

MASTER ASSOCIATION UPDATE

11-20-09

In October, the Master Association reviewed the proposed 2010-2011 budget with the Master Advisory Committee and the Federation's Finance Committee. The Master Association Board met on November 12th and approved the budget at \$1,353,546.24 annually (\$21.46 per unit, per month, based on 5257 units.) This is only forty-nine cents more per month than last year.

J-C Pipeline completed work on Vilmont Greens Drive re-engineering the sidewalk catch basins to eliminate the cut into the sidewalks. Drains in other sidewalks will be renovated, in phases, until this project is completed.

The Master Association purchased six new lighted barricades and six new reflective traffic cones to warn residents of construction areas and when emergency situations occur.

Nantucket residents have expressed concern about the sagging and holes in the chain-link along the 36th Street fenceline. This was the expected result of Hubbell's Nursery clearing away the brush and trees growing through the chain link, in preparation for the fence renovation. New supports have been set in concrete and the chain link is being spliced and re-stretched. The project began in mid-October and we allowed 60 days to complete the project. As of this week, the project is three-quarters completed, so it is on schedule. I want to thank you for your patience and understanding while this work is being accomplished.

Valley Crest is installing the holiday lighting at the front gate right and the lights will be turned at Thanksgiving.

Bay Home Services power-washed the main gate and south gate this week along with the Kings Point entry signs. Minor repairs and touch-up painting will also be performed. They will also begin pressure washing sidewalks on McDaniel St., Nantucket Drive, Yorkshire, and Gloucester Blvd. with other areas to follow, in phases. This contractor will also evaluate the crown molding on the Main Gate this week.

Approved Roofing evaluated the Main Gate roof and remarked that there are 3 layers of built-up metal on the roof. The entire roof will need to be replaced in approximately nine years. The cost has been estimated and reserves have been created for this purpose, beginning with the 2010-2011 budget year.

The Garden Club signed an Agreement with the Master Association outlining the club's responsibilities for using the Master Association land, currently designated as the Garden Center, for the club's purposes. The Garden Club has obtained an insurance policy that covers liability, club property, employee dishonesty, and D&O. The Master Association is an additional named insured on the policy and will contribute approximately \$390 toward the liability portion of the policy.

Kings Point Management signed an Agreement with the Master Association establishing KPM's responsibility for operating costs and maintenance, while Security uses the gate houses.

A storm drain inlet was repaired at Hammersmith Dr. near Heathfield Cir. Another is being repaired in Gloucester at Gainesborough Lane near the dumpster.

Four more broken sections of sidewalk are scheduled for repair: one on Kings, one on McDaniel, one on Gloucester Blvd.

Several street repairs were completed: two raised area on Kings Blvd. near Idlewood Drive; and a patch on Fairway Greens Drive.

The Knolls pump developed a clog from debris, which affected pressure. The clog was removed and the pressure restored.

Since parts for the old Cambridge and Highgate turbine pumps are no longer available and have to be specially manufactured when needed, Ben Lovelace & Co. will be removing these two turbine pumps and installing new submersible pumps instead. The total cost for this project will be \$36,825.72 which will come from the Irrigation Reserve fund.

Bill Gukensen, Inc. will be replacing the High/Low pressure safeties for the Knolls and Cambridge pump systems. These will have digital pressure gauge switches within to control safe pressure parameters in the irrigation system, and include a timed push-button override for system pre-charge. The safety will be installed with a separate water control line for added protection. This will have the effect of shutting off the pumps if there is sudden pressure change on the loop-system, due to a mainline break or clog, which will prevent damage to the property and to the pump.

Aquatic Systems removed five dead fish from a catch basin on Brookfield Greens Circle. Investigation of the water flow makes it most likely that the fish were put into the drain.

The Master Association removed the small pagoda lights along the exit lane at the front gate which kept getting hit by mowers and vehicles. The four intact light fixtures will be used as replacements parts along the Bedford cart/pedestrian path.

New sign blades were ordered for Halton Court and Hendon Court. Also, caution signs were ordered for the Cambridge H drive area warning golf cart drivers to go slowly as they come off of the Clubhouse Drive cart path and to be wary of cars backing out of the carports. The stop sign at Halton Court was re-furbished with a new decal.

Two-hundred thousand dollars were reinvested in September in a CD at 2.50% APY for 20 months. Two-hundred thousand dollars were reinvested in October in a CD at 2.25% APY for 30 months. Remaining funds are in interest bearing money market accounts.

A mainline break on the golf cart path leading from Andover A, near the Executive clubhouse bridge, resulted in extensive washout under the cart path and damage to a catch

basin. J-C Pipeline repaired a catch basin, a deteriorated drain pipe leading to the creek, filled the wash-out with dirt, and repaired the asphalt cart path.

A serious situation occurred in the median on Kings Blvd. in October when a driver lost control of their vehicle and hit a power pole in the median, head-on. The pole was completely severed midway up the pole and twelve feet of heavy concrete post was hanging there, suspended by live power lines. TECO arrived and replaced the pole that same afternoon.

These last two situations posed a danger to residents. In the first instance, there were a few golf cart drivers that ignored the caution tape at the mainline break and bypassed the cones, running the risk of the cart path collapsing beneath them.

Likewise, the live wires on Kings Blvd. were in danger of falling due to the weight of the concrete pole. Even the tow truck was not allowed to move the wrecked car, which was not even touching the pole, until TECO workers were able to access the wires and by-pass the damaged lines. Even so, there were a few drivers that ignored the people directing traffic and insisted on driving through the danger-zone while we waited for TECO to arrive on the scene.

SO WE URGE YOU, TO PROTECT YOUR LIFE AND YOUR VEHICLE, IN THE FUTURE, IF YOU EVER SEE ANYONE DIRECTING TRAFFIC AWAY FROM AN AREA **OR DETOUR SIGNS POSTED **OR** AN AREA MARKED WITH CAUTION TAPE, CONES, OR BARRICADES, **SLOW DOWN, NAVIGATE WITH CAUTION, AND ESPECIALLY, DO NOT ENTER COMPLETELY BLOCKED AREAS!****

There is a good map located in the front of your Sun City Center Membership Directory (phone book). It is a simple map that clearly shows how all of the Kings Point roads loop around and interconnect. If you study this map, you will be prepared to drive another route, the next time a roadway is blocked.

At this time, we would like to thank the residents who were patient and understanding and graciously detoured the area. We want to give special recognition and thanks to Bill Redding of Security, Bill Katterhorn of Sterling Management, and an unidentified resident in a golf cart who risked life and limb and endured rude gestures and bad language, as they voluntarily stood in the intersections, in the hot sun, directing traffic away from the danger zone until TECO could arrive. These unsung heroes deserve your thanks and support.