

SUN CITY CENTER WEST MASTER ASSOCIATION, INC.
SPECIAL BOARD OF DIRECTORS MEETING
FRIDAY – OCTOBER 17, 2008 – 12:05 P.M.
1900 CLUBHOUSE DRIVE, SCC, FL – SOUTH SOCIAL ROOM
PURPOSE: COUNTY CITATION - 36TH STREET FENCE-LINE CLEAN-UP

- I. Opening** - John Luper called the meeting to order at 12:05 p.m. at 1900 Clubhouse Drive, South Social Room, Sun City Center, FL 33573. A quorum was present: John Luper, President; Norm Roberts, Secretary/Treasurer. Absent: Harold Scott, V.P. The notice of this meeting was given in accordance with the By-Laws.
- II. Minutes** – John Luper read the minutes of the September 18 Board of Directors Meeting and the September 19 continuation of said meeting. **Norm Roberts made a motion that was seconded to approve the minutes, as read. Motion carried unanimously.**
- III. Special Business** - On September 30 at 9:30 a.m., all parties involved met again on-site to confirm the specifications for the scope of the project. New bids were solicited from the original bidders based upon the revised specifications. The new bids were opened on October 8, 2008 and the figures were e-mailed to the Board of Directors. The bids were then e-mailed to the Master Association Advisory Committee on October 13, 2008. The new bids were: Hubbell’s Nursery (\$45,300), Sunstate Landscaping (\$49,000), and ValleyCrest Landscaping (\$46,000). Harold Scott, responded by e-mail that were he present at the meeting, he would support selection of the lowest bidder.

The Board allowed discussion from the membership prior to making any motions. Discussion included the history of the buffer and non-documented belief of EPA’s past position that the area be left natural; the apparent reversal of EPA’s position due to Code Enforcement’s action; possibility of fighting the Citation; history of requests from complainant to Federation and Master Association for maintenance of the area; the change in the scope of the project due to second meeting with Code Enforcement; budget constraints for maintenance of the planted areas of 36th Street fence-line (i.e. confederate jasmine); the definition of “hazardous conditions” noted in the Citation; cost differences between first and second bids for Master Association property; costs for Nantucket property; prohibitions against hiring “day-labor” to do the work; possibilities of negotiating costs with the bidders; using Master Association reserve funds for the project; insurance and licensing requirements from bidders.

The Board agreed to solicit a few additional bids to see if the cost could be reduced. The Board will call another meeting in November to finalize the project.

- IV. Adjournment:** There being no further business, the meeting adjourned at 2:37 p.m.