

1                                   **SUN CITY CENTER WEST MASTER ASSOCIATION, INC.**  
2   **Board Meeting Minutes**  
3                                   **Wednesday February 12th, 2025, at 9:30 AM**  
4                                   **Location: Veterans Theater KPNCH**  
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6       **I. Roll Call:**

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

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11       **II. Call to Order:**

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

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14       **III. Minutes:**

15       Vice President Rodney Walker moved to approve of the January 8th, 2025,  
16       Master Association Board of Directors Meeting minutes. The motion was  
17       seconded by Director George Cordelli. President Chris Robinson, Vice President  
18       Rodney Walker, Secretary/Treasurer Jim Allen, Director Sandy Collins, Director  
19       Ray Vaccaro and Director George Cordelli voted in favor. The motion Passed  
20       with 6 in favor, and none opposed.

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22       **IV. Reports:**

- 23       A. The Manager's Report was presented by General Manager Shawna Deulio.  
24       B. The Treasurer's Report was presented by Secretary/Treasurer Jim Allen.

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26       **V. Presentations:**

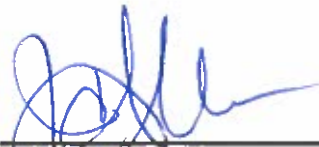
- 27       A. President Chris Robinson awarded the January Volunteer of the Month Award to  
28       Susan Baily.

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30       **VI. Open Forum:**

- 31       A. A Question was asked about the Master Website Enumerate and the 36<sup>th</sup> Street  
32       Fence Line debris status.

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34       **VIII. Adjournment: There being no further business, the meeting was adjourned at**  
35       **10:03 AM. – February 12, 2025.**

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39       **Kathy Crawley,**  
40       **Administrative Assistant**

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39       **Jim Allen, Secretary**

## Manager's Report – 2/12/25

### Irrigation Transition & Updates

Preparation for bringing irrigation services in-house is well underway:

- We have hired an experienced irrigation manager and are in the process of hiring technicians.
  - Delivery of ATVs for the technicians has been delayed. We are working with Kawasaki to ensure they arrive before April 1.
  - The pad for the pole barn has been poured, and we are awaiting an installation date from the supplier.
  - The fuel tank has arrived, and its pad has been poured as well.
  - I am currently working with the irrigation manager to establish policies and procedures for the new crew.
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### Pattern & Coverage Updates

- Work on the lower loop was temporarily suspended due to an 8" mainline break on Hammersmith
  - Highgate A – F is complete, pending final inspections. Crews are now moving to Highgate 2-4, followed by Idlewood, then Lancaster 1 & 2.
  - The estimated timeline for completing the lower loop is six months.
  - After the lower loop, we will begin work on the 41 Hub, which includes:
    - Princeton, Manchesters, Oxfords, Tremonts, Southamptons, Somerset, Yorkshire, and Worthington.
  - I have been meeting with residents in these areas this week to review agreements.
  - Audits and pricing for the remaining associations are complete, Susan will begin calling to schedule those review appointments next week.
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### New Password-Protected Website

We are rolling out a new, secure website through Enumerate to enhance communication and document access for our community. This password-protected platform will allow us to post:

- Meeting minutes
  - Unredacted videos
  - Irrigation inspections
  - Financial reports
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- And more

This private portal will be available for board members. Additionally, if an individual board chooses, they can also use the website to securely share information within their association.

Once all boards are registered, we will hold a workshop to provide training on how to use the system effectively. After board members are fully trained, we will open registration to residents to increase access and expand the platform's benefits throughout the community.

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### **Disaster Planning Updates**

- **New Alert System:** Purchased and currently in training. Procedures will be in place before this year's Disaster Planning Workshop.
- **StarLink System:** The first test was successful, and a larger stress test is scheduled to evaluate full capacity. Procedures will be finalized before the workshop.
- **Save the Date:**
  - 2025 Disaster Planning Symposium: *4/24 in the theater at 9:30am*
  - 2025 Disaster Planning Workshop: *3/20 in the theater at 9:30am*

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### **Hillsborough County Government Day – Coming to Kings Point!**

We are excited to announce that the Hillsborough County Tax Collector's Office is bringing Government Day to Kings Point! This special event is open to all Kings Point and Sun City Center residents.

 Event Details:

 Location: Kings Point Theater

 Time: 9:45 AM

 Date: March 12th

This event will feature a mobile unit where residents can renew, update, or change their driver's licenses on-site. Additionally, representatives from Veterans Affairs, Emergency Services, Senior Services, Public Works, and Social Services will be available to provide information on various county services and wellness programs.

Our District Commissioner, Christine Miller, may also attend—this is a great opportunity to engage with a county representative and discuss important community matters.

We will distribute flyers to association presidents' mailboxes and ask that they be posted and shared with residents. The success of this event will help ensure continued county outreach in our community.

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### **Support the Kings Point Ponds – Fundraiser Event**

The Pond Committee is hosting a fundraiser to benefit Kings Point ponds!

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 Live Music by Down Home

 Door Prizes & Raffles

 Dancing & Entertainment

 Date: February 27th

 Time: 5:30 PM

 Location: Kings Point Theater

 Tickets: \$15 (All proceeds go toward pond maintenance and restoration)

Come out, enjoy a great night, and support an important cause in our community!

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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.