprays, rotors, drip and valves) has been completed.
- ◆ Oxford 1 and Acadia have passed another round of final zone inspections.
- ◆ Acadia should be finished up next week and Oxford 1 will be completed in approximately 2 months.
- ◆ Once Acadia is completed, we will move on the Cambridge H, I and J followed by the Andovers and Bedfords.
- ◆ A Tentative schedule for the upper loop (Section 1) will be posted next week.
- ◆ Field Audits for the 30/31 hub have been completed. We are hoping to receive all reports and review with the Associations before November 1st.
- ◆ Audits for the 41 and 55 hubs will begin November 1st and run approximately through June 1st.

PATTERN &
COVERAGE



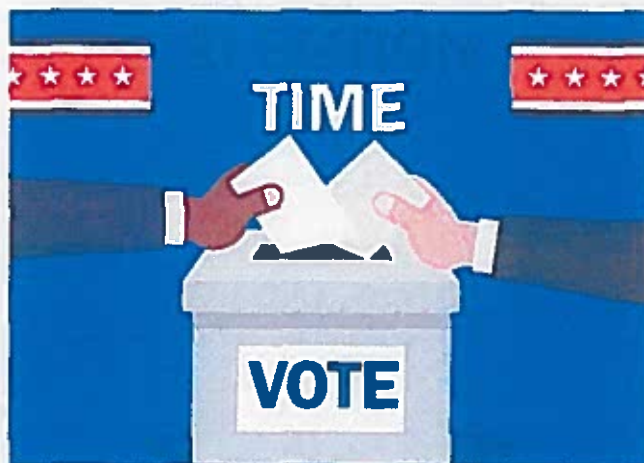




ELECTION

2023 MASTER BOARD ELECTION

- ◆ 4 Seats up for election
- ◆ 60 Day Notice with Nomination Forms & Qualifications will be sent out on Friday.



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

*Don't believe everything you read.
Just because it's on social media doesn't make it true!*



I would like to say a few things about the history of Kings Point and life in general and what's happening today.

First Social Media, when I was a kid social media took place either on a three party phone line or at the cloth line in the back yard or at a front window or porch where the gossip began.

Now everyone has a mobile phone and an account on Facebook, Twitter, Next Door or Snapchat. Some people the more spectacular they elaborate a subject the more followers they get. The old saying is "Be careful what you wish for".

Next I would like to cover 50,000,000.00 dollar loan we all pay for. Out of curiosity , please raise your hand if you were a resident in 2007.

In 2007 the Federation received an offer from WCI the developer at the time to purchase the Amenities in Kings Point from WCI for approximately 50,000,000.00. Or WCI was going to put them on the market. WCI gave us 30 days to accept or reject their offer.

The Federation called a special meeting of all Boards in existence at that time to vote on this offer. The vote was 100 percent in favor of accepting the offer. Please remember that all unit owners at the time signed a 99 year lease agreement with the developer for the Amenities if WCI sold them to an outside party the leases would entitle them to charge 10 percent a year increase no questions asked. To get control of the leases was the big cost.

Also remember that to get rid of this debt would take a special assessment of approximately 10,000.00 per unit. I personally do not want to pay 10,000.00 per unit.

I hope this clears up some of the questions on the loan.

Next I would like to explain again the Master Association lease of the closed golf courses and the Falcon Watch Club House, before I begin I want you all to remember the number 8000.

When ClubLinks closed the Kings Point and Falcon Watch courses the Master Board performed a study on how this closure would affect the residents and property values in Kings Point. We determined at that time that 12% of our residents would be directly affected. We then hired an independent Land Appraiser to look at the closed courses and answer three major questions.

1} Can the Land be Developed ? Answer, Yes with one zoning change.

2} What is the Land worth? Answer, Without being specific Multi Millions.

3} Would you Lease the Land. Answer, Yes to protect yourself.

This is the reason the Master Board signed a 10 year lease with a right of first refusal if Club Links try's to sell the land. The board could at least bring it to the membership.

At the time we were negotiating a lease for the course we were asked by the Federation President at the time to include the Falcon Watch Clubhouse and sublease it to the Federation for use by the Land Trust. We included the Clubhouse in the lease. Please note The Master Association has never used the Falcon Watch Clubhouse.

The Master Board of Directors has been asked multiple times if we would allow the sub lessor to let a Physical Therapy Company run their business in the Clubhouse our answer has consistently been NO. Our reason is that building and lot it sits on is Zoned for a Golf course, if a business is operating in that building zoning would have to change. If you don't change the zoning you are in violation. We are only a leaser not the owner, ClubLink would have to agree and change the zoning.

We leased the courses and Club House to keep business out of Kings Point.

Again be careful what you wish for.

I asked you to remember the number 8000 how is that Significant in the original density study when Kings Point was in the planning stage it was approved for 8000 units, we have 5595 units. Remember one change in zoning can change everything.

Thank you for listening I hope this was helpful
