SUN CITY CENTER WEST MASTER ASSOCIATION, INC. 1 2 **Board Meeting Minutes** 3 Wednesday January 8th, 2025, at 9:30 AM **Location: Veterans Theater KPNCH** 4 5 Roll Call: 6 I. President Chris Robinson, Vice President Rodney Walker, Secretary/Treasurer Jim Allen, 7 and Director Sandy Collins, Directors Ray Vacarro and George Cordelli were present. A 8 quorum was established. 9 10 11 11. Call to Order: 12 President Chris Robinson called the meeting to order at 9:30 am. 13 14 III. Minutes: 15 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 16 17 George Cordelli. President Chris Robinson, Vice President Rodney Walker. Secretary/Treasurer Jim Allen, Director Sandy Collins, Director Ray Vaccaro and Director 18 George Cordelli voted in favor. The motion Passed with 6 in favor, and none opposed. 19 20 21 IV. Reports: A. The Manager's Report was presented by General Manager Shawna Deiulio. 22 23 24 Presentations: 25 A. President Chris Robinson awarded the January Volunteer of the Month Award to Susan Harjo. 26 27 B. A Check was presented to a Kid's Place for \$26,289 raised from the Celebration of the 28 Holiday event... 29 30 VI. **New Business:** A. Vice President Rodney Walker moved to approve installation of a pole barn including 31 32 33 34 35 36

- 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 vard, 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.

Jim Allen, Secretary

VII. Open Forum:

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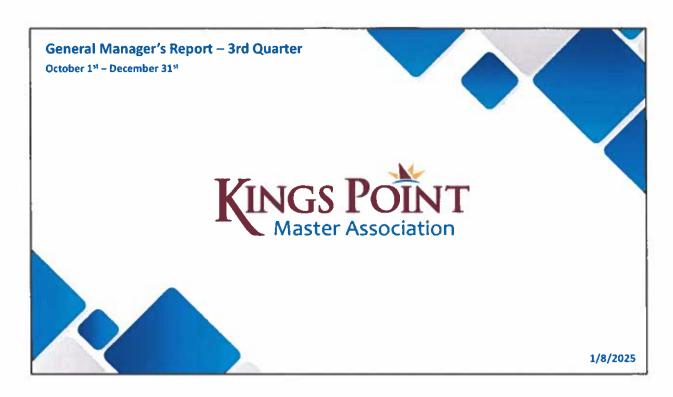
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- A. A Question was asked about the Benches.
- VIII. Adjournment: There being no further business, the meeting was adjourned at 9:54 AM. - January 8, 2025.

Administrative Assistant



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.



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 falied 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 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.

