

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

**Meeting Date:** April 9, 2008

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

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

**Purpose:** Annual Meeting

**Present:** Forty-seven Member Associations were represented in person or by proxy .  
Also 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. Proof of Notice was on file.
- II. MINUTES** – Mary Dial made a motion that was seconded, to approve the minutes of November 26, 2007 as published. No discussion. Motion carried unanimously.
- III. SPECIAL BUSINESS**
- A. Financial – Cathy Kurek gave a Treasurer’s Report for period ending February 29, 2008.
- B. Annual Report – John Luper gave an annual report mentioning the following:
- The “Duties and Responsibilities of Master Association” has been updated.
  - The Master Advisory Committee meets monthly. Members are residents Harold Scott, Dick Holgate, Bob Greene, Dan Goodwin, Harry Kangieser, Mike Wagner, Lou Einhorn. John Luper, Pat O’Hagin and Cathy Kurek also attend the meetings.
  - The procedure and flow for work orders from first report to inspection sign-off was reviewed.
  - The “no parking” area at Lancaster will be caution-stripped and “NO PARKING” painted on the roadway. The defaced “No Parking” signs will be removed.

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**IV. GOOD & WELFARE –**

Gene McElroy asked the following questions; answered by the Board:

**(Q.)** A pedestrian crosswalk at Cypress Creek was requested at last year's annual meeting. **(A.)** The Advisory Committee determined that it would be too dangerous to encourage pedestrians to cross at the bridge.

**(Q.)** Will a golf cart path be installed on Kings from Villeroy to Tremont? **(A.)** No decision has been made about installing a cart path at that location.

**(Q.)** Request to widen pedestrian crossing to make it safer for both pedestrians and golf carts to cross at the same time. **(A.)** The Advisory Board will look into the request.

**(Q.)** Was golf cart path sold as-is or does WCI have a responsibility to repair? **(A.)** The golf cart path at the tennis courts belongs to the Recreation Trust to repair.

**(Q.)** Crossing from Clubhouse Drive to Shuffleboard area is hazardous. Could a straight-ahead arrow be added in the left turn lane? **(A.)** Management will review the situation.

**(Q.)** The Clubhouse Drive golf cart path from Bridge to Cambridge needs improvement to make it safer. **(A.)** Management will review the situation.

Carol Ramsey, President of Nantucket I submitted a letter dated April 9, 2008 citing health and safety issues along the 36<sup>th</sup> street buffer. Ms. Ramsey requests clean-up of the 25' conservation strip between 36<sup>th</sup> street and Nantucket I and III. To do this Master Association must submit a Landscape Modification Request, in writing, to the Office of Natural resources. After the clean-up, Ms. Ramsey requests Master Association to install a barrier wall between 36<sup>th</sup> street and Nantucket I and III

The Clubhouse Lake is owned by the Recreational Facility. This adds to the insurance liability. It would make sense to transfer ownership of this lake to the Master Association.

The timeframe for turnover of the Master Association is unknown.

**V. ELECTION –** Harold Scott was nominated from the floor, with a second. **Ron Forshier made a motion that was seconded and unanimously carried, to close the nominations.** By acclamation, the membership elected Harold Scott.

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