

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

Meeting Date: April 14, 2010

Time: 9:30 a.m.

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

Purpose: Annual Meeting

Present: Forty-eight 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 (*The Continental Group*).

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 15, 2009 as published.** No discussion. **Motion carried unanimously.**

- III. **SPECIAL BUSINESS**
 - A. **Financial** – Norm Roberts presented the Financial Report for period ending March 31, 2010. A copy of this report shall be published at www.kpscc.com on the Master Association’s web page. A copy is also filed in the administrative records of the Master Association.

 - B. **Manager’s Report** – Dana Phillips presented a Manager’s Report. A copy of this report shall be published at www.kpscc.com on the Master Association’s web page. A copy is also filed in the administrative records of the Master Association.

 - C. **President’s Report** – John Luper thanked the members of the Master Association Advisory Committee for taking the time and effort in the past year to discuss the needs of the community and its future. their service to the association: Harold Scott, Bob Greene, Dick Holgate, Dan Goodwin, Mike Wagner, and Lou Einhorn. He also thanked Cliff Seder who served as representative for the Federation. Eileene Peco will be invited to take Cliff’s place on the Committee. Pat O’Hagin, WCI’s Compliance Supervisor, was recognized for his expertise on all things “underground”, and the assistance he has continually offered to the committee, the Board, and the association manager, over the years. Mr. Luper then conducted a Questions and Answers session. A Questions and Answers Summary will be published at

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- D. **Election** – **Bob Greene nominated Harold Scott; the nomination was seconded. Forrest Davis nominated Bill Richards; the nomination was seconded.** Motion was made, seconded, and unanimously carried, to close the nominations. Ballots were distributed. **The members elected Bill Richards to represent the members on the Board of Directors.**
- IV. **ANNOUNCEMENTS/GOOD & WELFARE:** There are sufficient funds budgeted in 2010-2011 to perform a professional audit. The Board has engaged Kevin Essex, a CPA at Kirkland , Russ, Murphy & Tapp P.A. to audit the Balance Sheet for March 31, 2009 and to do the full audit for year-ending March 31, 2010.
- V. **ADJOURNMENT** – There being no further business, the meeting adjourned at 11:27 a.m.