



# SUN CITY CENTER WEST MASTER ASSOCIATION, INC.

1904 Clubhouse Drive  
Sun City Center, Florida 33573

## NOTICE FOR 2017 ANNUAL MEETING AND ELECTION

**To: All Member Associations**

**Notice Dated: September 15, 2017**

In accordance with the Second 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 2017 Annual Meeting and Election is scheduled on:

**Wednesday, November 15, 2017**

**10:00 A.M.**

**Kings Point North Clubhouse, Veterans Theatre**

**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 6, 2017**

**CANDIDATE ELIGIBILITY WILL BE VALIDATED AT 2020 CENTRE – FORUM ROOM  
[south half], AT 1:00 P.M., MONDAY, OCTOBER 09, 2017**

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 **two (2) vacancies** for Directors on the Sun City Center West Master Association's Board of Directors.

*See next page for Candidate Qualifications and return address for Nomination Forms.*

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## **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 Second 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 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 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.*

*The following will be implemented in order to create a staggered term structure among the five (5) Directors. At the 2017 election, one (1) candidate shall be elected to a three (3) year term. There shall be no term limits.*

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 with postmark **not later than 5:00 PM, Friday, October 6, 2017.**

**Sun City Center West Master Association, Inc.**  
**SEC Chairperson**  
**c/o First Service Residential**  
**1904 Clubhouse Drive**  
**Sun City Center, Florida 33573**  
**813-633-6291**

*Electronic transmission of scanned forms in pdf format, will be accepted by e-mail to:*

**[pamela.torpey@fsresidential.com](mailto:pamela.torpey@fsresidential.com)**

***Sun City Center West Master Association, Inc.***  
**2017 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 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.
- 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.
- I understand that my term of service is for three 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:** \_\_\_\_\_, 2017

***Nominations Close at 5:00 PM, Friday, October 6, 2017***

**Return Form to:**

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

**SEC Chairperson**

**c/o First Service Residential**

**1904 Clubhouse Drive**

**Sun City Center, Florida 33573**

**[pamelatorpey@fsresidential.com](mailto:pamelatorpey@fsresidential.com)**

(Office Use Only)

**SEC Certification Form**

**BOX FOR YES**

**Ownership verified**     **Assessments paid**     **Not on Fed. Board**     **Information Sheet Attached?**

SEC Certified this candidate is     **Qualified**     **Disqualified Reason:** \_\_\_\_\_

SEC **Initials:** \_\_\_\_\_    **Certified Date:** \_\_\_\_\_