

1 **SUN CITY CENTER WEST MASTER ASSOCIATION, INC.**

2 **Board Meeting Minutes**

3 **Wednesday, June 12th, 2024, at 9:30 AM**

4 **Location: Veterans Theater KPNCH**

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6 **I. Roll Call:**

7 Vice President Chris Robinson, Secretary Jim Allen, Treasurer Jayne Nardin,
8 Director Rodney Walker, and Director Ray Vaccaro were present. President Jim
9 Haggerty was present by phone. A quorum was established.

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11 **II. Call to Order:**

12 Vice President Chris Robinson called the meeting to order at 9:30 am.

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14 **III. Minutes:**

15 Director Rodney Walker moved to approve the May 8, 2024, Master Association
16 Board of Directors Meeting minutes. The motion was seconded by Director Ray
17 Vaccaro. The motion passed.

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19 **IV. Reports:**

20 A. Mangers Report was presented by General Manager Shawna Deiulio.

21 B. Treasurers Report was postponed until August's Board Meeting.

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23 **V. New Business:**

24 A. Treasurer Jayne Nardin moved to appoint George Cordelli to Fill the vacancy on
25 the Master Board. The motion was seconded by Director Rodney Walker. The
26 motion passed.

27 B. Director Ray Vaccaro moved to approve the pump maintenance contract with Pro
28 Pump for \$8,720.40. The motion was seconded by Director Rodney Walker.
29 The motion passed.

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31 **A. Open Forum:**

32 A. There were no resident comments or questions.

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34 **VII. Adjournment:** There being no further business, the meeting was adjourned at
35 10:46 AM. – June 12, 2024.

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39 
40 Kathy Crowley,
 Administrative Assistant


 Jim Allen, Secretary

Manager's Report – 6/12/24

Pattern & Coverage

We will continue working in the Fairfields and Gloucesters, aiming for completion by July 1st. The start time for the Cambridges has been delayed by approximately 30 days to allow us to finish up in the Fairfields and Gloucesters. Once complete, all teams will move to the Cambridges. Despite the delay, we should finish on time and then move on to the lower loop. Audits for the remaining hubs are in progress, and we aim to provide these numbers to the association presidents by the end of August.

Hydraulic Spill

Earlier this year, FCC experienced a hydraulic fluid leak on several of our roads. Despite multiple cleanup efforts over the past six months, the stains persist, and our paving expert has confirmed that they will likely never fully disappear. More concerning is the long-term damage to the asphalt, as the hydraulic oil dissolves the binder holding the pavement together, causing premature deterioration and noticeable soft spots. Given the uncertainty about the extent of the damage, we need to address this issue promptly. We have filed a claim with FCC to have the affected roads milled and repaved. We ask for your patience and understanding as we work through this process with our paving professionals and FCC.

Disaster Planning

The Disaster Planning edition of the wrap should have hit your mailboxes on the 1st. If anyone needs a copy, you can pick it up in our office, the COA, or the FSR lobby. This is a great tool with many resources, so please keep it handy. Additionally, all this information and more is available on our website at kpmaster.com/disasterplanning.

We have all heard this year's hurricane season is predicted to be 85% higher than normal. Please remember the most important thing you can do to prepare is to decide whether you are going to stay or go in the event of a hurricane. That decision will allow you to properly prepare and ensure you are ready either way.

The deposit for the radio tower has been paid, and we hope it will be ready for installation in July.

Privacy and Security

We saw a post on social media about a hole in the 36th Street fence big enough for someone to fit through. The post mentioned the issue was reported to security. However, the first notice I received of this issue was on social media. We have contacted our fence company and will have it repaired as soon as possible. We will attempt a temporary fix today, but please make sure you pass this type of information directly to the Master Association. We inspect the fence once a week, but things can happen in between, and we appreciate your eyes on the ground for reporting. Holes in the fence are not new; a few years ago, we had an issue with kids sneaking

into the Nantucket pool to drink beer. Now it appears they are coming for good fishing. We are working with residents along that pond to rep

On the lines of security, we have requested permission from DOT to remove the thorny bush, as a deterrent on the berm between the pond on 674 and 675. We have also requested to install irrigation to help establish these plants. The Federation provided a map to the Federation outlining the ownership of the 674 and 675. The 674 belongs to the Trust and part to Sun City Center Beautification.

Alligator Safety

As it is mating season, alligators are more active and will be seen more often. Sometimes this means you will see them crossing the street or in grass. Do not walk around your pond at night, and do not walk dogs or animals near the water. Do not feed alligators; it is not only dangerous but also illegal. You can be charged with a misdemeanor. Please report anyone feeding alligators to the Master.

New Hire

I am excited to announce we have a new hire, Cheryl Hammond. Cheryl has an administrative and IT background and will serve as the General Manager's communication coordinator.

Thank You

Lastly, a huge thank you to Les Raba, former Master Director. He put together the beautiful Memorial Day display we had in May. His talents amaze us. The Fourth of July display made by him coming soon.