

# IN FOCUS & ON POINT

With The Kings Point Master Association

Please scroll all the way to the bottom of this message as it contains a lot of important information.

## A Presentation from Nancy C. Millan Hillsborough County Tax Collector



Master Association Board Meeting  
Special Presentation by:  
Nancy C. Millan  
Hillsborough County Tax Collector

**Nancy C. Millan**  
Hillsborough County  
Tax Collector

**KINGS POINT**  
Master Association



At the Master Association's Board Meeting on Wednesday, February 14th Nancy C. Millan, the Hillsborough County Tax Collector gave a wonderful informative presentation concerning property taxes, types of services offered in the Hillsborough County Tax Collector's office, and the exciting new services that they are going to offer to the community in the near future. We thank Nancy and her crew for stopping by and informing Kings Point residents of all the important information concerning taxes. Look for the March Edition of the News of Kings Point for more information including a possible launch of mobile services that could be offered to our community.

**To See the Master Board Meeting and Presentation by Nancy C. Millan about Hillsborough County Property Taxes and services offered by the Hillsborough County Tax Collector's office by selecting video below.**



## Lawsuit Settlement Announcement



We are pleased to announce that the longstanding legal dispute between FirstService Residential and the Master Association has been successfully settled. This resolution marks a significant milestone for our community, and we appreciate everyone's patience and understanding throughout this process. In order to provide the terms of the settlement and further details, we will be holding a board meeting open to all unit owners on **March 13th at 9:30am in the Veterans Theater**. Please mark your calendars and plan to attend this important meeting. Please note that badges will

be required for entry into the meeting, so be sure to have yours ready. We look forward to coming together as a community to discuss this important matter and move forward positively. Thank you for your attention, and we appreciate your ongoing support.

## News of Kings Point - January Edition



As we approach the end of the annual meetings for 11 associations, the Master Association extends a heartfelt welcome to all new board members and Points of Contact (POC) who have volunteered to contribute their time and efforts to our wonderful community.

Navigating the intricate structure of Kings Point can be a challenge, and we recognize the importance of a smooth transition for our dedicated volunteers. To assist in coordinating your roles, we invite all new board members and POCs to consider scheduling a meeting with our General Manager, Shawna DeLato. Shawna is more than willing to sit down with you, providing insight and clarifications regarding the essential functions and responsibilities associated with the Master Association.

Your dedication to serving the community is highly valued, and we look forward to working together to enhance the Kings Point experience for all residents.

Once again, welcome aboard, and thank you for your valuable contributions.

**Introducing the Master Team!**  
Stepping in to a new year, we are excited to introduce the remarkable individuals who work diligently behind the scenes, ensuring the

### Meet the Masters: Spotlight on Kings Point's Master Association Team!



**Shawna DeLato**, General Manager, is more than willing to sit down with you, providing insight and clarifications regarding the essential functions and responsibilities associated with the Master Association.

**Kathy Gonzalez**, Resident Services, is always happy to help, making her your go-to resident whisperer in addition to her role. Kathy conducts training for our work order system, providing valuable guidance for our residents and our litigation team.

**Tiffany Decker** wears many hats - from managing the office and

oversighting accounts payable, and providing those years of dedicated service. With her bubbly demeanor, Kathy is the resident whisperer that's always happy to help, making her your go-to resident whisperer in addition to her role. Kathy conducts training for our work order system, providing valuable guidance for our residents and our litigation team.

**David Rivera**, the wizard behind the curtain of Kings Point's litigation system - as our Water Manager, David operates discreetly in the background, ensuring the functionality of our litigation system. His job involves meticulous monitoring to ensure timely watering, identifying gaps, and spots, and directing the field crew to address issues

planks. This knowledge allows him to collaborate closely with our Water Manager, David Rivera, ensuring that all water-related issues are resolved promptly. David's deep connection to the community, a more beautiful place. Despite his official shift starting at 8 am, Eddie drives at 6 am every morning, ensuring that the exceptional work ethic. Built not just about the job for Eddie, but known as the nicest guy who goes above and beyond to help anyone in need. Whether it's assisting someone struggling with landscaping, or stopping to help a resident change a flat tire on our busy boulevard.

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The January edition of the News of Kings Point was delivered to your mailboxes the first week of this month. If you are a snowbird or in case you missed it, the paper can be viewed online by [clicking here](#). The paper will continue to arrive in the mail the first week of each month. If for some reason you do not receive the news of Kings Point a copy can be retrieved at the Master Associations Office.

## Office Closure Notice - Presidents Day





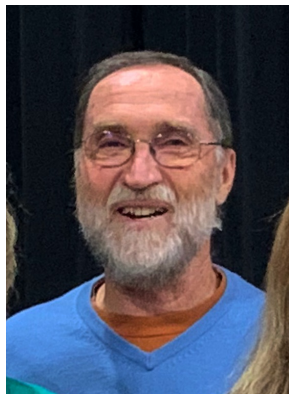
**In observance of**  
**Presidents**  
**Day**

**on Monday, February 19, 2024**



**The Master Association and the COA  
offices will be closed. They will both  
reopen on Tuesday, February 20th**

**Pond Seminar 2024 - # 3 - Kings Point Ponds 101  
January 22, 2024 - 11:00 AM - KPNCH Veterans Theater  
Presenter Rob Davies - Chair of the KP Pond Committee**



**A Free General Lecture on all things Pond in Kings Point! Don't Miss it!**

## February Volunteer of the Month



Pastor Thomas Coover (Andover G) is a wonderful choice for Volunteer of the Month. He has served as President of Andover G for several years. Not only does he do the duties that an association President does, when there are storms, he moves the garbage cans in so that they do not get blown over. He goes to each condo and helps the condo owners bring their own items into the home from their gardens. He has a full-time job in addition to being President of his association. If there is a question or resident complaint, Father Tom will go out of his way to make sure the issue is addressed, and their question/s are answered thoroughly. Thomas Coover is an excellent communicator. He sends out follow up emails to everyone on the Board for items that need to be completed to have the community running smoothly. He works at hospice houses, being with people who are passing on. At Christmas, he gives all dog owners bags of toys and treats for their dogs. When the association has their meetings, he pays for, and brings a few pizza pies, beverages, and snacks. He also organizes our July 4th parties and brings most of the food and beverages. Finally, he is known for bringing donuhts to Vesta Security at the front gate. He truly goes above and beyond, and we are pleased to present the award to such a deserving person.

### Volunteer Recommendations Wanted

This is your chance to thank your Kings Point Neighbors who give so graciously of their time by volunteering.





# CALLING ALL KINGS POINT RESIDENTS!



## ITS TIME TO NOMINATE A VOLUNTEER!

The Master Association is now in the second year of recognizing Kings Point residents that volunteer their time and effort to helping others. Each month a volunteer is chosen to receive the Volunteer of the Month based on the nominations from you, the residents. If you know of someone that you feel should be recognized for their efforts, please send their accomplishments to [master@kpmaster.com](mailto:master@kpmaster.com) for consideration. They must be a current Kings Point resident.

### EXAMPLES INCLUDE:

Exceptional Club Volunteers  
Long Time Board Members  
SCC Community Volunteers  
Non Profit Workers  
Hospital Volunteers

All nominated volunteers will  
be recognized at the  
Volunteer of the Month  
Luncheon in August 2024



Each month a volunteer is chosen to receive the Volunteer of the Month based on the nominations from you, the residents. If you know of someone that you feel should be recognized for their efforts, **please send their accomplishments to [master@kpmaster.com](mailto:master@kpmaster.com) for consideration.** They must be a current Kings Point resident.

**Ask A Vet is now Available**

# Ask A Pet Vet!



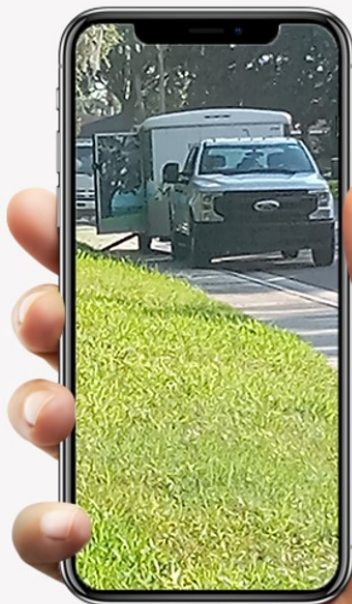
**Sandra Yosha, DVM, PhD  
Licensed in Florida since 1986  
USDA accredited category I**

Practice includes dogs, cats, and fish/aquatic animals,  
with some experience with wildlife and other pets

**SEND QUESTIONS FOR DR. SANDY TO  
KPNEWS@KPMASER.COM**

To submit general questions about animals for consideration please email the questions to [kpnews@kpmaster.com](mailto:kpnews@kpmaster.com). From there, Dr. Sandy will answer your questions, and those answers will be published in the following edition of the News of Kings Point.

## IF YOU SEE IT REPORT IT!



## If You See It Report It!

### **We are asking for your help.**

If you spot a landscape or construction truck or any other vehicle parked on or driving over a sidewalk, please take a photo and report it to the Master Association. We will contact the vendor and back charge if any damages were caused.

Report damages to:  
[master@kpmaster.com](mailto:master@kpmaster.com)





The Master Association has an afterhours answering service in place to handle calls related to irrigation emergencies after 5 PM. You can call the service directly at 866-263-3988. Calls that come in are immediately texted to the Master's Water Team which consists of approximately 10 technicians and staff members who can remotely shut down the system within a few minutes. If there is an issue that cannot be resolved remotely, a technician is dispatched to the property. All afterhours emergency issues are investigated and scheduled for repair the following morning.

If you have an irrigation EMERGENCY (**Mainline Break, Water is pouring into a dwelling, water is destroying property, or affecting the roadways**) and its outside normal business hours call 1-866-263-3988. Please do not use the emergency number for NON-EMERGENCY irrigation issues. Please call 813-812-7559 and leave a message instead.

## Master Association Meeting Schedule



### MASTER ASSOCIATION MEETINGS SCHEDULE

**Town Hall/Board Meetings:**  
Open to Residents  
Second Wednesday of the month 9:30 am  
in the Veterans Theater - KPNCH

**Master Board Workshops**  
Open to Residents  
First, Third, and Last Wednesday of the month at 9:30am  
North Forum Room in the 2020 Building

**\*Presidents Round Table Discussions:**  
Last Wednesday of every month  
Ripple Room at KPNCH at 2 PM

\*Round Table discussions are only open to Association Presidents or Board Members  
Submit your reservation request to [master@kpmaster.com](mailto:master@kpmaster.com)

## The Master Association is Online!

To keep residents of Kings Point as up to date as possible, the Master



Association has many resources online. Our website is [www.kpmaster.com](http://www.kpmaster.com) and it is filled with information to include Disaster Planning, Meeting Dates and Videos, Paving, Irrigation, Ponds in Kings Point and More. In addition, we have a Facebook Page and YouTube Chanel both of which are called Kings Point Master Association. If you would like to subscribe to [Facebook](#) or on the [YouTube](#) Channel please select the text link or the icons below.



[@kingspointmasterassociation](#)

SCCW Master Association | [master@kpmaster.com](mailto:master@kpmaster.com) | [www.kpmaster.com](http://www.kpmaster.com)

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