

SUN CITY CENTER WEST MASTER ASSOCIATION, INC.
SPECIAL BOARD OF DIRECTORS MEETING
March 21, 2017

Purpose: Regular Business

I. Opening

A. Call to Order by President Haggerty at 10:00 a.m. at the 2020 Centre Forum Room, 2020 Clubhouse Dr., Sun City Center, FL.

B. Quorum present: President Jim Haggerty, Vice President Forrest Davis, Treasurer Bob Peyton, Secretary Tom Barba. Absent: Director Jane Boccieri. Also present Dana Lin Phillips Master Assoc. Manager and Pam Torpey, Assistant Manager.

II. Minutes:

A. Secretary Barba made a motion which was seconded to approve the minutes of 12/5/2016 Special Board Meeting . Motion carried unanimously.

III. Reports:

A. President's Report: A report was given by President Haggerty.

B. Treasurer's Report: A report was given by Treasurer Peyton and the board approved the for filing.

C. Manager's Report: A report was given by Manager Phillips.

IV. New Business:

A. Management Agreement - Motion by Vice President Davis, seconded, to extend the Management Agreement with First Service Residential for a period of three (3) years, effective April 1, 2017 through March 31, 2020. Motion carried unanimously.

B. Insurance Renewal Proposal & Premium Funding Method Approval - Motion by Treasurer Peyton, seconded, to renew Master Association insurance with Mack, Mack, & Waltz with the premium cost **\$161,645.41** paid from Master Association reserve funds on April 1, and reimbursement to the reserve over an eight (8) month period, between May 1 through December 31. Motion carried unanimously.

C. Falcon Watch Clubhouse Sub-Lease – Motion by Vice President Davis, seconded, to enter into an Agreement to sub-lease the Falcon Watch Clubhouse building to King Point Recreation Trust. Terms to be determined by the Agreement. Motion carried unanimously.

D. Water Management Agreement (Lower Loop) – Motion by Secretary Barba,

seconded, to execute an Agreement with ITS to provide Water Management Services for the Lower Loop Baseline and Watertronics irrigation equipment. **\$1,419.25**

- E. Riverside Facility Building Addition** – Motion by Treasurer Peyton, seconded, to approve a proposal from All Steel Buildings to construct an addition to the west side of the existing steel building at 304 Kings Blvd., to be 10' W x 25' L with locking 72" W double doors. **Cost \$5,900.** Permitting cost is additional. Motion carried unanimously.
- F. Project Approvals**
1. Motion by Treasurer Peyton, seconded, to approve Global Engineering proposal to repair sidewalk at intersection of Princeton Greens Ct & Kings Blvd. washed out by irrigation mainline break. **Cost \$5,933.75** Motion carried unanimously.
 2. Motion by Treasurer Peyton, seconded, to approve Global Engineering proposal to re-build catch basin top at 511 Foxglove Circle. **Cost \$5,287.50** Motion carried unanimously.
 3. Motion by Treasurer Peyton, seconded, to approve Global Engineering proposal to repair four breaches in concrete (RCP) storm water pipe behind 134 Glendower Circle storm and replace 125 LF of 18" corrugated metal pipe (CMP) between the street catch basin and the pond. **Cost \$19,950.28** Motion carried unanimously.
- G. Reaffirm Rules for Use Closed Golf Courses & Facilities** – Motion by Secretary Barba to purchase sixteen (16) signs and posts from Bay Area Signs to post at the entrances to each closed golf course, to reaffirm the Rules for Use of the leased golf course property and restrooms. **Cost \$2,909** includes installation. Motion carried unanimously.
- H. Amenities Discussion**: pathway mileage and location markings are needed for emergency response; golf courses should have names of the course posted at the course entries; personal safety is individual responsibility, however tips could be published in the Pointer (i.e. residents carry I.D. and cell phone when walking on the course). Golf course restrooms have septic tanks; Management called Tampa Bay Plumbers to service the tanks this week.
- I. 30hp Pump End & 6" Drop Pipe Replacement**: Motion by President Haggerty, seconded, to approve ITS proposal to replace existing low-volume 30hp pump & drop pipe at DID-18 with a new 6" SCH40 steel drop pipe and 30 HP 8LC 3-Stage VT 3500RPM pump. **Proposal \$16,674.52.** Motion carried unanimously.

- J. Knolls 40hp Pump Relocation: Motion by President Haggerty, seconded, to approve Popes Water Systems proposal for \$73,439 to drill a new well at 304 Kings Blvd., move equipment from Knolls II, and cap the old well at Kinnerett Way plus cost of additional well casing depth if required by SWFWMD. Discussion: There will be additional cost if the SWFWMD permit requires a greater Casing Depth @ \$25 per foot of well; \$45 per foot of casing. Also, costs for moving the pump controls, connecting the pump to the mainline, running 480V 3-phase electric hookup, and connecting electric to the pump. Motion carried unanimously.
- K. Executive Golf Course Bridge repair: Motion by President Haggerty, seconded, to approve Global Engineering proposal to repair the Executive golf course wood bridge, removing two layers of wood deck and old railing and replacing guardrail with picket-style handrail required by building code and replace deck with 3" thick composite board. Cost \$88,042.40. Discussion: delivery of boards is six to eight weeks. Motion carried unanimously.
- V. **Open Forum/Announcements** – 1) What to do about dog owners not picking up their dog's waste. 2) Irrigation loop systems costs are less than the non-loop areas' irrigation systems. 3) Master Association meetings are not scheduled on a regular basis. 4) The widened cart path to Winn Dixie should be completed next week.
- VI. **Adjournment**: There being no further business, the meeting adjourned at 11:49 a.m. - March 21, 2017.