

1 **SUN CITY CENTER WEST MASTER ASSOCIATION, INC.**
2 **Annual Meeting Minutes**
3 **Wednesday, November 13th, 2024, at 9:30 AM**
4 **Location: Veterans' theater - KPNCH**
5

6 **I. Roll Call:**

7 Associations were called with 49% in attendance. A quorum was established. Also
8 present were, President Jim Haggerty, Vice President Chris Robinson, Secretary Jim
9 Allen, Treasurer Jayne Nardin, Director George Cordelli, Director Ray Vaccaro, and
10 Director Rodney Walker.

11
12 **II. Call to Order:**

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

14
15 **III. Membership Minutes:**

16 Dan Page, Treasurer of Andover D, moved to approve November 15, 2023, Annual
17 Membership Meeting Minutes. The motion was seconded by Ed Allen, President of
18 Somerset Villas. The motion passed.

19
20 **IV. Reports:**

- 21 **A.** The Manager's Report was presented by Shawna Deiulio.
22 **B.** The Treasurer's Report was presented by Treasurer Jayne Nardin.
23 **C.** The President's Report and Special Irrigation Presentation was presented by
24 President Jim Haggerty.
25 **D.** The Disaster Preparedness Committee report was presented by MaryAnn Meeker.
26 **E.** The Landscape Committee report was presented by MaryAnn Meeker.
27 **F.** The Strategic Planning Committee report was presented by Eileen Peco.
28 **G.** The Pond Committee report was presented by Rob Davies.

29
30 **V. Election Results:**

- 31 **A.** Two Candidates applied for three open positions. George Cordell of Somerset and
32 Sandy Collins of Oakley Green will be on the Master board. Once the new board is
33 seated, they will take applications for anyone interested in being appointed to the
34 vacant seat.

35
36 **VII. Open Forum:**

37 Members asked questions on landscaping, Clublink bridge, irrigation, storm
38 damaged oak trees, storm drainage repair, pond weir, Corporate Transparency Act,
39 HOA Legal penalties.

40
41 **VIII. Adjournment:** There being no further business, the meeting was adjourned at
42 11:30AM. – November 13, 2024.

43
44
45
46 _____
47 **Kathy Crawley,**
 Administrative Assistant

Jim Allen, Secretary

MASTER ASSOCIATION
2024 ELECTION ATTENDANCE

QUORUM	PERCENTAGE ATTENDANCE	NUMBER IN ATTENDANCE	NUMBER	114
color indicate by proxy	49.123%	56	0	0
Name	Association	Attendance	IN FAVOR	OPPOSED
Kathy Day	Acadia	X		
Sally Reisman	Acadia II	X		
Jack Goth	Andover A			
Judy Ellington	Andover B	X		
Jeannette Ulsh	Andover C	X		
Thomas Brady	Andover D	X		
Sharon Marshall	Andover E			
Dinah Allison	Andover F			
Thomas Coover	Andover G			
Sydney Andrews	Andover H	X		
Viki Ryan	Andover I			
Kristen Scott	Bedford A			
Don Morrell	Bedford B			
Susan Bailyn	Bedford C			
Daniel Strickman	Bedford D			
Lonnie Eaker	Bedford E			
Nancy Pressler	Bedford F			
YingMay Steele	Bedford G			
Charles Bithorn	Bedford H			
Lynn Wiesler	Bedford J			
Clifford Morin	Brookfield			
Samuel Rodriguez	Cambridge A			
Diane Mansfield	Cambridge B	X		
Richard (Rick) Vodicka	Cambridge C	X		
Leonard Miller	Cambridge E			
Frani Maxwell	Cambridge F			
Majore Budahn	Cambridge H			
Jay Grigg	Cambridge I			
Eunice Rice	Cambridge J			

MASTER ASSOCIATION
2024 ELECTION ATTENDANCE

QUORUM	PERCENTAGE ATTENDANCE	NUMBER IN ATTENDANCE	NUMBER	114
Glen Bradshaw	Cambridge K			
Drusilla Ortiz	Cambridge L			
Dorothy Camodeca	Cambridge M			
Audrey Lang	Canton Court D			
Gary Gentzler	Corinth	X		
Peggy Baie	Devonshire	X		
Rhonda Colcord Altman	Dorchester A			
Patricia Schneider	Dorchester B			
Carolyn Weisman	Dorchester C	X		
Alan Untracht	Dorchester D			
Lucy Malacos	Edinburgh	X		
Steve Harnois	Fairbourne			
Patti Malamas	Fairfield A	X		
Donna Burns	Fairfield B			
Robert Brown	Fairfield C	X		
Mary Louise Wright	Fairfield D	X		
Clark McDow	Fairfield E	X		
Debbie DuBosar	Fairfield F	X		
Evelyn McQuestion	Fairfield G	X		
Sandra Ghering	Fairfield H	X		
Ted Salzer	Gloucester A			
Bruce Snyder	Gloucester B			
Thomas Pellerin	Gloucester C			
Rosemarie Zerillo	Gloucester D			
Dennis Reitz	Gloucester E	X		
Lynette Rohr	Gloucester F	X		
Ray Powers	Gloucester G			
Mark Horne	Gloucester H	X		
Robert Davies	Gloucester J	X		
Cindy Wilson	Gloucester K	X		
Mary Scarborough	Gloucester L	X		
Suzi Russell	Gloucester M			
Joseph Flack	Gloucester N	X		

MASTER ASSOCIATION
2024 ELECTION ATTENDANCE

QUORUM	PERCENTAGE ATTENDANCE	NUMBER IN ATTENDANCE	NUMBER	114
William Carmichael	Gloucester P	X		
Richard Dietrich	Grantham	X		
Dale Rippe	Highgate A			
Larry Williams	Highgate B			
Jill Claeys	Highgate C	X		
Doris Wente	Highgate D	X		
Cynthia St.John	Highgate E			
John Heidemann	Highgate F			
Howard Levine	Highgate II	X		
Donald Reith	Highgate III			
Dan Hector	Highgate IV			
Thomas Luibrand	Huntington	X		
James Allen	Idlewood	X		
Theodore VanAulen	Inverness	X		
Bela Feil	Jameson	X		
Eileen Peco	Kensington	X		
Judith Kovalaske	Knolls I	X		
Gregory Ford	Knolls II			
Donna Dowling	Knolls III			
Robert Caveglia	Lancaster I			
Donna Grove	Lancaster II	X		
David McClure	Lancaster III			
Brenda O'Neal	Lancaster IV	X		
Louis Poletto	Lyndhurst	X		
Raymond Vaccaro	Manchester I			
Susan Raba	Manchester II	X		
Darlene Glass	Manchester III			
Richard Dart	Manchester IV			
Theresa Jones	Maplewood	X		
Susan Harju	Nantucket I	X		
Robert Hatfeild	Nantucket II			
Johathan Iovino	Nantucket III	X		
CynthiaSheu-Claeys	Nantucket IV	X		

MASTER ASSOCIATION
2024 ELECTION ATTENDANCE

QUORUM	PERCENTAGE ATTENDANCE	NUMBER IN ATTENDANCE	NUMBER	114
Sharon Skayrd	Nantucket V	X		
Mike Ferhrensbach	Nottingham Villas HOA			
Rodney Walker	Oakley Green			
Michael Bardell	Oxford I			
Gary Isaak	Oxford II	X		
Chris Robinson	Portsmouth	X		
Barbara Streeter	Princeton	X		
Don Wright	Quail Pass			
Steve Miller	Radison I	X		
Terry Kowalski	Radison II			
Patricia (Patti) Delaney	Richmond Villas HOA	X		
Edward (Ed) Allen	Somerset Villas HOA	X		
Diane Daniels	Southampton I			
James Hanley	Southampton II	X		
Jack Davidson	Tremont I	X		
Douglas Friedel	Tremont II			
Glenn Sweeney	Villeroy	X		
Joseph Blanco	Worthington	X		
Robert Hellendrung	Yorkshire HOA			

Master Association Annual Meeting
November 13, 2024

KINGS POINT
Master Association



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General Manager's Report – 2nd Quarter
July 1st – September 30th



11/13/24



HURRICANE MILTON RECOVERY

Before beginning my regular report, I want to share a few updates on our ongoing recovery efforts following Hurricane Milton.

While our main roadways have been cleared, 36th Street still requires cleanup. We have reinstalled as many of our street signs as possible. We 25 signs that were damaged beyond repair. Those are on order and we will get them installed as soon as possible.

The perimeter fence along 36th Street sustained significant damage. Once tree removal is complete, we will assess the fence to determine the necessary repairs or replacement.

We are also exploring options for FEMA assistance. We currently have a contact at the county working on that for us.

Debris removal efforts have commenced. the county has trucks actively working throughout the area. Both the Federation and the Land Trust have been notified that, in compliance with FEMA regulations, once a staging area is cleared, the county will not return to it. After a site is marked as cleared, it will be considered closed, and any additional debris will need to be relocated to an alternative site. Currently, the staging areas at the Andover Golf Course and Pembroke Pines are officially closed.



I would like to to take a moment to extend a heartfelt thank you to Maryann Meeker, our dedicated Disaster Planning Committee Chair. Initially, we were informed that it could take the county up to 90 days to begin debris removal. However, thanks to Maryann’s relentless efforts—countless hours spent on the phone, filling out numerous forms, and navigating continuous email exchanges—she managed to expedite the process, securing the trucks that started last week. We are incredibly fortunate to have her commitment and persistence working for our community. Thank you MaryAnn.

We extend our heartfelt gratitude to everyone who demonstrated extraordinary dedication to our community in the aftermath of Hurricane Milton.

Special thanks go to the Master Association and Federation Board, the Disaster Planning Committee, and management companies for their tireless efforts in clearing roads, coordinating debris pickup, and ensuring our community remained accessible and safe.

A sincere thank you to the Master Association staff who worked tirelessly throughout the storm. Not only did they diligently prepare the property beforehand, but immediately after the storm, they went above and beyond to care for the property and

ensure essential communications reached you. Cheryl assisted with the StarLink system on her way home from evacuation, Kathy fielded calls from residents while working from home without power, and Denny came in right after the storm to begin cleanup despite experiencing his own personal loss from the storms. I am incredibly proud of each of you and your commitment to the Master Association and this community.

We are also grateful to TECO representatives, the Kings Point Amateur Radio Club, Master Deputy Jeff Merry, the SCC Emergency Squad, State Representative Michael Owen, Hillsborough County Commissioner Christine Miller, the National Guard and other volunteers who provided invaluable assistance, from maintaining communications to delivering essential supplies.

Finally, we deeply appreciate all the residents who went above and beyond to support their neighbors. Your generosity and compassion are what make Kings Point a true community, and we are incredibly thankful to all of you.

Work Orders	Inspections	Alterations	Emergency
850	342	56	Calls - 24

Irrigation Repairs

- ◆ 38 Mainline Repairs
- ◆ 40 Valve Repair/Replacements
- ◆ 22 Lateral Line Breaks
- ◆ 13 Lateral Line Reroutes
- ◆ 1 Pump Replacements
- ◆ 14 Control Boxes Replaced
- ◆ 7 Breakers Replaced
- ◆ 9 Baseline Control Boards Replaced
- ◆ 5 Baseline Radios Replaced
- ◆ 1 Recharge Well Drilled

- ◆ 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
- ◆ 4 Pressure Release Valve



Baseline Warranty Savings:

Total Savings
\$25,006

Now for the boring stuff...

For 1st quarter Irrigation – we completed 850 work orders which is down a little from 968 last quarter. We completed 342 monthly inspections, processed 56 alteration requests and handled 24 emergency calls all which were answered in 15 minutes.

Some of the repairs this quarter include 38 mainline breaks, 40 valve replacements, 22 Lateral Line breaks, and drilled one new recharge recharge well. Most of the other repairs listed here are Baseline components. we have a 10-year warranty and that has saved us \$25,006 in replacement parts this past quarter. We saved about 35,000 last quarter as well so this warranty is really working out in our favor.


PATTERN & COVERAGE

- ◆ Final inspections were finished up in the Gloucesters as well as Knolls 1-3 and Cambridge A & B
- ◆ Cambridge C, D, & E are ready for Final Inspections
- ◆ Cambridge F, K & L are 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**



Rebates Received: \$21,853

On to pattern and coverage... Final inspections have been completed for all of the Gloucesters as well as Knolls 1,2 &3

Cambridge C, D &E are pending final inspections and Cambridge F, K & L are currently in progress.

With this being our annual meeting it is worth mentioning again that we negotiated with our suppliers and manufacturers to obtain discounted pricing on this project. The chart you see here shows how much the regular pricing is verses the negotiated pricing, broken down by hub. On the three hubs that have been priced so far, we have saved over \$200,000.

In addition to these savings, we have also received \$21,853 in manufacturer rebates.



Other R & M

- Removed 17 Trees
- Replaced 5 Benches
- Annual Beds Replaced
- Quarterly Sidewalk Pressure Washing Completed
 - Filled 12 potholes
- Closed Golf Course Clean-up
 - 5 Street Signs Repaired
 - 2 Sidewalk Repairs
 - 2 Fence Repairs
- 3 Drainage/Grate Repairs

Other Repair & Maintenance – we removed 17 trees, replaced 5 benches, replaced the annual beds, completed quarterly sidewalk pressure washing, filled 12 pot holes, cleaned up the closed golf courses, repaired 5 street signs, 2 sidewalk repairs, 2 fence repairs and repaired 3 drains with the most notable one seen here in the photos and video. This was a trench that opened up on Fox Glove from a corrugated metal pipe that was failing. We had to replace 130' linear feet of 36" pipe. It was quite a massive undertaking as you can see.

UPCOMING PROJECTS



- ◆ Landscape Beautification
- ◆ Light up crosswalks
- ◆ Continuing to Work towards extending the leases on the closed courses
- ◆ 2024 Paving Project / Claim Against FCC
- ◆ Road Striping
- ◆ Enumerate – Private, Password Protected Website
- ◆ Cell Tower Project
- ◆ TECO Pole Replacements on Kings Blvd.
- ◆ Clearing Cypress Creek
- ◆ Visitor Lane Expansion

For Upcoming projects, they include:

Our landscape beautification project which includes enhancements at the front gate, all medians up to Hammersmith, Hassel Park, the roundabout, and both islands on Vilmont Greens. The design plans are completed, and we are currently awaiting cost estimates. We are aiming to present the finalized designs to the community at the beginning of next year.

Crosswalk Lighting

We have purchased two illuminated crosswalks to pilot at one of our busy intersections. If effective, the Board will consider additional signs for other high-traffic crosswalks. We are working on getting this installed as soon as possible.

We continue to work diligently toward extending the lease on the closed golf course. After years of delays, we have received a promising update indicating that a decision may finally come early next year. We remain hopeful for good news soon.

2024 paving project - This project is on hold pending the outcome of a claim with FCC to mill and repave roads damaged by hydraulic oil spills earlier this year. Our attorney is finalizing the claim. If successful in this claim could fulfill our paving contract

obligations, potentially saving several hundred thousand dollars from this year's budget.

Road striping - We are awaiting a proposal to restripe all main roadways, as many markings have faded and are difficult to see in several areas.

We are also working on a private, password protected website where the association boards can have access to Master documents. We hope to roll this out in January and will be reaching out to Presidents for assistance in getting their boards signed up. Once all of the boards are set up, we work on adding the residents.

The Master Board has signed a lease for a proposed cell tower. Installation may take up to a year, and we will keep the community updated on progress. The lease provides \$1,200 per month per carrier, with potential monthly revenue reaching up to \$5,000, depending on the number of carriers.

Last week, TECO conducted surveys throughout the property as part of the state-mandated Storm Protection Plan (SPP), designed to enhance the safety and reliability of utility infrastructure during severe weather events. As part of this project, TECO will be replacing most of the light poles on Kings Blvd. This will most likely take place in the spring.

We have partnered with an engineering firm to assess the creek's condition and help us develop a plan for clearing it. Pre-application meetings with SWFWMD and the Army Corps of Engineers are scheduled for January. We hope that involving these agencies will help facilitate county assistance.

Lastly, Plans to add an additional visitor's lane at the front gate are being revisited. Our engineering team is reviewing previous designs and will provide recommendations. The first step is to conduct a traffic count, which will be scheduled once the seasonal residents return to ensure an accurate assessment.



Join Us for Government Day
Hosted by Hillsborough County
Tax Collector's Office in Collaboration
with the SCCW Master Association

November 18th, 2024
9:30am - 12:00pm
Location: Kings Point
1900 Clubhouse Dr, SCC, FL 33573

- Drivers License & ID Card Services (Pre-registration is required)
- Information from Local Agencies
- Government Services
- and much more

Nancy C. Millan
Hillsborough County
Tax Collector



Scan the QR code to register for Driver License & ID Card Services



hillstax.org
813-635-5211

The Master Association in collaboration with the Hillsborough County Tax Collector's Office, is excited to bring Government Day to Kings Point! This special event will be open to all Kings Point and offers an excellent opportunity to learn more about the many services available from the county.

On November 18th, from 9:30 AM to 12:00 PM, join us in the Veterans Theater at the Kings Point North Clubhouse. Representatives from various county departments will be available to speak with you one-on-one, share valuable information about their services, and answer any questions you may have. This is your chance to connect directly with local agencies and government services, all in one place.

Some of the services include driver license and ID card assistance (note: pre-registration is required for these services).

*Kings Point Holiday Events
Save the Dates*

Tree Lighting Ceremony Charles Hassell Park Friday, November 29, 2024		Celebration of the Holidays Kings Point North Clubhouse Monday, December 9, 2024
Festival of Trees Kings Point North Clubhouse November 18th - December 9th	COA Light Decoration Contest Residents of Kings Point Friday, December 20, 2024	COA Golf Cart Parac Kings Point Parade Route Saturday, December 21, 2024

All funds raised during the Celebration of the Holidays and the Festival of Trees to benefit A Kids Place

Angel Trees will be in the KPNCH
Nov. 21st 10am-12pm & Nov. 22nd 1pm-3pm

www.kpmaster.com/holidays



A Kids Place is a 501 (c)(3)
Non Profit Organization

We also have our have some exciting holiday events coming up, and we want to make sure you don't miss out!

the Tree Lighting Ceremony is November 29th in Hassell Park. Due to limited seating and golf cart space, registration is required. Reserve your spot online at kpmaster.com/holidays.

Our Celebration of the Holidays event is on December 9th and will feature two dining sessions. There will be thousands of dollars in raffle prizes, including tablets, electronics, and a variety of gift cards—all supporting a great cause: A Kid's Place. We are thrilled to announce another \$1,000 Amazon gift card and the Gasparilla Inn weekend get away among the prizes!

Starting November 18th you can enjoy the beautiful Festival of Trees on display in the North Clubhouse.

COA Light Contest and Golf Cart Parade are also coming up soon. Both events require registration which can also be done on kpmaster.com/holidays.

These festivities will be a highlight of the season, and we can't wait to celebrate with you!



- ◆ 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.*

Reminder, Submissions for the News of Kings Point can be submitted to kpnews@kpmaster.com. We are looking for volunteer of the month nominees, information from KP clubs, questions for the pet vet and/or any community related stories of interest. We would love to hear from you.

Submissions must be received by the 15th of each month to be considered, space permitting, for the following month's issue.



Master Board Meeting
December 11th @ 9:30 AM
Card Room - KPNCH

Workshop



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



Follow us on
facebook

@KingsPointMasterAssociation

MEETINGS

As always, remember If you want to know what is going on with the Master Association, there are several ways to find out. Our board meetings are held the second Wednesday of each month here in the theater; we have workshops the 1st, 3rd and 4th Wednesday of the month, roundtable discussions are held the last Wednesday of each month and of course you can follow us on facebook.



Committee Quarterly Reports



Financial reports are not available online as this is a public website. A copy of the Treasurer's report can be requested through our Request for Corporate Records form located on our website under the Corporate Documents tab.

Good morning, before I give my final report, I would like to thank some people who I feel made my time on the Board of Directors of the Master Association very successful.

To the voting members of the Master Association, Thank You for allowing me to serve as one of your directors. To my fellow directors, past and present, thank you for allowing me to be your president for the last four years. I will be forever grateful for your trust in my ability to lead. To Shawna our General Manager and her team, thank you for making the board look good and always making sure the residents of Kings Point come first. Thank you to all the residents of Kings Point thank you for your patience and understanding as we went about the maintenance of the Kings Point Infrastructure.

A special thank you to my beautiful wife Sandra for allowing me to serve the two communities we lived in over the last fifty some years, she has waited many days and nights while I attended meetings, negotiated contracts, met with vendors and citizens. Always with a smile and words of encouragement.

Now, I would like to report on some of the accomplishments the Master Board has made since the Developer turned the Master Association over to you the residents in 2015. Prior to 2015, all maintenance was performed on a reactive basis, in other words wait until it is broke then fix it, The Master Board has been instituting a Proactive program of planning to fix most issues before they break. We have computerized the Irrigation System, the benefits which led us to be one of the few communities in Hillsborough County during the resent one day a week water restriction, allowed to continue to irrigate two days a week. We have gone from just seal coating our roads to repaving them. Since we assumed the maintenance of all irrigation in Kings Point, we have been able to perform a monthly inspection on all 114 Associations for 36 months straight (Hurricane Milton threw that off). We have and continue to record on Blueprints the location of the storm drainage throughout Kings Point, we are not finished with this project.

My motto has been to the Board is Stay in our OWN Lane, do what we were elected to do, be cooperative with other boards but stay in our own lane.

The last initiative I would like to mention is Kings Point's interaction with Hillsborough County. For years we have sat back and let all decisions in relation to Sun City Center and the residents of Kings Point come from the Board of Directors of Sun City Center. The Master and Federation Boards decided it was time we had our own liaison with the County. We both agreed that Shawna would be that person. Did it pay off, during and immediately after Hurricane Milton, Shawna was called five times by Mike Owens and Christine Miller and other county and state officials to see if the residents of Kings Point needed anything from them.

Before I complete my report and discuss a new initiative the new board will take up on April 1st, I would like to mention and commend all the employees for all the Management Companies in Kings Point who work every day to make all our lives easier. These people are assisting us in making this a desirable place to live they are not personal servants and should be treated with respect. It has been reported to myself and the Federation President that a few residents have called some employees of the Management Companies, and I quote Wetbacks, Stupid, the N word and more insults. No one deserves to be treated like this. I would ask you as leaders of your Associations to remind your residents at your Annual Meetings to be civil to all.



Evolving Our Irrigation Practices
A Strategic Decision for Improved Cost Efficiency and Operational Control

KINGS POINT
Master Association

The graphic features a stylized irrigation system with a central riser pipe and a horizontal arm. From the arm, several dark blue oval shapes representing water droplets are shown in mid-air, spraying upwards and outwards. The background consists of a light blue sky and a darker blue ground area, with a white curved line separating the two.

1

Current Irrigation Contractor: ITS

Term: April 1, 2022 – March 31, 2025

Type: Labor Contract (10 techs for a total of 410 hours per week)

Scope: Monthly Inspections, General Maintenance, Major Repairs, and other responsibilities as designated by the Master Association.



The ITS logo is located in the bottom right corner of the slide. It consists of the letters "ITS" in a bold, blue, sans-serif font, followed by a stylized graphic of a green and yellow field with a white path or stream curving through it.

2

Key Issues With Current Contract

Cost Concerns: Our current contract costs amount to \$1.4 million, which represents a substantial ongoing investment.

Limited Control: Restricted ability to prioritize tasks and limited oversight of contractor hours, including decisions on scheduling, delays, and availability.

Labor Challenges: ITS faces ongoing challenges in hiring and retaining skilled employees. Many employees, once fully trained and effective, are reassigned to outside properties, limiting consistency and growth on our site. Additionally, ITS frequently relies on a temp agency to meet labor demands, resulting in 3-5 temporary workers on property at any given time. This high turnover disrupts continuity.



3

Key Issue With Proposed Renewal

Cost Concerns: The proposed contract renewal includes a 9% cost increase—significantly higher than our typical 3-5% annual adjustment.

Contract Type: ITS' proposed contract would transition from a labor-based to a service-based structure. Instead of a fixed commitment of 410 hours per week and 10 technicians, staffing would adjust at the contractor's discretion to complete inspections and repairs as needed.



4

Kings Point In-House Irrigation



5

Kings Point In-House Irrigation

Employees: Hire 9 Irrigation Technicians and 1 Irrigation Manager through our management company, Artemis.

Goal: Our plan is to retain skilled employees by offering competitive wages, vacation time, sick days, health insurance, 401k program, and other benefits. This approach is designed to build a stable, dedicated team with a strong sense of commitment to our community.



6

Operational Benefits

Direct Oversight and Accountability: Having employees on staff provides direct oversight, enabling the Master Association to directly monitor performance and ensure all irrigation standards and expectations are consistently met.

Flexibility and Responsiveness: The Master Association gains the flexibility to set priorities, authorize overtime when necessary, and conduct repairs and maintenance according to policies and standards it establishes, ensuring timely and efficient responses to irrigation needs.



7

Financial Benefits

ITS – 3% Increase Year Over Year	
Year 1	\$1,601,940.00
Year 2	\$1,649,998.20
Year 3	\$1,699,498.15
Total	\$4,951,436.35

In-House – 5% Increase Year Over Year	
Year 1*	\$1,056,500.00
Year 2	\$907,577.52
Year 3	\$952,956.39
Total	\$2,917,033.91

**Year 1 is a 9% increase of our current contract.*

**Year 1 includes approx. \$200k in start up costs.*

Potential Savings Over 3 Years:

\$2,034,042.44



8

Implementation Plan

Hiring Process: Artemis has received our detailed job description for an irrigation manager and is actively searching for this candidate, with the goal of hiring as soon as possible to allow them to familiarize themselves with our property. Job descriptions for technician positions will be posted in January.

Training and Onboarding: Training will follow policies and procedures currently being developed by the Master Association. We plan to have the irrigation manager involved in this process to ensure thorough and consistent training.

Transition Timeline: Our target date to take over all irrigation responsibilities is April 1, 2025, allowing ample time for preparation.



9

Contingency

Budget for Outside Support: We have allocated \$75,000 in the new budget for off-site irrigation repairs. This can be used to bring in outside resources if major repairs are needed or to help offset the work load as necessary.

Financial Buffer: We are planning for an approximate \$200,000 buffer in the first year. Our aim is to cover the start-up costs within the current budget, allowing us greater financial flexibility as we transition.

Temporary Staffing Support: We will establish a relationship with a reputable temp agency to provide backup staffing if any issues arise with full-time employees.



10

Summary & Conclusion

Significant Cost Savings: Transitioning to an in-house irrigation team has the potential to save over \$2 million over three years compared to the current contract proposal with ITS.

Enhanced Control and Flexibility: An in-house team provides the Master Association with direct oversight, allowing for better prioritization, responsiveness, and accountability in meeting our irrigation needs.

Proactive Approach to Maintenance: Bringing this function in-house enables us to address repairs, upgrades, and special projects proactively, improving quality and the long-term health of the system.

Commitment to the Community's Best Interest: This decision is driven by our responsibility to act in the best financial interest and operational interests of the community, ensuring value, efficiency, and reliability.

Anticipated Transition Challenges: As with any new venture, we expect some challenges during this transition. We ask for your patience as we work through these initial bumps in the road, and we are committed to making the process as smooth as possible.

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11



Questions?

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12



Committee Quarterly Reports



11-13-24 Quarterly Report: Disaster Preparedness Committee

Throughout the quarter, the Disaster Preparedness Committee focused on several key projects and initiatives aimed at enhancing community communication, preparedness, and response capabilities.

Over the last quarter the Committee established a schedule for regular monthly eblast communications to keep residents informed. These ebasts covered important topics such as how to prepare for a storm based on whether you decide to stay or go, how to sign up for County alerts, promotion of the disaster radio program and shelter information.

The Committee received a valuable presentation on flood insurance from Ray Shaw of the Federation's Insurance Committee. This prompted the Committee to plan for additional community education on insurance-related preparedness, which will be incorporated into upcoming communications and events.

The Starlink subcommittee initially scheduled a stress test of the satellite system to assess its capabilities; however, the timing coincided with Hurricane Milton, requiring a postponement. Although the system was activated and provided essential connectivity in Milton's aftermath, the lack of a comprehensive test limited its full utilization. The test will be rescheduled, and once completed, it will enable the Committee to establish detailed policies and procedures, ensuring the system can operate at peak effectiveness during future emergencies.

Planning is underway for the upcoming Association Boards Workshop in March and a community Symposium in April. These events will focus on increasing community education on disaster preparedness. To enhance engagement, the Committee will gather questions from residents in advance to address their concerns and ensure meaningful discussions.

Hurricane Milton Debrief and Recommendations: Following Hurricane Milton, the Committee reviewed communication effectiveness and areas for improvement. Our recommendations include:

- Forming a dedicated Communication Team to push notifications, ebasts and social media updates in the aftermath of a disaster
- Purchase software for an Amber Alert type system to push text notifications
- Create a dedicated social media page where official updates from the management companies can be consolidated.
- Recruiting volunteers to manage shifts to manage the mobile StarLink unit and secure a generator to allow the 1902 Parking lot to be used as a dedicated hot spot
- Increase promotion and awareness of the KP Disaster Radio Program.
- Revise existing guides and workbooks based on our recent experience with Helene and Milton
- To help protect residents from scams, we would like to work on a plan to help prevent unauthorized vendors from accessing our communities.

Conclusion: This quarter saw substantial progress in organizing effective communication strategies, testing critical infrastructure like the Starlink system, and preparing for upcoming educational events. The Committee remains committed to strengthening the community's disaster readiness through ongoing updates, infrastructure improvements, and coordinated response planning.

Landscape and Irrigation Quarterly Report for the Master Association Board

Presented on November 13, 2024.

The project designs have been completed. The Master Management will be presenting the options to the Board for review and recommendation. The community will have an opportunity to review the recommendations made by the Board.

We are waiting for estimates from the vendor to give us an estimate on the cost of the plans and how we will move forward with the project plans.

We will keep you informed of our plans and progress. Thank you for your patience.

Mary Ann Meeker, Chair of the Landscape and Irrigation Committee.



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 NOVEMBER 12, 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 – 2426 - 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.

11/12/2024 UPDATE:

Due to the new compliance requirements for Condominiums and HOAs related to the 2024 Florida Statutes (effective July 1, 2024), and the Federal Corporate Transparency Act (effective January 1, 2025), there is a need to integrate these changes into any educational programs proposed for the Leadership of Kings Point. Program development will continue into 2025.

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.**

11/12/2024 UPDATE:

Pending direction from the Master Board

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.**

11/12/2024 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.**
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**MASTER COMMUNITY
PLANNING COMMITTEE**

SUMMARY REPORT

**Master Community Planning Committee 2024
November 13, 2024**



Proposed Five Year Planning Timeline

PLANNING INITIATIVES	2025	2026	2027	2028	2029
Front Gate Landscaping The Front Gate Entrance Landscaping and areas along Kings Blvd. need improvements. Retain a professional landscape design firm to propose improvement to the front entrance of Kings Point.	Retain expert assistance to design improvements to the Front Gate Landscaping	Approve a landscape design and begin renovations at the Front Gate	Continue landscape renovations along the Master roads	Continue landscape renovations along the Master roads	Continue landscape renovations along the Master roads
Control of closed Golf Courses within Kings Point. Lease with Club Link will expire in two years. Plans need to be developed and negotiations for the future of the land.	Ongoing and maintenance of the closed courses	Develop a plan and negotiate with Club Link regarding future of closed courses	Develop a plan and negotiate Club Link regarding future of closed courses	Finalize the closed courses if feasible	Finalize the closed courses if feasible
Technology Development Evaluate and monitor the impact of technologies such as Artificial Intelligence, solar lighting, Area WiFi, etc. 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.	Monitor Solar Lighting options for possible use and cost savings over time. Monitor the evolution of AI and assess benefits	Monitor Solar Lighting options for possible use and cost savings over time. Monitor the evolution of AI and assess benefits	Follow up with TECO regarding potential of buried electrical lines. Monitor Solar and AI opportunities.	Follow up with TECO regarding potential of buried electrical lines. Monitor Solar and AI opportunities.	Follow up with TECO regarding potential of buried electrical lines. Monitor Solar and AI opportunities.
Irrigation System Pattern and Coverage Upgrades The Irrigation System Pattern and Coverage Upgrades should be completed by mid year 2024. All the Associations will be able to have their work performed over a three-year period.	The irrigation pattern & coverage evaluations will be complete by mid year	Associations will be able to complete their work over the next three years	Associations will be able to complete their work over the next three years	Associations will be able to complete their work over the next three years	
Emergency Planning The Disaster Planning Committee has been investigating the issues related to overall potential disasters for Kings Point. Plans for emergency ingress/egress have been studied, buried electrical lines, radio communications options studied.	Continue research and evaluations of possible emergency disaster preparedness	Implement emergency preparedness initiatives as developed	Implement emergency preparedness initiatives as developed	Implementing emergency preparedness initiatives as developed	Implement emergency preparedness initiatives as developed
Traffic Management and Road Improvements Traffic at the Main Gate continues to be a problem at times, backing up into route 674. An additional visitor lane into Kings Point was designed years ago. Also redirect golf cart traffic at Clubhouse Dr.	Perform an engineering traffic study to evaluate conditions and develop steps to for congestion.	Develop a plan for traffic management around the main gate area	Implement traffic calming initiatives based on current conditions	Monitor and adjust traffic calming steps as needed	Monitor and adjust traffic calming steps as needed

Master Pond Committee Pond Report

May-October 2025

All ponds in Kings Point are part of a storm water management system that is the first step in water treatment of our drinking water supply. They decrease sedimentation and pollution of water ways, prevent flooding, filter sediments and pollutants, provide a diverse wildlife. They are a requirement of the Clean Water Act of 1972.

I would first like to express my thanks to the designer and contractor of our stormwater system which functioned mostly flawlessly during the two hurricanes. Also, to Master staff, Denny Brensinger for braving near death experiences to keep our weirs and storm drains open and flowing. I hope a waterproof hazmat dry suit is coming his way soon to prevent bacterial infections from polluted waters. Finally, to the staff and Board for keeping ahead of needed repairs to the stormwater system to prevent system failures.

Adopt a pond (AAP)

The following ponds have been or are involved in the Hillsborough County Adopt a Pond Program this year.

1- Gainsboro Loop Gloucester -Planted 1S , County Adopt a Pond design is complete for 1 North

19- Oxford was planted

24 and 25- Acadia Greens-Designs complete, association approved, awaiting Master approval and new pond contractor to proceed

106* and 115*-Inverness-Planted and funded by donations, grants and HCAAP

HCAAP will provide plants for both ponds 1 north and 5 saving us and additional dollars. Master and HCAAP funds are being used as match funds for these grants.

Education

So far three fall/winter pond seminars are in process:

Pond 101 2.0

Vegetative buffer Zones- UF/IFAS speaker Michael Masucci scheduled for January 10th at 10AM in the Veterans Theater

Presentation by Dr. David McMahon, Florida Fauna

Committee members continue to submit information for Master publications

New copies of SWFWMD Stormwater Systems in your Neighborhood will be distributed to all Presidents.

Additional educational materials for the website have been submitted to the Beard for approval

Over 100 County provided storm drain decals were installed by Sue Clare, one of the pond committee volunteers.

Future activities

Continue expansion of adopt a pond participation.

Manage adopt a pond flora by additional planting and maintenance

Research and seek additional grants to fund all manner of stormwater management activities

Survey inflow and outflow structures and sedimentation for follow up recommendations.

Research greater involvement of KP in County flood control activities and funding opportunities.

Pond Committee Pond contractor recommendation

11/4/2024

Due to underperformance and lack of communication, the Pond Committee recommended the Master's contract with Solitude Lake Management be terminated and a new pond management company be hired.

The following companies were contacted seeking bids:

1. Aquatic Management Services-Not interested
2. Pondprofessionals, LLC-Stopped responding
3. Aquigenics-Provided bid
4. Advanced Aquatics-Provided bid

Aquigenics submitted a bid for \$101,967

Advanced Aquatics submitted a final bid for \$76,591 which is 3% lower than their original bid of 78,960

Pond committee members reviewed both proposals and recommend the low bidder, Advanced Aquatics. Not only is the bid lower, but the company is offering more services in terms of communication, education, reporting and control of submerged and emergent plants. It has provided pond management services in this area for 33 years.

Rob Davies

Pond Committee Chair