

SUN CITY CENTER WEST MASTER ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING
NOVEMBER 15, 2017

I. Opening

- A. Call to Order** by President Haggerty at 10:00 a.m. in the 1900 Clubhouse Drive, Veteran's Theater, Sun City Center, FL.
- B. Quorum present:** Sixty-two of 115 Member Associations were present. All board members were present on the dais. Also present Dana Lin Phillips Master Assoc. Manager and Pam Torpey, Assistant Manager.

II. Reports:

- A. President's Report:** President Haggerty gave a report.
- B. Treasurer's Report:** Treasurer Peyton gave a report (attached)
- C. Manager's Report:** Manager Phillips gave a report (attached)

III. New Business:

- A. Irrigation Consolidation:** President Haggerty gave a presentation outlining the history of irrigation responsibilities and the reasons for Master Association to perform ALL irrigation operations and repairs. A question and answers session followed. President Haggerty made a motion, seconded by Secretary Barba, 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 area of individual associations. This proposal is completely contingent upon the Federation of Kings Point Associations, 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. Motion carried with 61 yes votes; Nottingham Villas at Kings Point Association abstained.

- IV. Open Forum/Announcements** Tom Barba expressed appreciation to other Board members and management as his term ends. Forrest Davis thanked President Haggerty for outstanding leadership for the past year and the management staff, Dana Phillips and Pam Torpey.

Election Results: Jane Boccieri announced the 2017 Directors are Steven Maguire and Robert Mason serving until November, 2020. Forrest Davis and Jim Haggerty terms end November 2018. Jane Boccieri's term ends November 2019.

A Board of Directors meeting immediately follows this Annual Meeting, meeting to elect officers

- V. **Adjournment:** There being no further business, the meeting adjourned at 11:27 a.m. - September 15, 2017.

The following Questions and Answers relate to Agenda item IV. A. and are paraphrased, not transcribed verbatim:

- Q: Will Master Association ever require any Member Association to perform irrigation enhancements within the Member Association's Common Element?
- A. No. However, if an irrigation system is inefficient or inadequate and an association neglects to follow recommendations to update their system, the Master Association will not warrant the irrigation operations.
- Q. What will the cost be?
- A. The cost will be less than what is currently paid in the landscaping contract.
- Q. Who will be responsible for repairing damage caused by landscape maintenance activities.
- A. The Master Association will make adjustments and repairs to all irrigation heads and pipes.
- Q. If sprinkler heads need to be moved to accommodate an Owner's Alteration Request, who pays?
- A. Moving irrigation heads would be an enhancement invoiced to the Condominium or to the Owner.
- Q. How would repair requests be submitted?
- A. Currently, repair requests are submitted to First Service, by the POC or President. The Master Association is working to implement a system whereby service requests can be submitted directly to the Master Association through the CONNECT system.
- Q. Are upgrades on condominium common areas included?
- A. Enhancements on the condominium's Common Element or Limited Common Element would be paid by the condominium.
- Q. If Master Association includes in its budget the cost for repairing all irrigation, will Federation of Kings Point reduce its budget accordingly?
- A. That is a decision to be made by the Federation, which will make a presentation to its membership on Friday, November 17th.
- Q. If the Member Association approves the motion today, would ITS then be the contractor to perform all enhancements or upgrades?
- A. Yes, effective on April 1, 2018.
- Q. Are all of the Master Association budget increases related to the Master Association absorbing all irrigation operations?
- A. No. The Master Association budget has other cost increases that are not related to the motion.