



Kings Point Irrigation Update

SCCW Master Association

- **Master Association Maintains All Irrigation**
- **Master Association Members Vote To Allow Master Association To Maintain All Irrigation In Condo And Home Owners Associations.**



Kings Point Irrigation Update

SCCW Master Association

- **Over the last Four Years Irrigation has accounted for approximately 65% of all work requests from Associations.**
- **We Would Strive To Reduce The Number Of Work Requests By Having A System That Is In Good Working Condition**



**Current
Irrigation
Responsibility
by Master
Association**

SCCW Master Association

**CURRENT IRRIGATION RESPONSIBILITY BY
MASTER ASSOCIATION**

- 1) 69 PUMPS FROM 5HP – 75HP
- 2) 68 FLOW METERS
- 3) 67 CONTROLLERS
- 4) 1,624 ZONE VALVES
- 5) MILES OF PIPE FROM 1 ¼” TO 8”
- 6) MILES OF CONTROL WIRE
- 7) TOTAL OF 31 WELLS – 5 DEEP WELL’S, 6 ASSOCIATION IRRIGATION WELL’S AND 20 LAKE RECHARGE WELL’S.
- 8) 67 RAIN SENSORS AND AT THIS TIME 58 MOISTURE SENSORS



ARTICLES OF INCORPORATION

The name of this Corporation shall be: SUN CITY CENTER WEST MASTER ASSOCIATION, INC. , and its principal place of business is 1904 Clubhouse Drive, Sun City Center, Florida 33573.

SCCW Master Association

ARTICLE II: PURPOSES

The General purpose of this non-profit corporation shall be as follows: to be the “MASTER ASSOCIATION” to provide supervision, management and determination as to the care and maintenance of roads, traffic control, landscaping within the roadway areas, drainage systems, and the irrigation system (including all wells, pumps, pipes and other facilities or equipment thereof) located throughout the Sun City Center West Project located in Hillsborough County, Florida, 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, and carry out the functions and duties as to the foregoing of the member condominium associations as set forth in the Declarations of Condominium creating the applicable condominiums within the Sun City Center West Project.

Amended and recorded on April 16, 1981 in O.R. Book 3808, Pages 718-720 and further amended and recorded on February 17, 1989 in O.R. Book 5626, pages 446-448.



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ARTICLE II: PURPOSES (cont.)

The provisions hereinafter set forth shall be interpreted in such a manner as to include all condominiums in the Sun City Center West Project. All references to a condominium or a condominium association or a declaration of condominium herein shall also be deemed to include a subdivision, a homeowners association and the declaration of covenants, conditions, and restrictions thereof so that a subdivision and its homeowners association shall have the same status, obligations and rights as a condominium and its condominium association for all purposes of these Articles of incorporation and By-Laws of the Master Association.

Amended and recorded on April 16, 1981 in O.R. Book 3808, Pages 718-720 and further amended and recorded on February 17, 1989 in O.R. Book 5626, pages 446-448.



Kings Point Irrigation Update

Sample Monthly Web Check Report

SCCW Master Association



Inspection #2

Date: Jun 26, 2017 8:13 am
Inspector: Chris Johnson

Site	
Name	King's Point Master
Address	1900 Clubhouse Drive
City	Sun City Center
ST	Florida
Zip	33573

Controller	
Name	Week Four
Location	
Model	
Modules	13
Controller ID	24246

Water Days as of Jun 26, 2017	
Program A	
Program B	
Program C	
Program D	

Notes
- Controller 41 pump not produce it water. Reported in email on 6-27-17.
- pump was repaired by Jacob on 6-27-17.

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Replace Head	Broken Lateral	Broken Main	Scope	Estimated Cost
1	53-2	Pass	1									
Cleared a plugged nozzle. No repairs made to this zone.												
2	27-2	Pass										
No repairs made to this zone. Adjusted a few rotors												
3	27-3	Pass										
Made minor adjustments to 2 rotors. No other repairs made to this zone.												
4	27-5	Pass										
No repairs needed. All rotors adjusted properly.												
5	50-28	Pass			3							
Replaced 3 rotors with leaking caps. Adjusted the new rotors and nozzles with 3.0 LA nozzles. Parts: 3- 5004 series rotors												
6	50-29	Pass										
No repairs needed. Made minor adjustments to a few rotors.												
7	50-30	Pass	3									



Kings Point Irrigation Update

Sample Monthly Wet Check Report

SCCW Master Association

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Replace Head	Broken Lateral	Broken Main	Scope	Estimated Cost
No repairs made to this zone. Enhancement notes: Space all rotors to proper distance as to not overspray into the lake. Change all rotors to 5006 series rotors.												
7	71-56	Pass	2									
Cleared 2 plugged nozzles. No other repairs made to this zone. Enhancement notes: expand this zone and add the areas that zone 55 currently waters along road edge.												
8	71-55	Pass										
Adjusted rotors on this zone. No repairs made to this zone. Enhancement notes: Cap rotors in small turf areas and convert these areas to sprays and add them to zone 56.												
9	76-1	Pass	2									
Cleared 2 plugged nozzles. No repairs on this zone. Enhancement notes: install 1806 series spray heads to clear grass. Add a few heads along side walk where grass strip is narrower.												
10	76-2	Pass	1									
Cleared 1 plugged nozzle. No repairs made to this zone. Enhancement notes: this zone need to have all heads spaced properly and nozzles changed for new spacing. Add a few heads along bed edge to continue row that is already there.												
11	76-3	Pass	3									
Cleared 3 rotary spray nozzles. No repairs made to this zone. Enhancement notes: move all rotors for better spacing. Add some rotors to fill in the gaps in coverage. Remove spray heads on this zone and add them to zone 1												
12	76-4	Pass										
Made minor adjustments to the rotors. No repairs made. Enhancement notes: this zone is in decent shape. Change all rotors to 5008 series rotors and make minor adjustments to spacing.												
13	76-5	Pass							3			
Repaired 3 breaks in the drip line. Enhancement notes: run all new drip to make sure it is all spaced properly using drip headers.												
14	76-6	Pass										
Adjusted some rotors to prevent over spraying the street. No repairs made. Enhancement notes: change all rotors to 5006 series rotors and space all rotors for mpr nozzles.												
15	76-7	Pass										
Adjusted all rotors. No repairs made. Enhancement notes: change all rotors to 5096 series rotors and space all rotors for mpr nozzles.												
16	76-8	Pass										
No repairs made to this zone. There are only 3 rotors on this zone. Enhancement notes: Add a few more rotors to this zone to get more coverage on the Bahaia grass. Change heads to 5096 series rotors.												
17	76-9	Pass										
No repairs made to this zone. All rotors adjusted to full circle rotation. Enhancement notes: change all rotors to 5096 series rotors and space for MPR nozzles												
18	76-10	Pass										
No repairs made to this zone. All rotors are working properly and set to full circle rotation. Enhancement notes: all rotors changed to 5006 series rotors and move all rotors for proper spacing.												
19	76-11	Pass								1		



**It is our opinion
that one qualified
contractor is
better suited to
maintain the
entire system.**

SCCW Master Association

- **The current Federation Landscape Contract includes Irrigation Maintenance and Repairs on 1-inch and below, heads and soakers. This contract expires on March 31, 2018.**
- **There is uncertainty regarding the number of contractors that will be assigned to landscaping and the qualifications of the personnel assigned to maintain the diverse and intricate irrigation systems.**

Eliminate finger pointing and “Not My Job” issues.



Motion
Regarding Kings
Point Irrigation

SCCW Master Association

For over 25 years the Master Association has controlled the main line of water for irrigation services in Kings Point, including the water used to irrigate Master Association property and the lawns and landscaping within individual associations. According to Dana Phillips, who has managed the Master Association during that time, the developer elected to transfer certain control of irrigation lines and systems to individual associations many years ago. It is unclear why the developer took that action: however, for many years, the Federation's lawn and landscaping contractor has controlled a portion of the irrigation lines and systems. In an effort to ensure that a single contractor is in charge of all irrigation systems in Kings Point I make the following motion:



Motion

Regarding Kings Point Irrigation

SCCW Master Association

That the Master Association agree to undertake the obligation to operate all irrigation lines within Kings Point, including all lines within individual associations, effective April 1, 2018. This proposal is limited to the Master Association operating existing irrigation lines and systems within associations, and it does not include completing upgrades to systems within the common elements or common areas of individual associations. This proposal is completely contingent upon the Federation of Kings Point Association, Inc. removing irrigation services from all lawn and landscaping contracts that are effective on or after April 1, 2018. Additionally, to the extent that Nottingham Villas at Kings Point Association, Inc. is not a member of the Federation, a separate arrangement will have to be reached with Nottingham's Board.



COMMENTS

While this is something that the Master Board can do on its own, the Members are being given the opportunity to vote on it for three reasons

SCCW Master Association

- 1.** This is a major change given historical practices; therefore, the Master Association Annual Meeting is a great place to discuss this issue;
- 2.** Time is of the essence relative to all things involving landscaping and irrigation, so if the Members agree with the Federation and Master Boards, and the Federation Contract Committee, the Master Association will get more time to plan the implementation of the maintenance of the irrigation systems;
- 3.** The Master Board wants future Master Boards to be bound by the decision of a majority of its Members. A change in approach by a new Board during these contract negotiations would be a major problem. Getting everyone's commitment (or a majority) is critical in my opinion.