

**SUN CITY CENTER WEST MASTER ASSOCIATION, INC.**  
**SPECIAL BOARD OF DIRECTORS MEETING**  
**THURSDAY - SEPTEMBER 18, 2008 – 8:30 A.M.**  
**1900 CLUBHOUSE DRIVE, SCC, FL – BANQUET ROOM**  
**PURPOSE: 36<sup>TH</sup> STREET FENCE-LINE CLEAN-UP; SPECIAL ASSESSMENT**

- I. **Opening** - John Luper called the meeting to order at 8:35 a.m. at 1900 Clubhouse Drive, Banquet Room, Sun City Center, FL 33573. A quorum was present: John Luper, President; Harold Scott, V.P.; Norm Roberts, Secretary/Treasurer. The notice of this meeting was given in accordance with the By-Laws.
  
- II. **Special Business** – John Luper reviewed the information related to the Hillsborough County Citation dated 6/13/08 to SCCW Master Association Mandating removal of undergrowth and invasive plants from the Natural Buffer between 36<sup>th</sup> Street fence-line and Nantucket I and Nantucket III property lines. The 25' strip of land bordering the fence-line, deeded to the SCCW Master Association, was always intended to be left in its natural state, as a noise buffer between the homes and 36<sup>th</sup> Street. Bill Langford, the County's Code Investigator, met with the resident complainant, the association's landscape contractor representative from Valley Crest, and representatives from WCI Property Management to explain the scope of the work needed to clean the area of undergrowth. Based upon this information, SCCW Master Association requested written bids from Valley Crest Landscaping, Hubbell's Nursery, and Sunstate Landscaping. The bids were presented to the Master Association Advisory Committee at a meeting held on September 9, 2008. The Committee recommended the contractor with the lowest bid and the method of funding the project. A Special Board Meeting was called for September 18, 2008.

**Harold Scott made a motion to award the work to Hubbell's Landscaping; to approve transfer of funds from the Road Reserve to the Operating Account; and to approve a one-time Special Assessment in the amount of \$48,500.** Discussion: SCCW Master Association members asked questions regarding the cost and scope of work necessary. The one-time special assessment would be \$9.26 per unit. The Citation calls for the area to be maintainable, therefore the projected maintenance cost would be included in the 2009 budget. Richard Singer, President of Federation of Kings Point Associations, had asked the Board to postpone their decision until after the Federation's membership meeting on September 19. **Harold Scott made a motion to table the motion and to recess the meeting and reconvene at noon in the West Social Room on Friday, September 19, 2008. The motion to table was seconded and carried.**

- III. **Recess / Reconvene:** The meeting recessed at **9:45 a.m.** The meeting reconvened at noon on September 19, 2008 in the West Social Room.

**Harold Scott made a motion that was seconded and carried to remove from the Table, the motion regarding the 25' Buffer along 36<sup>th</sup> Street.** Discussion: As a result of Mr. Langford's presentation at the Federation meeting, the Master Association Board felt that there may have been a miscommunication by Mr. Langford regarding the scope of work that was originally discussed with Mr. Langford on-site. The Board will meet again with Mr. Langford on-site (along with Nantucket I and III representatives, all three bidders, and WCI Property Management) and request Mr. Langford to review and approve, in writing, the scope of work that Code Enforcement requires so that the only work that will be performed is that which is necessary to satisfy compliance with Code Enforcement. **Norm Roberts withdrew his second to the motion and Harold Scott withdrew his motion.**

- IV. **Adjournment:** There being no further business, the meeting adjourned at 12:15 p.m.

**Next Meeting:** The Board of Directors will hold another Special Board Meeting after September 30<sup>th</sup> to finalize the details of the project.