

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

I. Roll Call:

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

II. Call to Order:

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

III. Reports:

- A. Manger's Report was presented by General Manager Shawna Deiulio.
- B. The Treasurer's Report was postponed until August.
- C. Pond Committee Report was presented by Secretary Jim Allen.
- D. Landscape Committee Report was presented by Vice President Chris Robinson.
- E. Disaster Planning Committee Report was presented by Secretary Jim Allen.
- F. Strategic Planning Committee Report was presented by Elieen Peco.

IV. New Business:

- A. Treasurer Jayne Nardin moved to ratify the approval of drilling recharge wells at Southampton and Lyndhurst with Accurate Drilling Solutions for \$22,980 each. Secretary Jim Allen seconded the motion. The motion passed.
- B. Secretary Jim Allen moved to approve \$3,200 to the Flock Camera System. Secretary Jim Haggerty seconded the motion. The motion passed.

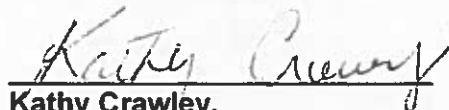
V. Presentations:

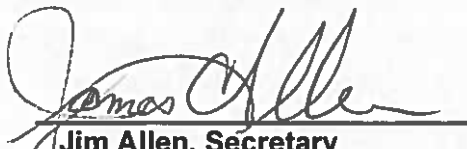
- A. Vice President Chris Robinson awarded the July Volunteer of the Month to Eileen Torricelli.

B. Open Forum:

- A. A Resident made comments on the Flock Camera system, perimeter fencing and irrigation.

VII. Adjournment: There being no further business, the meeting was adjourned at 10:20 AM. – July 10, 2024.


Kathy Crawley,
Administrative Assistant


Jim Allen, Secretary

Master Association Board Meeting

July 10, 2024

KINGS POINT
Master Association



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July Volunteer
of the Month



**Congratulations
Eileen Torricelli!!!**

General Manager's Report – 1st Quarter

April 1st – June 30th



07/10/24

Work Orders 968	Inspections 342	Alterations 83	Emergency Calls - 24
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IRRIGATION

Irrigation Repairs

- ◆ 42 Mainline Repairs
- ◆ 41 Valve Repair/Replacements
- ◆ 32 Lateral Line Breaks
- ◆ 13 Lateral Line Reroutes
- ◆ 8 Pump Replacements
- ◆ 10 Control Boxes Replaced
- ◆ 12 Breakers Replaced
- ◆ 2 Baseline Control Boards Replaced
- ◆ 2 Baseline Displays
- ◆ 3 Baseline Radios Replaced
- ◆ 5 Decoders Replaced
- ◆ 3 Baseline Flow Bi-Coders
- ◆ 2 Baseline Bi-Coder Boards
- ◆ 2 Moisture Sensors Installed
- ◆ 4 Baseline Surge Arrestors Replaced
- ◆ 1 2-Wire Boards
- ◆ 13 Modems Replaced
- ◆ 4 Time Relays Replaced
- ◆ 1 Antennas/Antenna Wire
- ◆ 1 Pressure Release Valve



Baseline Warranty Savings:

- 2 - Displays x \$6,900 = \$13,800
- 5 - Ethernet Radios x \$1,924 = \$9,620
- 4 - Power Boards x \$1,050 = \$5,250
- 6 - Bicoder Boards x \$726.00 = \$4,356
- 2 - Antenna Cables x \$30 = \$60
- 5 Surge Arrestors x \$165 = \$825
- 5 Time Delay Relays x \$20 = \$100
- 2 - Flow Bicoders x \$625 = \$1250

Total Savings \$35,261

SWFWMD Restricts Tampa Bay Counties to Once-Per-Week Lawn Watering Amid Shortage From November 1st – July 1st, 2024-September 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, Andovers, Bedfords, Dorchester, Fairfield A-D, Gloucester A-K and P.
- ◆ Fairfield F, G & H are ready for final inspections.
- ◆ Gloucester L is in progress

Negotiated Part Pricing Savings:


<u>Section 1</u>	<u>Section 2</u>	<u>Hub 41</u>
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**

PATTERN & COVERAGE



Rebates Received: \$19,241



Other
R & M

- Removed 24 Trees
- Tree Canopies Raised to 12'-15'
- Pressure Washed Front Gate House
- Painted Gazebo at Hassell Park
 - Annual Beds Replaced
- Quarterly Sidewalk Pressure Washing Completed
 - 4 Drainage/Grate Repairs
 - Filled 19 potholes
 - Closed Golf Course Clean-up
 - 10 Street Signs Repaired
 - 2 Sidewalk Repairs

MASTER ASSOCIATION POND COMMITTEE Adopt-a-Pond Program



Pond 1 South End – Gloucester P

UPCOMING PROJECTS



- ◆ **Landscape Beautification**
- ◆ **Light up crosswalks**
- ◆ **Continuing to Work towards extending the leases on the closed courses**
- ◆ **2024 Paving Project / Claim Against FCC**
- ◆ **Enumerate – Private, Password Protected Website**



Welcome Christine Miller!
Newly appointed commissioner for Hillsborough County's District 4.



Cody Powell
Candidate for Hillsborough County Commissioner District 4

Speaking at Master Board Meeting
August 14, 2024 @ 9:30am
Veterans Theater - KPNCH



Government Day
with Hillsborough County Tax Collector,
Nancy Millan

October 8th, 2024
Details TBA

LOCAL GOVERNMENT

NEWS OF KINGS POINT



- ◆ **Volunteer of the Month Nominations**
- ◆ **Kings Point Clubs**
- ◆ **Pet Vet Q&A Submissions**
- ◆ **Community Story Submissions**

KPNEWS@KPMMASTER.COM

**Submissions must be received by the 15th of the month to be considered for the following month's issue.*

MEETINGS



Master Board Meeting
 August 14th @ 9:30 AM
 Card Room - KPNCH



Master Association Workshops
 The 1st, 3rd and 4th Wednesdays Every Month
 9:30 AM
 North Forum, 2020 Building



Presidents Roundtable Discussions
 The Last Wednesdays of Every Month
 2:00 PM – Ripple Room KPNCH
 Open to Presidents and Board Members Only
 RSVP Required



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Committee Quarterly Reports



Master Association Board Meeting
July 10, 2024



Before I begin, I would like to clarify that all statements regarding Vesta Property Management is regarding the Accounting Dept in Vesta, and has no relation to the Vesta team here in KP.

We have finally received all the background documentation needed to start up with the new Property Management Company (Artemis Lifestyle). However, in reviewing the information, there were several issues:

- 1) End of year documentation is still being reviewed and discussed. I received the current version yesterday at 2pm, after speaking with the CFO of Vesta and trying to resolve some of the issues on the reporting. The main issue is the reporting of depreciation of asset (inventory). Other issues arose when I questioned unreconciled items still carried from 2022 & 2023. When these were adjusted, they show as additional expense items not voided items as credits.
- 2) When the April and May Statements were received last week, accruals that were accounted for and subsequently paid were not adjusted properly, this inflated the expenses for the current year skewing the current years budget. As well as insurance payments showing under Admin not prorated under the Insurance line item.
- 3) The budget sent was for the last year not the 2024-2025 budget, so we needed to have that corrected in the system by Artemis in order for the June statement to be correct.
- 4) When requesting the remaining cash balances be sent to the new company, we are told that Vesta has continued to pay some of the recurring payments in June and July, even though they were notified we were not renewing the contract as of June 1. Now they need to send over June and July statements to Artemis so the payments can be combined into the system, and check that no vendors were double paid.

In an effort to resolve some of these issues, we are now contacting the auditor to see if we can prioritize the completion of the audit and then on his direction, Artemis can make the appropriate adjustments to our financial statements. Once all the issues have been corrected, I will be able to give a proper accounting of our financial status.

Stormwater and Pond Management Committee

April-June 2024

Adopt a Pond Program-

This quarter pond 106 was planted with 4000 plus free plants from Hillsborough County and grants from Audubon Society, Florida Lake Management Society and neighborhood donations. Plants were installed both in the water and on the shoreline. The Master Association greatly assisted with a modified irrigation schedule to water the terrestrial plants.

The southern end of Pond 1 was planted with plants and design work provided by the county and labor by Solitude.

These are the first two plantings completed in collaboration with the Hillsborough County Adopt a Pond Program as both ponds drain into Cypress Creek.

Ponds 115, 19, 24 and 24 are to be planted in the next quarter

Design work is underway by the county for ponds 1 north, 3, 5, 14, 28 and 38. Design work is completed on ponds 108, 139, 140 and 153. The last ponds belong to Clublink so sponsors are working to seek funding from fundraising and donations. Clublink is allowing resident volunteers to plant in their ponds with an insurance rider.

Committee members are reviewing the first seven ponds planted to determine the need for supplemental planting.

Two committee members inspected four ponds and realized that the scope and knowledge needed for the initiative was beyond their expertise. One of their findings was the fact that house gutters were draining directly into the ponds. This is contrary to present best practices where gutters drain into the ground, not ponds. Slowing the speed of stormwater and increasing absorption of the water into the ground is preferable.

They further recommend a comprehensive engineering report be explored by the board to evaluate all aspects of the stormwater management system due to the age of the infrastructure and the impact of upstream watershed development.

The committee is exploring additional water management companies for the bidding on any new projects.

Richmond added Clublink to their liability policy (as additionally insured) for no cost and residents of Richmond will be planting 139,140 and 153 with no labor costs and donations and fundraising for plant purchases. The Master Board may want to look into this possibility to save on labor costs for the rest of the planting activities.

Rob Davies

Chair

Stormwater and Pond Management Committee

The committee recommends the Master begin discussions with appropriate Hillsborough County and SWFMD staff on the effect of development in the Cypress Creek watershed on our community. Increasing high rainfall events and tropical storms will stress our stormwater infrastructure and any activities or available funding to assist in the mitigation of these events is prudent.

To lessen the financial impact of the adopt a pond program, committee and sub-committee members have been soliciting grants and donations. Two dates for fundraising activities have been secured for the Veterans theater, one in February and one in March. In addition, the Tampa Bay Estuary Program has an RFP out for their mini-grant program and some residents have been approaching members wanting to donate to the effort. The Committee needs direction from the Board as to how to proceed with these efforts. One suggestion is to set up a 501 (C) 3 nonprofit foundation to be the applicant and administrator of these monies. Most of the grants require nonprofit status. A Friends of Kings Point Foundation could be useful in a number of areas including fundraising for additional land purchases.

The committee is working on the winter seminar series including part 2 with Dr. David McMahon, a speaker from UF/IFAS on vegetative barriers, pond 101 revised and one or two additional speakers.

Summer monthly meetings are scheduled on zoom.

Disaster Planning Quarterly Report for the Master Association Board

Presented on July 10,2024, Board Meeting.

The Committee began meeting on February 15, 2024. We prepared for the Disaster Planning Association Workshop, the Disaster Planning Symposium10 and updated our project list and established committees.

We reviewed projects plans for the year.

The Star link system, the Master purchased the system and committee will establish the process and procedures for utilizing the system.

Our committee has been researching to consider developing a local alert system for our KP residents.

We recently sent out our first eblast about hurricane preparedness and sent video from 2023 as the content is appropriate,

The committee is reviewing all information about the potential hurricanes coming and could affect our area.

Review DP website and send eblasts, as necessary.

Prepare for annual events in 2025.

Completed projects.

At the Association Workshop April 10, 2024, over two hundred Association Board members were in attendance. The presenters were members of the Committee and the Community. Association Handbooks were distributed to the attendees. The Handbook is available on the Master website.

At the Symposium on May 1, 2024, attendance was 250 residents. The presenters were individuals from the county, state, local clubs and services. They all spoke about the resources available to our residents in case of a disaster.

We will continue to work throughout the year, hoping there are no disasters to prepare for in 2024.

Mary Ann Meeker

Landscaper and Irrigation Quarterly Report for the Master Association Board

Presented on July10, 2024, Board Meeting

We have begun the review process of working on the designs the selected vendor has prepared for the Master. We are waiting for additional design on each project.

The community will have an opportunity to review and give input on the final plans once available.

Please continue to be patient and we will be pleased to give you an update when available.

Mary Ann Meeker

July 8, 2024



Master Community Planning Committee

Eileen Peco; Barry Ross; Enrico Palumbo;
Mark Neckes; Paul Grossman
Gerald Stanford; Sandy Collins
Master Oversight Director – Chris Robinson
Federation Board Liaison - Shirley Bardell

MASTER PLANNING COMMITTEE MAY 8, 2024 REPORT TO THE BOARD

FOLLOWING IS A STATUS REPORT AS OF JULY 10, 2024

KINGS POINT VISION/MISSION/CORE VALUES/ COMMUNITY EDUCATION, STANDARDS, BEST PRACTICES FOR COMMUNITY LEADERSHIP & OWNERS

The annual Association Director training is insufficient. Many residents in Kings Point have never lived in a condo or HOA residential area. While the Land Trust provides regular training sessions for new residents regarding the use of the Recreational Facilities, there is no “onboarding” curriculum to help new residents learn about living in Kings Point.

Action

- **2024:** Work with professionals to develop a curriculum that is specific for Kings Point leadership (directors, etc.) and for residents. Investigate CAI (Community Associations Institute) and HOAleader.com, etc. education programs which can be adjusted to meet Kings Point needs.
- **2025 - Ongoing:** Introduce training classes for all board members as they come online in first quarter and throughout the year. Adjust courses as needed for the unique Kings Point environment.
- **2024 – 2026 - Ongoing:** Joint meetings conducted by professionals between the Master and Federation Boards to develop and agree on standards and best practices for board members to work together effectively.

7/10/2024 UPDATE:

- **CAI has a number of online classes, webinars, toolkits, and development workshops available re board leadership. Fees: \$99.00 (Members \$69.00) – 120 day subscriptions.**
 - **HOAleader.com: Webinars-On-Demand – 7-day free trial. Group memberships. Member savings, etc.**
-

KINGS POINT: EXTERNAL IMPACTS (e.g. Statute changes; Nearby Communities growth/development)

Growth and development in nearby communities beginning in 2021-2022, along with changes in the Florida Statutes is already having a significant impact on our Kings Point Community – and this is likely to continue throughout our planning period. The Master, Federation, and Land Trust needs to actively monitor these external impacts, and 1) influence the events in our favor, or 2) actively prevent events that will create issues for the Kings Point Community.

Action

- **2024 – On going:** Establish Task Teams or retain a consultant to monitor evolving external events and identify positive/negative impact on Kings Point. Develop plans as needed during the planning cycle to benefit Kings Point. (Currently Master is monitoring the real estate situation (attending Realtor Arena), Chamber of Commerce meetings, SCC Community Forums, etc.) Seek opportunities to develop sources of income for Kings Point to benefit the residents.
- **2024 – 2025:** Develop Traffic Plan for Front Gate. (Front entrance traffic issues are increasing due to external growth & development resulting in increased traffic and congestion on SR674. Evaluate adding a second visitor lane at the front entrance. Also redirect golf cart traffic at Clubhouse Drive.
- **2026 – 2028:** Implement Traffic Plan for Front Gate.
- **2024 – 2025:** Continue with follow-up on the ClubLink Lease of the closed courses which expire in est. 3 years. Consider feasibility of use – partner with a developer; evaluate re-zoning?

7/10/2024 UPDATE:

- **Attendance at Realtor Arena provides updates to the Master regarding the changes in the real estate market within KP and surrounding areas.**
- **Monitoring the surrounding area: there is a rental development of est. 130 homes currently being built on Cypress Village Blvd. This will create more traffic and congestion in the area.**
- **We have been advised the Board is addressing the issues at the Front Gate and golf cart path.**

GOVERNANCE STRUCTURE OF KINGS POINT

Formalize a process for the Master and Federation to facilitate working together, developing cohesive plans, and keeping the Membership informed, i.e. a **Representative Joint Advisory Council (KPAC)**, consisting of representatives of both Boards, Management, and Resident inputs. This organization is not a decision-making entity – it is a recommending body.

Action

- **2024** Obtain legal counsel and professional expertise to develop and formalize the process and structure. Modify documents as needed to address current statute changes.
- **2025** Get Community input as needed, prepare detailed plan, and begin staffing. Develop performance measures and an evaluation process.
- **2026 - 2028** Monitor the structure and process, adjusting as needed.

7/10/2024 UPDATE:

- **Committee recommendation has been made to the board for consideration and action.**

KINGS POINT RESIDENT SURVEY OF UNIT OWNERS

Expectations of both current and future residents of the community are changing over time. The 2012 Survey drove many of the new activities and changes introduced in the last 12 years. Another comprehensive survey should be done to determine the expectations of current and new owners.

Action

- **2024:** Retain the services of a professional research entity (e.g. a university group or professional research firm) to begin development of a survey to launch in 2025.
- **2025:** Launch a comprehensive survey including the amenities, new technologies, etc. to determine Owner expectations.
- **2026 - 2028:** Analyze the Survey Results for use in the planning process for future changes in Kings Point.

7/10/2024 UPDATE:

- **The Committee is contacting USF, Vesta, and CAI to determine the best resource to engage in developing the survey. A Task Team will be established to provide input and direct the development of the survey.**
- **The survey will not begin until residents have returned to Kings Point.**

TECHNOLOGY DEVELOPMENT

Evaluate and monitor the impact of technologies such as Artificial Intelligence, Solar Lighting, Area Wifi. Investigation with TECO indicates they will bury the electrical wires in the next 3 – 15 years. Solar lighting options are evolving, and a plan should be made as it progresses and costs are evaluated.

Action

- **2024 - 2025:** Monitor Solar Lighting options for possible use and cost savings over time. Currently cost for new poles is prohibitive. Monitor the evolution of AI and assess benefits as it develops.
- **2026 - 2028:** Follow up with TECO regarding potential of buried electrical lines. Continue to monitor Solar and AI opportunities.

7/10/2024 UPDATE:

- **The Committee will continue to monitor the cost and feasibility of Solar Lighting and AI options within Kings Point.**
-

OVERALL FUNDING NEEDS

The Committee is requesting a total not-to-exceed budget of \$20,000 for 2025 to cover the costs of professional and legal fees as needed to move forward and fund the above projects.