

SUN CITY CENTER WEST MASTER ASSOCIATION, INC.
Board Meeting Minutes
Wednesday January 8th, 2025, at 9:30 AM
Location: Veterans Theater KPNCH

I. Roll Call:

President Chris Robinson, Vice President Rodney Walker, Secretary/Treasurer Jim Allen, and Director Sandy Collins, Directors Ray Vacarro and George Cordelli were present. A quorum was established.

II. Call to Order:

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

III. Minutes:

Vice President Rodney Walker moved to approve of the December 11, 2024, Master Association Board of Directors Meeting minutes. The motion was seconded by Director George Cordelli. President Chris Robinson, Vice President Rodney Walker, Secretary/Treasurer Jim Allen, Director Sandy Collins, Director Ray Vaccaro and Director George Cordelli voted in favor. The motion Passed with 6 in favor, and none opposed.

IV. Reports:

- A. The Manager's Report was presented by General Manager Shawna Deiulio.

V. Presentations:

- A. President Chris Robinson awarded the January Volunteer of the Month Award to Susan Harjo.
B. A Check was presented to a Kid's Place for \$26,289 raised from the Celebration of the Holiday event..

VI. New Business:

- A. Vice President Rodney Walker moved to approve installation of a pole barn including concrete pad at the irrigation yard, not to exceed \$20,000. The motion was seconded by Director George Cordelli. President Chris Robinson, Vice President Rodney Walker, Secretary/Treasurer Jim Allen, Director Sandy Collins, Director Ray Vaccaro and Director George Cordelli voted in favor. The motion Passed with 6 in favor, and none opposed.
B. Secretary/Treasurer Jim Allen moved to approve the doubled walled fuel tank at the irrigation yard, not to exceed \$7,000.00. The motion was seconded by Director George Cordelli. President Chris Robinson, Vice President Rodney Walker, Secretary/Treasurer Jim Allen, Director Sandy Collins, Director Ray Vaccaro and Director George Cordelli voted in favor. The motion Passed with 6 in favor, and none opposed.

VII. Open Forum:

- A. A Question was asked about the Benches.

VIII. Adjournment: There being no further business, the meeting was adjourned at 9:54 AM. – January 8, 2025.


Kathy Crawford,
Administrative Assistant


Jim Allen, Secretary

General Manager's Report – 3rd Quarter

October 1st – December 31st



1/8/2025



Good morning. Happy New Year. I hope 2025 is off to a good start for everyone. We have a lot to get to this morning so I will keep it brief and limit my report to just the maintenance numbers.

Work Orders	Inspections	Alterations	Emergency
794	324	52	Calls - 17

IRRIGATION

Irrigation Repairs

- ◆ 35 Mainline Repairs
- ◆ 33 Valve Repair/Replacements
- ◆ 22 Lateral Line Breaks
- ◆ 11 Lateral Line Reroutes
- ◆ 12 Control Boxes Replaced
- ◆ 13 Breakers Replaced
- ◆ 9 Baseline Control Boards Replaced
- ◆ 3 Baseline Radios Replaced
- ◆ 3 Recharge Pumps Replaced
- ◆ 6 Decoders Replaced
- ◆ 1 Baseline Flow Display
- ◆ 3 Baseline Bi-Coder Boards
- ◆ 3 Baseline Radios
- ◆ 2 Wire Boards
- ◆ 1 Modems Replaced
- ◆ 4 Time Relays Replaced
- ◆ 2 Antennas/Antenna Wire
- ◆ 5 Pressure Release Valves

Baseline Warranty
3rd Quarter Savings:
\$14,574

Year to Date
Warranty Savings:
\$74,580

For 3rd quarter Irrigation – we completed 794 work orders which is down a little from 850 last quarter. We completed 324 monthly inspections. Normally, we complete 342 inspections per quarter but unfortunately due to hurricane Milton, we were 18 inspections short in October. Certainly understandable especially considering this was the first time ITS failed to complete inspections since they started 2 and half years ago, We processed 42 alteration requests and handled 17 emergency calls all which were answered in 15 minutes.

Some of the repairs this quarter include 35 mainline breaks, 33 valve replacements, and 22 Lateral Line breaks. Most of the other repairs listed here are Baseline components. As most of you know, we have a 10-year warranty with Baseline and that has saved us \$14,574 in replacement parts this past quarter. Year to date, the warranty has saved us almost \$75,000 so this warranty is obviously continuing to work out really well for us.

Other R & M

- Removed 36 Trees
- Replaced 6 Benches
- Annual Beds Replaced
- Quarterly Sidewalk Pressure Washing Completed
 - Filled 15 potholes
- 50 Street Signs Repaired
 - 12 Sidewalk Repairs
 - 4 Fence Repairs
 - 4 Light Poles Repairs
- Closed Golf Course Clean-up

Other Repair & Maintenance – we removed 36 trees, replaced 6 benches, replaced the annual beds, completed quarterly sidewalk pressure washing, filled 15 pot holes, repaired 50 street signs, 12 sidewalk repairs, 4 fence repairs and repaired 4 light poles. Clean up on the closed golf courses continues. There are still many trees down from the storms and we have another month or two of clean up left.



KINGS POINT

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a Big Festive
THANK YOU
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\$26,289.00

KP Management Teams: Master Assoc. Board & Staff, Federation Board, COA, Vesta Staff & Security, FirstService Staff

Core Planning Group: Ray Vacarro, Angela Maze, Eileen Peco, Shawna Deilulio, Cheryl Hammond, Tosh Salinas, Denny Leahy, Cheryl Lawson

Master Event Committee: Barbara Streeter, Angela Maze, Eileen Torricelli, Peg Seropian, Jonathan Iovino, Laurie Palermo

Festival of Trees: Sue & Angelo Martucci

Organizations: SCC Emergency Squad, KP Music Makers, SCC Security Patrol, CERT, Riverview High School Chior

Special Guests: FL State Representative Michael Owen, Mike Bardell

Sponsors: Anita Frank, ReaL Brokers, Christine Spooner, FL 1st Choice Realty

Top Contributors: USI/Heritage, Assured Partners, Paul Davis Restoration, Sherwin Williams, Express Oil & Tire Engineers

Raised to benefit

