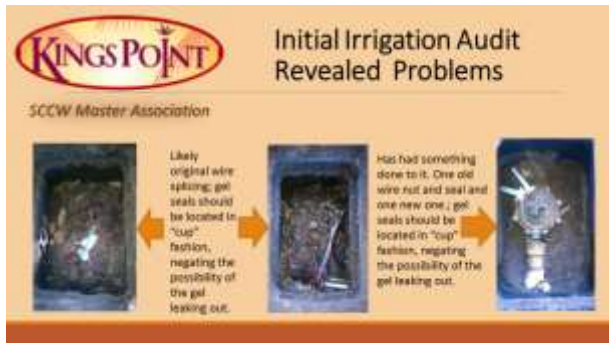




Sun City Center West Master Association

Master Membership Briefing (rev.) March 18, 2016



Reviewing from our last session, the aging irrigation system has been plagued with breakdowns and maintenance problems for several years. Last year the Master hired the services of ITS (Irrigation Technical Services) to perform an audit in one association that has experienced many major outages. The problems found throughout this audited system, when combined with misaligned or broken sprinkler heads, drip line failures and rotors out of adjustment, result in serious failure of the system to deliver water to the landscape.



Since that October meeting ITS proceeded to audit the loop systems to determine the extent of the problems and recommend maintenance, design and upgrades to improve the water delivery to the landscape.

Here is where we are so far:

The oldest part of the system, the Upper and Lower Loops, have been completed – that is 76 Associations with 2,834 units. There were 22 controllers and 361 zone valves on the loops and they have all been identified with GPS so they can easily be located.

We still have 38 Associations with 2,761 units to go. However this area has 51 controllers and 1,253 zone valves to locate and identify with GPS. Therefore we plan to stage the remaining audit over 5 quarters to fit within the budget.



To give you an idea of what the audit has done for us here is an example using an area on the Lancaster Pond.

- We know where the controllers are - You can see it in this first picture here labeled Controller 18.
- Next we needed to locate and GPS the valves. The middle picture shows Valve 18-11 near the bottom of the picture.
- Finally on the last picture you can see not only Controller 18 and Valve 18-11 – you can see highlighted in red the coverage provided by the valve.

In addition as you can see, the GPS identifies exactly where the

valve is located so the valve can be found and repairs made. This is just one example of how the audit has identified all of the controllers, valves and coverage areas with GPS mapping on the Upper and Lower Loops.



So where are we so far?

From last September through this March, in addition to Lyndhurst, the audits of the Upper and Lower Loops have been completed for the irrigation service to 76 Associations and 2,834 Units. We still have nearly half the community to complete. The audits will be completed over a five quarter timeline and will be covered by the existing budget. That means no change to the current association budgets. This schedule is based on the turnover date for each association. That way we are auditing the oldest irrigation systems first.

HUB 12 – UPPER LOOP



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COST TO COMPLETE INSTALLATION:
Upper Loop: \$257,598

Installation of state of the art controllers that will allow us to do remote monitoring of all controllers and valves for these associations.

HUB 12	Controller
Riverside / Kings Blvd Medians	12/13
Andover	1
Bedford	2
Cambridge / Dorchester	4/5
Fairfield	6/7
Gloucester	8/9
Knolls	10/11
Kings Blvd extension (from lake 3)	23

Water Management System

Let's look at what it would take to equip our irrigation system in Kings Point to take full advantage of water management in the future. We have five Hubs that would be equipped with the controllers and valves: Hub 12; Hub 15; Hub 30/31; Hub 41 and Hub 55. The installation of the equipment must be grouped by the configuration of the irrigation system so installation will not go strictly by turnover date.

Hub 12 consists of the Upper Loop – the cost to complete the installation of the equipment for the entire Upper Loop is \$257,598.

That includes the installation of state of the art controllers that will allow us to do remote monitoring of all controllers and valves for these associations.

HUB 15 – LOWER LOOP



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COST TO COMPLETE INSTALLATION:
Lower Loop: \$229,444

Installation of state of the art controllers that will allow us to do remote monitoring of all controllers and valves for these associations.

HUB 15	Controller
Illewood (west)	15
Highgate A-F, Illewood (east)	14
Quail Pass (Optional from private west)	44
Manchester I (Optional from the lower loop)	34
Highgate II & III	16
Highgate IV	17
Lancaster I	18/19
Lancaster III	20
Lancaster II	21
Lancaster IV	22

HUB 41



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COST TO COMPLETE INSTALLATION:
Hub 41: \$210,152

Installation of state of the art controllers that will allow us to do remote monitoring of all controllers and valves for these associations.

HUB 41	Controller
Manchester II	25
Manchester IV	27
Oxford I (phase II)	40
Villieroy	51/52
Yorkshire / Worthington	53/54
Bonneset (2 WIRE)	76
Tremont I / Tremont II	46/47
Southampton I / Southampton II	42/43
Princeton	45
Manchester III	26

HUB 30/31



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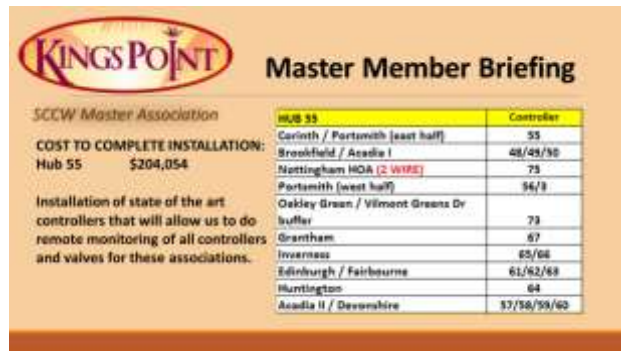
SCCW Master Association

COST TO COMPLETE INSTALLATION:
Hub 30/31: \$244,864

Installation of state of the art controllers that will allow us to do remote monitoring of all controllers and valves for these associations.

HUB 30/31	Controller
Nantuxlet III	80/81
Nantuxlet I (Green Ct)	28
Nantuxlet II	34
Nantuxlet I (Harber Loop north)	29
Nantuxlet I (Harber Loop south)	82/88
Richmond (2 WIRE)	74
Lyndhurst (2 WIRE) / Maplewood	71/72
Jamaica/Rainington	68/69/70
Radison I / Radison II	87/88
Deferd I (phase I)	39
Nantuxlet V	36
Nantuxlet IV	35

HUB 55



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COST TO COMPLETE INSTALLATION:
Hub 55: \$204,054

Installation of state of the art controllers that will allow us to do remote monitoring of all controllers and valves for these associations.

HUB 55	Controller
Cacinth / Portsmouth (east half)	55
Brockfield / Acadia I	48/49/50
Nottingham HOA (2 WIRE)	73
Portsmouth (west half)	34/3
Oakley Green / Vilmoet Greens Dr	79
Isuffer	79
Graham	67
Inverness	65/66
Edinburgh / Fairbourne	61/62/68
Huntington	64
Acadia II / Devonshire	57/58/59/60

SUMMARY

Bottom line total equipment and installation cost for all five Hubs is \$1,146,111.

This would provide all new controllers capable of handling remote monitoring and wireless control for the entire community, bringing Kings Point the latest in irrigation systems and water management capability.

Next question – how would we pay for this new system and over what time frame?



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Upper Loop	\$ 257,598	Cost \$PUPM to complete installation depends upon how quickly the work is performed.	
Lower Loop	\$ 229,444		
Hub 30/31	\$ 244,864		
Hub 41	\$ 210,152		
Hub 55	\$ 204,054		
Total Installation Cost	\$1,146,111	Cost \$PUPM paid over:	
		One Year	\$ 17.07
		Two Years	\$ 8.54
		Three Years	\$ 5.69
		Four Years	\$ 4.27
		Five Years	\$ 3.41

We can complete the entire project over one fiscal year and pay the full cost with a one-year increase of \$17.07 PUPM. Or we can spread the implementation over a number of years, thereby minimizing the monthly increase by paying it over multiple years. But of course that delays the total benefit for the entire community. The Master Board must evaluate the cost vs. benefit of the entire project and the timing that will result in maximum benefit to Kings Point. For now the irrigation audit has been budgeted and continues. And the Board is evaluating options.