



## SUN CITY CENTER WEST MASTER ASSOCIATION, INC.

1902 Clubhouse Drive, Suite C  
Sun City Center, Florida 33573

### NOTICE FOR 2024 ANNUAL MEETING AND ELECTION

To: All Member Associations

Notice Dated: September 13th, 2024

In accordance with the Third Amended and Restated Bylaws of the Master Association, Owners are elected to be Directors on the Master Association Board of Directors by a plurality vote according to the ballots cast. The 2024 Annual Meeting and Election is scheduled on:

**Wednesday, November 13, 2024 @ 9:30 A.M.**  
**Kings Point North Clubhouse, Veterans Theater**  
**1900 Clubhouse Drive**  
**Sun City Center, FL 33573**

The SCCW Master Association provides supervision, management and determination as to the care and maintenance of Kings Point infrastructure (i.e. roads, traffic control, landscaping within the roadway areas, drainage systems, and the irrigation systems, (including all wells, pumps, pipes, and other facilities or equipment thereof) located throughout the Kings Point community, as well as all other matters determined to be in the best interest of the Master Association by the Board of Directors from time to time.

Any qualified Owner may declare their own candidacy by **completing and signing the required Candidate Nomination Form** (attached).

To assist Member Association representatives in determining how to vote, you may also attach an **Information Sheet** (one side, size 8 ½ x 11") giving information about yourself (i.e. *background, qualifications, and why you want to serve on the Board, etc.*).

**NOMINATIONS CLOSE AT 5:00 P.M., Friday, October 4, 2024**

**CANDIDATE ELIGIBILITY WILL BE VALIDATED AT 2020 CENTRE – North Forum Room, AT 1:00 P.M., OCTOBER 8<sup>TH</sup>, 2024.**

After the SEC certifies all candidates' eligibility, the SCCW Master Association will mail a ballot to each of the 114 Member Associations' designated representative to vote to fill three (3) vacancies for a Director on the Sun City Center West Master Association's Board of Directors.

*See reverse for Candidate Qualifications and return address for Nomination Forms.*

**Candidate Qualifications:**

*In order to be nominated for the office of Director of the Master Association, and in order to be eligible to serve as a Director of the Master Association, a **person shall, at the time of nomination and election, be an Owner of a Condominium Unit or a Lot that is subject to the jurisdiction of a Member Association.** In accordance with Article I, Section 20 of the Third Amended and Restated Bylaws, the term "Owner" shall mean and include the record title holder of a Unit or a Lot, including the authorized representative of a corporation, trust or personal representative of an estate that holds title to a Unit or a Lot within Kings Point, which Unit or Lot is subject to the jurisdiction of the Master Association. A Director shall remain an Owner of a Condominium Unit or a Lot that is subject to the jurisdiction of a Member Association for the duration of his or her term of office. In the event that a Director ceases to be an Owner of a Condominium Unit or a Lot that is subject to the jurisdiction of a Member Association, the Director shall be deemed to have resigned from office at the same time the Director ceased being an Owner of a Condominium Unit or a Lot that is subject to the jurisdiction of a Member Association. This provision is intended to prohibit any person from serving on the Master Association Board where he or she does not own a Condominium Unit or a Lot that is subject to the jurisdiction of a Member Association. The requirements set forth herein concerning Directors' eligibility shall only be based upon property ownership, not actual residency status.*

*In addition to the requirements set forth above, in order to be nominated for the office of Director of the Master Association, and in order to be eligible to serve as a Director of the Master Association, a **person shall not be more than ninety (90) days delinquent in the payment of any monetary obligation to any Member Association.** Furthermore, in no event shall any candidate for the office of Director of the Master Association be eligible to serve in office if they have been convicted of a felony of any kind, unless they have had their civil rights duly restored. At the time of application to become a Director, and from time to time as required by the Board, every candidate and Director shall be required to affirm, in writing and under oath that he or she is in compliance with the requirements of this paragraph. Notwithstanding the foregoing, there shall be no requirement that a candidate, nominee, officer, or director on the Master Association's Board of Directors serve in any other position or office, including on a Member Association's Board of Directors. In addition to the foregoing, **no person nor spouse or family member of said person residing in the same unit shall simultaneously serve on the Master Association's Board of Directors and the Board of Directors of the Federation of Kings Point Associations, Inc.** Should any person or spouse or family member of said person attempt to serve on the Board of Directors of the Master Association and the Federation of Kings Point Associations, Inc. simultaneously, they shall be deemed to have resigned from the Master Association Board of Directors.*

**At the 2024 election, the three (3) candidates receiving the highest number of votes will be elected for terms of two (2) years each.**

To nominate yourself, complete and sign a Sun City Center West Master Association ***Nomination and Certification Form*** and hand-deliver your form (*with personal information sheet, if desired*) to the Master Association's Standing Election Committee [SEC] or by U.S. mail and must be delivered **no later than 5:00 PM, Friday, October 4, 2024.**

**Sun City Center West Master Association, Inc.  
SEC Chairperson  
1902 Clubhouse Drive, Suite C, Sun City Center, Florida 33573  
813-812-7559**

*Electronic transmission of scanned forms in pdf format, will be accepted by e-mail to:  
[master@kpmaster.com](mailto:master@kpmaster.com)*

***Sun City Center West Master Association, Inc.***

## 2024 Election Candidate Nomination Form

**I hereby nominate myself as a qualified candidate for election as Director of Sun City Center West Master Association, Inc. and affirm that, at this time:**

- I am an Owner of a Condominium Unit or a Lot that is subject to the jurisdiction of a Member Association of the SCCW Master Association (*residency is not a requirement*); and
- I am not a convicted felon whose Civil Rights have not been restored; and
- I am not more than ninety (90) days delinquent in monetary obligations due to any Member Association; and
- I am not currently serving on the Board of the Federation of Kings Point Association, Inc.; and
- I do not have a spouse nor family member residing in the same unit/house serving on the Board of the Federation of Kings Point Association, Inc.; and
- I understand that I cannot attempt to simultaneously serve as Director on the Federation of Kings Point Board of Directors and the SCCW Master Association Board of Directors; and
- I understand that I must continue to meet the Requirements for Candidacy for the duration of my term of office and failure to do so is an automatic resignation from the Sun City Center West Master Association Board of Directors; and
- I understand that if I am elected my term of service will be for two (2) years.

**Print Your Legal Name** \_\_\_\_\_

**Unit/Lot Address** \_\_\_\_\_, Sun City Center, FL

**Mailing Address** (if different) \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone** (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ **e-mail** \_\_\_\_\_

**Optional:**  **YES**  **NO** **Information sheet** (You may submit a one-sided, 8 ½ x 11 sheet)

**I agree to serve, if elected, as a Director of Sun City Center West Master Association, Inc.**

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_, 2024

***Nominations Close at 5:00 PM, Friday, October 4, 2024***

**Return Form to:**

**Sun City Center West Master Association, Inc.**

**SEC Chairperson**

**1902 Clubhouse Drive, Suite C, Sun City Center, Florida 33573**

**master@kpmaster.com**

(Office Use Only)	SEC Certification Form	CHECK BOX FOR YES
<input type="checkbox"/> Ownership Verified	<input type="checkbox"/> Assessments paid	<input type="checkbox"/> Info sheet attached
<input type="checkbox"/> Spouse/Family Not on Fed Board		<input type="checkbox"/> Not on Fed. Board
SEC Certified this candidate is <input type="checkbox"/> Qualified <input type="checkbox"/> Disqualified Reason: _____		
SEC Initials _____ Certified Date _____		