

SUN CITY CENTER WEST MASTER ASSOCIATION, INC.
Board Meeting Minutes
Wednesday, January 10th, 2024, at 9:30 AM
Location: Veteran's Theater KPNCH

I. Roll Call:

President Jim Haggerty, Vice President Chris Robinson, Secretary Jim Allen, Treasurer Jayne Nardin, Director Forrest Davis, Director Ray Vaccaro and Director Rodney Walker were present.

II. Call to Order:

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

III. Addition to Agenda:

Gloucester P pipe replacement.

IV. Minutes:

Vice President Chris Robinson moved to approve the December 13, 2023, Master Association Board of Directors Meeting Minutes. The motion was seconded by Secretary Jim Allen. The motion passed.

V. Reports:

The Manger's report was presented by General Manager Shawna Deiulio.

VII. New Business:

A. Vice President Chris Robinson moved to approve the Strategic Planning Committee with Chair Eileen Peco, Oversight Director Chris Robinson, and Members - Barry Ross, Enrico Palumbo, Mark Nekes, Paul Grossman, David Christensen, and Sandy Collins. The motion was seconded by Secretary Jim Allen. The motion passed.

B. Vice President Chris Robinson moved to approve the Storm Water and Pond Management Committee with Chair Rob Davies, Oversight Director Rodney Walker, and Members - Janice Rousseau, David McMahon, Paul Hubert, Maggie Eliel, Rich Tomaski, and Georgina Smith. The motion was seconded by Director Forrest Davies. The motion passed.

C. Secretary Jim Allen moved to approve the Finance Committee with Chair Linda Jasudowicz, Oversight Director Jayne Nardin, and Members - Alex Keller, Dan Paige, and David Ferrelli. The motion was seconded by Vice President Chris Robinson. The motion passed.

D. Treasurer Jayne Nardin moved to approve the Disaster Planning Committee with Chair MaryAnn Meeker, Oversight Director Jim Allen, and Members - Amber Price, Shelia Houlihan, Dave McClure, and Rob Davies. The motion was seconded by Director Forrest Davis.

E. Secretary Jim Allen moved to approve the Landscape Committee with Chair MaryAnn Meeker, Oversight Director Chris Robinson, and Members – Susan Heyer, Cat Drinkard,

51 Susan Raba, Georgina Smith, Janice Rosseau, and Linda Peterson. The motion was
52 seconded by Treasurer Jayne Nardin. The motion passed.

53
54 F. Treasurer Jayne Nardin moved to approve the Event Committee with Chair Barbara
55 Streeter, Oversight Director Ray Vaccaro and Members – Celeste Fenton, Linda
56 Garrison, John Lovino. The motion was seconded by Secretary Jim Allen. The motion
57 passed.

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59 G. Treasurer Jayne Nardin moved to approve the SEC Committee with Members –
60 Secretary Jim Allen, Director Ray Vaccaro and Debbie DuBosar. The motion was
61 seconded by Director Forrest Davis. The motion passed.

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63 H. Vice President Chris Robinson moved to approve of the installation of a new 18" CMP
64 pipe in Gloucester P for \$38,700 by Finn Outdoor. The motion was seconded by
65 Secretary Jim Allen. The motion passed.

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67 **VIII. Presentations:**

68 A. Volunteer Recognition was postponed until the next Master Board Meeting.

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70 B. The check presentation was presented by Treasurer Jayne Nardin to A Kids Place.

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72 **VIII. Open Forum:**

73 Members asked questions and commented on the Pipe installment at Gloucester P and
74 the upcoming Storm Water and Pond Management Committee meeting.

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76 **IX. Adjournment:** There being no further business, the meeting was adjourned at 10:10
77 AM. – January 10, 2024.

78
79 
80 Kathy Crawley,
81 Administrative Assistant


Secretary, Jim Allen

Manager's Report – 3rd Quarter

October 1st – December 31st

KINGS POINT
Master Association

01/10/24

Work Orders

1,312

Inspections

342

Alterations

80

Emergency

Calls - 25

Irrigation Repairs

- ◆ 56 Mainline Repairs
- ◆ 79 Valve Repair/Replacements
- ◆ 40 Lateral Line Breaks
- ◆ 13 Lateral Line Reroutes
- ◆ 4 Pump Replacements
- ◆ 4 Control Boxes Replaced
- ◆ 18 Breakers Replaced
- ◆ 2 Baseline Control Boards Replaced
- ◆ 3 Baseline Displays
- ◆ 3 Baseline Radios Replaced



- ◆ 13 Decoders Replaced
- ◆ 3 Baseline Flow Bi-Coders
- ◆ 9 Baseline Bi-Coder Boards
- ◆ 4 Moisture Sensors Installed
- ◆ 3 Baseline Surge Arrestors Replaced
- ◆ 1 2-Wire Boards
- ◆ 14 Pumps Replaced
- ◆ 13 Modems Replaced
- ◆ 8 Time Relays Replaced
- ◆ 6 Antennas/Antenna Wire



IRRIGATION

Baseline Warranty

Savings:

- 3 Radios Replaced x \$1,924 each = \$5,772.00
- 2 Control Boards x \$1,050 = \$2,100.00
- 9 Bi-Coder Boards x \$726 = \$6,534
- 3 Displays x \$6,900 each = \$20,700.

Total Savings \$35,106

SWFWMD Restricts Tampa Bay Counties to Once-Per-Week Lawn Watering Amid Shortage From November 1st – July 1st, 2024!



Thanks to your Baseline Smart Irrigation System, Kings Point is exempt from these restrictions and may continue to water 2-days a week!

*Note restrictions do apply to hand watering. Visit Hillsborough County's website to find out what day of the week you are allowed to hand water.



PATTERN & COVERAGE

- ◆ Final inspections have been completed for Cambridge H, I & J, Andover A & B, Bedford A & B and Gloucester A
- ◆ Bedford D & E, Andover C and Gloucester B are ready for final inspection
- ◆ Andover D, Bedford F and Gloucester C are in progress

Negotiated Part Pricing Savings:

Section 1	Section 2	Hub 41
Regular Pricing: \$270,982.90	Regular Pricing: \$227,031.74	Regular Pricing: \$387,913.07
Negotiated Pricing: \$192,990.14	Negotiated Pricing: \$168,171.66	Negotiated Pricing: \$287,343.02
SAVINGS \$77,992.76	SAVINGS \$58,860.08	SAVINGS \$100,570.05

Negotiations have saved Associations

\$237,422.89



Rebates Received: \$19,241

The next Workshop will be held in April

Kings Point Master Association Presents:

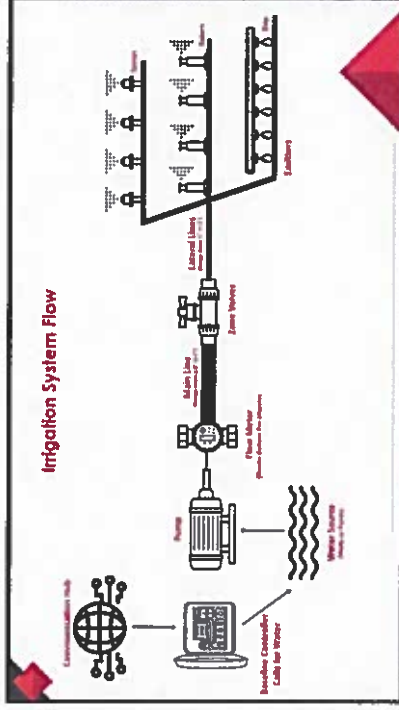
Upkeep & Irrigation Workshop

April 4th, 2023



KINGS POINT

- Irrigation 101 – How the irrigation system works in KP
- Watering & Inspection Schedules
- How to understand your inspection reports
- How to input and follow up on work orders
- Alteration/ILC Process for Residents and Associations



SPRAY HEADS

An irrigation spray head is a type of rotator head that releases water in a fan-shaped pattern. These heads are typically used in small lawn areas, flower beds, or gardens.

Gallons per minute range from 0.3 to 3 GPM.



ROTOR HEADS

A rotor head is a type of sprinkler head that rotates, releasing water in a circular pattern. These heads are typically used in larger lawn areas or commercial applications.

Gallons per minute range from 2 to 10 GPM.



DRIP LINES

Drip irrigation delivers water directly to the root zone of plants through a network of hoses with small emitters. The water is released slowly, drop by drop, minimizing water loss due to evaporation or runoff. Drip irrigation is known for its efficiency, as it can reduce water usage by up to 50% compared to traditional irrigation methods.

Gallons per minute range from 0.3 to 2 GPM.





Other R & M

- Removed 14 Trees
- Tree Canopies Raised to 12'-15'
- Landscape Lighting Repair at Front Gate
- Landscape Lighting Repair at Hassell Park
- Pressure Washed Brick Path at Hassell Park
 - Annual Beds Replaced
- Quarterly Sidewalk Pressure Washing Completed
 - 2 Drainage Repairs
 - Filled 16 potholes
- Striped a portion of Nantucket Dr
 - 15 Street Signs Repaired



UPCOMING Meetings



- ◆ **Landscape Beautification**
- ◆ **Planning Bridge maintenance according to 2023 inspection.**
- ◆ **Continuing to work with Commissioner Owens on 36th St. improvements and assistance in clearing out Cypress Creek**
- ◆ **Working towards extending the leases on the closed courses**
- ◆ **2024 Paving Project**
- ◆ **Rerouting golf cart traffic away from the Clubhouse & Kings intersection**
- ◆ **Light up crosswalks**
- ◆ **Veterans Memorial at Hassle Park**

THANKYOU!

For Helping Us Raise

\$29,253.43

