

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

May 10, 2016

Purpose: Regular Business

I. Opening

- A. Call to Order by President Davis at 3:00 p.m. at the 2020 Centre Forum Room, 2020 Clubhouse Dr., Sun City Center, FL.
- B. Quorum present: President Forrest Davis (*via Facetime*), Vice President Jim Haggerty, Treasurer Eileen Peco, Secretary Tom Barba. Absent: Director Bob Peyton. Also present: Master Assoc. Dana Lin Phillips Manager; Pam Torpey Asst. Manager

II. Minutes: Motion by Mr. Barba and seconded to approve the minutes of 3/31/16.
Motion carried unanimously.

III. Reports:

- A. Treasurer's Report: Motion by Mr. Haggerty to approve the report given by Treasurer Peco for year ending 2016. **Motion carried unanimously.**
- B. President's Report: A report was given by Mr. Haggerty.
- C. Manager's Report: A report given by Ms. Phillips is attached to these minutes.

IV. Old Business:

- A. Management contract with FirstService Residential Florida, Inc. – Mr. Haggerty announced that this matter would be postponed again, until the next Master Association Board meeting.

V. New Business:

- A. Insurance renewal – Motion by Ms. Peco and seconded that the Master Association schedule reimbursement of \$100,000 to Reserve Fund from Operating Fund), \$25,000 monthly in May, June, July, and August. **Motion carried unanimously.**
- B. Bank Accounts - Motion by Ms. Peco and seconded to close unneeded Money Market Account and Checking Account at U.S. Bank. **Motion carried unanimously.**
- C. Irrigation Upgrades –
 - 1. Motion by Mr. Haggerty and seconded to drill a new well for the Upper Loop to be located at 304 Kings Blvd., if approved by SWFWMD; and move the pump & motor, check valve and flow meter to the new location; and abandon the old well currently located at Kinneret Way. **Motion carried unanimously.**

2. Motion by Mr. Haggerty and seconded to approve ITS proposal for \$251,605 to install Baseline controllers for Upper Loop stations (*Andover, Bedford, Cambridge, Dorchester, Fairfield, Gloucester, and Master Association properties (Kings Blvd medians, Heritage Park, Bedford Park, Knolls Park, and Riverside Facility)*). **Motion carried unanimously.**
3. Motion by Mr. Haggerty and seconded to approve ITS proposal for \$126,865 to upgrade irrigation supply systems communications equipment at the Upper Loop pump stations. **Motion carried unanimously.**

D. Signs – **Board Resolution:** Motion by Mr. Barba and seconded that any Member Association’s request for additional traffic signs must be approved by the Master Association Board and traffic engineer, which shall ensure that any sign installed by the Master Association is MUTCD compliant and the post and finial shall be in the same color and style as other signs installed by Master Association. The Member Association shall reimburse Master Association for the initial cost of any additional signs. Once installed, the additional sign shall become the responsibility of Master Association to repair and/or replace, at Master Association expense. Condominiums are responsible for setting their own rules for parking and for their own parking rules enforcement. **Motion carried unanimously.**

E. Project & Expense Approvals

1. Drainage and street repairs: Motion by Mr. Haggerty and seconded to accept Global Engineering proposal of \$8,500 to add a protective grate to the front of the catch basin behind 1514 Ingram Dr. and to repair leaks in the storm pipe and asphalt around the catch basin at 2204 Inwood Dr. **Motion carried unanimously.**

VI. **Open Forum/Announcements** – Members’ comments regarding road repaving and tree roots; status of Management Agreement; cost of Baseline irrigation; Master Association net income/loss statement; non-maintenance of closed golf course; feral piglets visiting Knolls II need a trapper; hydraulic fluid spilled in Southampton II by trash truck; sprinkler heads hidden in grass; the need for wider golf cart paths (*Winn Dixie and Clubhouse Dr*); projected assessment schedule for irrigation equipment upgrades; condominium road ownership and speed bumps; dumpsters overlapping roadways.

VII. **Adjournment:** There being no further business, the meeting adjourned at **4:00 p.m.**