

**SUN CITY CENTER WEST MASTER ASSOCIATION, INC.  
ANNUAL MEMBERSHIP MEETING**

**Meeting Date:** April 15, 2009

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

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

**Purpose:** Annual Meeting

**Present:** Forty-five Member Associations were represented in person or by proxy. Also present: John Luper, President; Harold Scott, Vice President; Norm Roberts, Secretary/ Treasurer; Dana Lin Phillips, Master Association Manager (*Sterling Management Services*).

**Minutes Prepared By:** Dana Lin Phillips

---

- I. **OPENING** - John Luper called the meeting to order at 9:45 a.m. A quorum was present. Proof of Notice was on file.
  
- II. **MINUTES** – **Motion was made and seconded to approve the minutes of April 9, 2008 as published.** No discussion. **Motion carried unanimously.**
  
- III. **SPECIAL BUSINESS**
  - A. **Financial** – Dana Phillips presented a Financial Report and an Annual Reserves Report for period ending March 31, 2009.
  
  - B. **Annual Report** – John Luper gave an annual report. The Master Association had a good year. There were only a few additional meetings due to the 36<sup>th</sup> Street upland ditch cleanout. The Master Association did not assess for the work which should be completed soon. The project costs were not budgeted. The budget variance mentioned in the Financial Report was due to several favorable factors. Improved irrigation pump controls appear to have improved operation costs. There were no unusual repairs and much was accomplished in the usual areas of maintenance, such as modifying irrigation zones, repairing sidewalks, patching roadways, repairing storm drains, etc. As WCI closed its Property Management division, management of the Master Association was awarded to Sterling Management Services. Dana Phillips was hired as the Master Association manager, creating a seamless transition.
  
  - C. **Audit** – **Dennis King made a motion that was seconded to waive a professional audit for fiscal year ending March 31, 2010.** Discussion: This was not budgeted. The last audit was for FYE 3/31/06. Members advised that the board consider conducting another audit and budget for it again. **Motion carried unanimously.**

**SUN CITY CENTER WEST MASTER ASSOCIATION, INC.  
ANNUAL MEMBERSHIP MEETING**

**Meeting Date:** April 15, 2009

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

**Dick Konkey made a motion that was seconded to add funding to the budget for fiscal year ending 3/31/2011 to conduct the next professional audit. No discussion. Motion carried unanimously.**

- D. **Election – Harold Scott was nominated from the floor, with a second.** Motion was made, seconded, and unanimously carried, to close the nominations. **By acclamation, the membership elected Harold Scott.**

**IV. GOOD & WELFARE –**

**(Q.)** The intersection of Kings Blvd. and Clubhouse Drive does not accommodate the turn radius of large trucks turning onto Clubhouse Drive. Large trucks are crossing into lanes marked for oncoming traffic. Can the road markings be changed to accommodate wider turns? **(Referred to Kings Point Management.)**

**(Q.)** Cars, trams, and maintenance trucks are using the golf cart path between S.R. 674 and Kings Blvd. (near the lawn bowling courts). Can this be changed to restrict the pathway to the use of golf carts and pedestrians only? **(Referred to Kings Point Management.)**

**(Q.)** Can anything be done to eliminate the problem of rainwater that collects into a deep puddle at the end of Clubhouse Drive (Cambridge J) where it meets the golf cart path? **(A.)** There is a drain leading to the pond, however a high pond level will affect whether or not the standing water can run-off and how quickly. This situation has been reviewed many times and a low-cost solution has not been found.

**(Q.)** What kind of on-going maintenance will be required for the upland ditch along 36<sup>th</sup> street? **(A.)** The level of maintenance will be determined by the County Code Enforcement division. Future maintenance can be budgeted.

**(Q.)** There is a planted berm on Kings Green Drive that blocks the view of vehicles exiting Lyndhurst Greens Drive from those driving east along Kings Green Drive. Can a traffic mirror be installed? **(A.)** Master Association management will review the situation.

**(Q.)** Will the chain link fence along 36<sup>th</sup> Street be repaired? **(A.)** Yes. This work has been budgeted and will be started after the fence-line cleanup is completed.

**SUN CITY CENTER WEST MASTER ASSOCIATION, INC.  
ANNUAL MEMBERSHIP MEETING**

**Meeting Date:** April 15, 2009

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

(Q.) There is broken concrete around the storm drain culvert at the intersection of Hammersmith and Nantucket Drive. (A.) The deterioration of the concrete facia is cosmetic in nature. Otherwise this drain appears to be structurally sound and major repairs are not needed at this time.

(Q.) Can a pedestrian sidewalk (shortcut) be created to connect the Bedford area to the golf cart path at the lawn bowling courts? (A.) **(Referred to Kings Point Management.)**

(Q.) Gene McElroy pointed out that the old pedestrian crosswalk stripes that run between the plant median and the Kings Point sign (north of the main gate) need to be removed, as this is not the legal pedestrian crossing area. (A.) The stripes will be covered over when the road is seal coated this year.

(Q.) Some of the old hedge plants around the Lancaster I lake are dying. Can these be removed when dead and not replaced? Where the plants are growing, they block the residents' view of the lake. Not replacing the plants would save money and improve the look of the area. (A.) Yes. As the plants deteriorate, they can be removed and not replaced.

(Q.) The golf cart path from the wooden bridge to Clubhouse Drive needs repair. (A.) Ownership of this property is being investigated; it may be a part of the property belonging to the State which would make it a responsibility of the Florida Department of Transportation.

(Q.) The Clubhouse Drive golf cart path from S.R. 674 to Kings Blvd. is breaking up. When will this be repaired? (A.) **(Referred to Kings Point Management for an answer.)**

(Q.) Oak tree leaves pile up behind Bedford. The Lawn Maintenance company only mows over the leaves, but the residents are concerned that the accumulation is a fire hazard. Whose responsibility is this? (A.) If it is on association property and is not a part of the regular service contract, then it is up the association to hire a contractor to remove the accumulation of leaves.

V. **ADJOURNMENT** – There being no further business, the meeting adjourned at 10:15 a.m.