

**SUN CITY CENTER WEST MASTER ASSOCIATION, INC.**  
**ANNUAL MEETING**  
**November 18, 2015**

**Purpose: Election of Directors**

**I. Opening**

- A. Call to Order by President Peco at 9:30 a.m. in the Main Clubhouse Veteran's Theater, 1900 Clubhouse Dr., Sun City Center, FL.
- B. Quorum: 50 of 114 Member Associations were present.
- C. Also present: Master Assoc. Manager Dana Lin Phillips; Pamela Torpey, Admin/CAM.

**II. Minutes: Motion made and seconded to approve the minutes of the April 6, 2015 Annual Membership Meeting and September 18, 2015 Special Membership Meeting, as published. Approved unanimously.**

**III. Reports:**

- A. Treasurer's Report:** Treasurer Richards reported Master Association funding plan for FYE 3/31/17 is \$35 per unit monthly, with the Expenses estimated to compensate for unknown cost of renewing Lawn/Landscape/Irrigation Contracts. The Master Association is re-building reserves and renewed its \$500,000 Line-Of-Credit with Encore Bank.
- B. President's Report:** President Peco gave a report (attached). President Peco thanked Bill Richards for five years of service as Vice President on the Board, while the Master Association was under the Developer's control. The final unit in Oakley Green closed on 11/18/15. Minto Communities deeded the Somerset parcels to the Master Association on 11/13/15.
- C. Election Results:** President Peco thanked SEC Chairman Holgate for establishing the first Election Process. Of the 94 ballot envelopes submitted, 2 were not signed; 1 had an unauthorized signaure; 2 were submitted to the Federation Mailbox and found after the election; 2 were received by U.S. mail, after the election. 87 envelopes were validated and the votes counted. The new directors are:

Forrest Davis	59 votes	3 year term
Jim Haggerty	54 votes	3 year term
Tom Barba	44 votes	2 year term
Bob Peyton	43 votes	2 year term
Eileen Peco	41 votes	1 year term

**IV. Adjournment 9:55 a.m.**



## SCCW Master Association

1904 Clubhouse Dr., Sun City Center, FL 33573

### Sun City Center West Master Association, Inc. Annual Membership Meeting – President's Report November 18, 2015

2015 was an eventful year for the Sun City Center West Master Association. After 42 years of building in the Kings Point community, the final developer, Minto, has turned control of the Master Association over to the unit owners of Kings Point. At a Master Association Board Meeting on September 1st, the Minto directors stepped down and a unit owner board of directors was appointed to take immediate control of the Master Association on behalf of all unit owners in the community. Several transition and due diligence activities were immediately initiated to effect an orderly turnover from the developer.

#### MEMBERSHIP MEETING - SEPTEMBER 14, 2015

- The proposed amendment to the Master Articles of Incorporation to conform to the Bylaws was approved by a vote of 54 to 1. This amendment enabled the Master Membership to hold their election for the unit owner board of directors in November of each year.
- A Standing Election Committee was established consisting of two board members and one unit owner volunteer to oversee the election of a new board at this Annual Meeting.

#### FUNDING PLANNING

- The assessment for the coming year will be \$35.00 per unit per month, a \$.15/PUPM increase over the previous year. The Board has reviewed the current budget and believes there are adequate funds to address both operating needs and reserves. In addition to the funds currently on hand, the Master has a line of credit in the amount of \$500,000 to draw upon in case of an emergency such as severe weather damage or other disaster. In order to confirm that reserves are adequate and for future planning, as part of due diligence, the Master will have a professional reserve study performed.
- Regarding approval of the budgets, the Master Board has the authority to set the budget and establish reserves for the ongoing maintenance and operation of the Master Association, just like the boards of each member association have approval over their budgets. All boards, including the Master, have the fiduciary duty to maintain their association's property and must have the resources and authority commensurate with those duties.

#### DUE DILIGENCE

- The due diligence review following turnover from the developer continues. Actions taken include:
  - Review of all official corporate records is underway to confirm that they are current and in order, and to confirm that all real property is transferred to the Master.
  - Review is underway of all developer-negotiated agreements and terms, and possible revision, if needed, to provide appropriate protections for the Master and its Members.
  - Approved and scheduled an audit of the Master financials for FYE 3/31/2016 covering the time immediately preceding and following the turnover from the developer. Formal independent audits have been performed in previous years during developer control.
  - Rescinded all previous developer controlled board resolutions except those that are currently relevant.
  - Reviewed insurance coverages to determine that coverage and levels of insurance are adequate to protect the Master Association.

***Go to [KPSCC.COM](http://KPSCC.COM) – click on Master Association for additional important information.***

A detailed status and timeline of due diligence actions will be provided to the new Master Board of Directors and tracked to completion during the coming year.

#### MASTER ASSOCIATION MEMBERSHIP BRIEFING

A Master Association Membership Briefing was announced and held on October 16, 2015 following the Federation Membership meeting. This meeting was not an official Master Membership Meeting and no decisions were made. The purpose was to update interested Members regarding current Master projects and to have informal dialog and input to major initiatives that affect the community now and in the future. Topics included:

- **Irrigation Update:** An update regarding the audit of the irrigation system infrastructure to identify the current condition of the system. This audit is being performed by ITS (Irrigation Technical Services), a professional specialist in the field. Upon completion and review of the findings, the Master will develop a long term plan (probably 5 – 7 years) to repair and upgrade the system that delivers irrigation water to all of the associations in Kings Point.
- **Drainage Update:** An update regarding drainage problems and issues with the condition of the ponds controlled by the Master. Collapsing pipes and underground drains require ongoing monitoring and repair as they occur. The summer rains resulted in infestations of invasive vegetation and unhealthy oxygen levels in the ponds. Again, short term solutions must be initiated as well as longer term plans for cleanup of Cypress Creek, aeration of ponds and repair and maintenance of storm drains must be implemented.
- **Traffic Congestion Update:** The Board is having engineering studies conducted by HDR, a professional traffic engineering firm, on the flow of traffic entering the Main Gate as well as making modifications at the South Gate to improve traffic flow and security.
- **Golf Cart Path to Restaurants:** The SCC Chamber of Commerce is pursuing a golf cart crossing at Cortaro and a golf cart path on FDOT right-of-way to Popeye's, Denny's and Bob Evans. If this project is approved (which will probably take a few years!) Kings Point will need to evaluate any advantages this may have for our community.