

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

**Meeting Date:** November 18, 2008

**Time:** 9:30 a.m.

**Location:** 1900 Clubhouse Drive – Banquet Room  
Sun City Center, FL 33573

**Purpose:** **Approval of Budget for FY Ending 3/31/2010**

**Present:** P present: John Luper, President; Harold Scott, Vice President; Norm Roberts, Secretary/ Treasurer; Cathy Kurek & Dana Lin Phillips, WCI-CPM

**Minutes Prepared By:** Dana Lin Phillips

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**I. OPENING** - John Luper called the meeting to order at 9:30 a.m. A quorum was present. Notice was given in accordance with the Bylaws.

**II. MINUTES** – Norm Roberts made a motion that was seconded, to approve the minutes of November 5, 2008, as published. No discussion. **Motion carried unanimously.**

**III. SPECIAL BUSINESS**

- A. Budget Review – Norm Roberts made a motion that was seconded to approve the proposed budget for Fiscal Year ending March 31, 2010. **Discussion:** The proposed budget was reviewed by the Advisory Committee and the Federation’s Finance Committee prior to this November 18<sup>th</sup> meeting. Cathy Kurek reviewed the current budget versus actual and the reasons for increases and decreases. The assessment for fiscal year ending March 31, 2010 was projected to be an average \$20.96 per unit, per month. **Motion carried unanimously.**

**IV. GOOD & WELFARE** – Members asked questions regarding the following:

The contractor for the clean-up of the upland ditch area along 36<sup>th</sup> Street fence-line is Bay Home Services, LLC. The cost will be paid from available Master Association operating funds. The Board did not foresee a necessity for a special assessment.

The Developer has not made any decision regarding a time-frame for turnover of the Master Association. However, the Board of Directors, WCI Property Management, and the Advisory Committee continue to position the Master Association for a seamless turnover, should the time come when the Developer makes a decision.

**V. ADJOURNMENT** – There being no further business, the meeting adjourned at 10:00 a.m.