

SUN CITY CENTER WEST MASTER ASSOCIATION, INC.
SPECIAL BOARD OF DIRECTORS MEETING
June 30, 2017

Purpose: 2017 Paving Project Bid; Regular Business

I. Opening

A. Call to Order by President Haggerty at 11:00 a.m. in 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, Director Jane Boccieri. Absent: Secretary Tom Barba. Also present Dana Lin Phillips Master Assoc. Manager and Pam Torpey, Assistant Manager.

II. Minutes:

A. Vice President Davis made a motion, seconded, to approve the minutes of 5/18/2017 Special Board Meeting. Motion carried unanimously.

III. New Business:

A. 2017 Paving Project –

1. Motion by Vice President Davis, seconded, to execute an Agreement with Rose Paving to perform the **2017 Paving Project in the amount of \$438,522.48**. Motion carried unanimously.

2. Motion by Vice President Davis, seconded, to accept Rose Paving proposal to do the following additional work:

(1) **Widen Cambridge cart path \$14,073.49**. Motion carried unanimously.

(2) **Modify Southgate Entry Lanes** as originally proposed by HDR, but to include modifying the gutter to widen the entry **for \$20,765.61**. Motion carried unanimously.

3. Motion by Vice President Davis, seconded that if the Recreation Trust decides for Alternative 1, which requires gate arms to be installed by the Trust, then the Master Association board will approve the additional cost for **installation of a small parking area and striping the lane reduction, for \$5,762**. Motion carried unanimously.

B. Reserve Transfer – \$40,000 (May to June 19 repairs). **Motion** by Treasurer Peyton, seconded, **to transfer \$40,000 from Reserves** to the Operating Account to fund Irrigation R&M expenses (May 1, 2017 thru June 19, 2017).

Motion carried unanimously.

C. **Reserve Transfer** – (June 20 to March 31 repairs). **Motion** by Treasurer Peyton, seconded, to **transfer funds monthly, from Reserves to the Operating Account, to fund the total monthly Irrigation R&M expenses,** incurred between June 19 through March 31, 2018. Motion carried unanimously.

D. **Clarification of Policy – Responsibility for Privacy Berms** – **Motion** by Vice President Davis, seconded, to modify the motion made at the May 18, 2017 board meeting, by adding text to clarify which areas are affected by the Berm Maintenance Policy. Motion carried, 3 yes, 1 no. Text is revised as follows:

Privacy Berm Maintenance Policy: “Recognizing that privacy berms throughout the Kings Point community exist for the benefit of a condominium or a Lot Owner, and accepting that condominium or Lot line boundaries may in some areas transect a privacy berm so that part of the berm is not entirely within a condominium or Lot boundary line, the responsibility for maintaining landscaping, trees, irrigation, and mulch for such privacy berm has historically belonged to the bordering condominium or Lot Owner.

The condominium or Lot Owner maintains landscape, irrigation, and turf on both sides of the berm to the bottom of the slope, at the outlines for Lancaster I, Manchester II, IV, Southampton I, II, Tremont I, and II. The Master Association maintains the turf and irrigation serving the undeveloped Kings Point road right-of-way (50’ grass r-o-w).

Except as noted above, where there is no sidewalk along a roadway, the berm, turf and irrigation zone is maintained to the road edge by the condominium or Lot Owner:

- Clubhouse Drive – Cambridge H, I, J
- Kings Blvd. - Bedford F, G, Knolls I, II, III, Quail Pass;
- Hammersmith Dr. – Highgate B, E, F, II, III, IV, Lancaster II, III, IV;
- Nantucket Dr. – Lancaster III, Nantucket II, IV, V
- Newpoint Loop – Radison I, II, Worthington, Yorkshire, Villeroy;
- Vilmont Greens Dr. – Yorkshire, Worthington, Brookfield, Portsmouth, Maplewood.
- Vista Greens Dr. – Villeroy, Yorkshire

Where there is a sidewalk next to a condominium or HOA boundary, the landscaping, turf and sprinkler lines, and emitters

are maintained to nearest edge of the sidewalk by the condominium or Lot Owner:

- Kings Blvd. - Andover A, B, C, F, I, Cambridge A, Dorchester A, D, Gloucester E, D, Princeton, Highgate A, D, E, B, Idlewood, Lancaster II, III, Nantucket V,
- Newpoint Loop - Radison II, Oxford I, II, Villeroy;
- Gloucester Blvd. – Gloucester A, B, C, D, E, F, G, H, J, K, L, M
- McDaniel Street – Manchester I, II
- Nantucket Dr. – Lancaster IV, Recreation Trust pool, Nantucket I, III, IV, V
- Newpoint Loop – Nantucket V, Radison II, Oxford I, II
- Vilmont Greens Dr. – Jameson, Kensington, Lyndhurst, Oakley Green, Grantham, Corinth, Acadia I
- Kings Green Dr. – Lyndhurst, Richmond

~~Where there is~~ The Master Association maintains any turf between the roadway and a sidewalk as well as any sprinkler lines and emitters within that space, except at Quail Pass, the turf between non-connecting walkways and the road edge is maintained by the condominium.

McDaniel Street – The Master Association maintains the hedgerow and palm trees along both sides of McDaniel Street from Kings Blvd. (by Quail Pass & Falcon Watch) southward to the Manchester I boundary.

Vilmont Greens Dr. – The Master Association wholly owns the berm at Devonshire’s western boundary. The Master Association maintains both sides of the berm from the northeast corner of Acadia Greens Dr. along the back side of the berm 30’ from the nearest Unit, northward to the golf course boundary.

Vilmont Green Dr. east of Brookfield - the Master Association maintains the r-o-w, mowing the turf between the sidewalk and the golf course boundary; the golf course is responsible for maintaining the landscaping along the berm.

- E. **Sidewalk Cleaning** – Discussion of proposal by Integrity Pressure Cleaning to perform quarterly cleaning and inspection of Kings Point sidewalks. The Board may consider including this service in 2018-2019 budget.

F. **Other** -

1. **Invoice for Energy Audit Credits**: Motion by Treasurer Peyton, seconded, to temporarily **transfer funds from Reserves** to the Operating Account, **to pay ICG Auditing approximately \$41,564.87** which represents 50% of recovered credits from TECO. Total credits are estimated at \$83,129.74, with the borrowed funds to be reimbursed to the Reserve Account as soon as the total credits appear on the TECO invoices.

IV. **Open Forum/Announcements** – Federation President, Liz Argott requested a meeting with management to discuss the ramifications of the Berm Policy.

V. **Adjournment**: There being no further business, the meeting adjourned at 12:20 p.m. - June 30, 2017.