

**SCCW MASTER ASSOCIATION
ANNUAL MEETING APRIL 14, 2010**

**MANAGER'S REPORT
2009-2010 ACCOMPLISHMENTS & PLANNING**

It has been a good year for the Master Association, with your money spent wisely for the benefit and safety of the community.

2009-2010 ACCOMPLISHMENTS

- **Roads:** Street Paving & Seal Coating accomplished in 2009 within budget. Additional road striping and hydrant reflectors completed. We're keeping an eye on the Oxford area which, according to the schedule, was due for an overlay last year. The existing asphalt is still in good condition although Oxford Down Court, which had deteriorated, received an overlay in 2008.
- **Sidewalks:** For the first time ever, all sidewalks are receiving a thorough cleaning using a rotating brush and power washing. The entire project should be completed in April. Keeping sidewalks repaired will be a continuing effort, although the worst areas were repaired in 2009.
- **Signs (street, traffic, & monuments):** The main entry monuments were cleaned and touch-up repairs made. Existing street sign-blades were replaced as needed. However, we will only replace broken blades from this point forward, as all street signs will be eventually replaced with regulation reflective metal blades.
- **Lights (bridge, entries, cart path, crosswalk):** Eighteen oak planks were replaced on the Kings Blvd. pedestrian/golf cart bridge.
- **Holiday lighting:** Developer contribution for holiday lighting is no longer supported, however we still had a decent display and even included some lighting at the south gate. Some electrical work was performed at the main gate to keep the lights working. Additional electrical work has been scheduled.
- **Storm drains & weirs & lake and creek banks:** Creek bank behind Cambridge F blew out due to a main line break. Repairs made with rip rap.
- **Lakes (maintenance; natural areas):** Two large alligators were removed in the past year and the Trapper is searching for a third. All are 8 to 12 feet in length. Two were reported by a resident; one was reported by the lake maintenance technician and showed no fear, as if it had been fed. Grass carp were re-stocked in all lakes that have fish barriers. **Princeton/Tremont lake #13:** The vegetation on the island in lake #13 is recovering following the freeze. Although there are trees in the center of the island that appear dead, there are many other healthy

native plants and trees. The lake management company observed Wax Myrtle and Carolina Willow. Both are beneficial plants and had new green growth. There is also pickerel weed which is a native aquatic plant. There are a few pods of cattails on and around the island, but that is the only invasive plant seen. As this area is EPC protected, investigation of the area could only be observed by boat. Also, there has been a fourteen foot alligator observed in this lake, possibly nesting on the island.

- **Landscaping (medians & entries):** The alampandas we replaced, after the early 2009 freeze, are dead from the 2010 freeze. Dead plants will be replaced on the median tips. Some grass areas suffered freeze damage but are recovering
- **Gatehouses (maintenance):** Gatehouses were power washed, some stucco repairs made, and partially touched-up with paint for the holiday season. Additional work will be done in 2010.
- **Property Deeds (orphan areas):** WCI is still working on identifying any un-deeded property, in order to eventually deed it to the Master Association. There aren't that many parcels remaining.
- **Garden Center operations (agreement; insurance):** The Garden Club obtained a separate Liability and Property insurance policy through the Master Association and pays for their portion of the policy. This policy renews in November.
- **The Sportsman's Club** requested an area on Master Association property for those interested in Archery. A suitable location was found south of the Garden Center and is sufficiently removed from any populated area.
- **Insurance (claims; Master Policy renewal):** Two claims were paid to the Master Association to repair property damage due to vehicle accidents. A small refund was received for Worker's Compensation insurance premiums paid in 2004, 2005, and 2006. The Master Policy will renew in June, 2010. We hope the rates will be comparable to those paid last year. The premiums are usually financed.
- **Association Articles and Bylaws:** Attorney, Doug Christy, completed the work needed to record the Restated Articles of Incorporation and Bylaws. The documents are currently being reviewed by WCI's outside legal counsel.

CURRENT PROJECTS:

- **Knolls Lake #5 out-fall (weir) repair.** The grates at the fronts of the outfall boxes were redesigned and the steel was replaced. Now debris can easily pass-through and not block or cause pressure on the grates.
- **Tree Trimming:** The ValleyCrest arborist trimmed and shaped a very large pine tree adjacent to Andover H at the "Richardson's Way" cart path that was blocking the light. Other Master Association trees are trimmed, removed, or replaced, as needed.
- **Electrical Work:** The Master Association approved installation of conduit and GFI electrical outlets in 10 locations north of the main gate to eliminate the excess number of extension cords and improve safety. The new fixtures will have time-clocks with photo-cells for operation of the outlets, to enhance safety. The outlets will also have the option of installing accent spot-lighting when not being used for holiday lighting. We met with F&L Electric to map out the placement of the conduit and outlets, to be located in the median and east and west sides, north of the main gatehouse. The electrical outlets on the east tower will be changed to GFI and breakers checked to make sure the panel is safe. A four-outlet box will be added the center tower's outside wall. A GFI outlet will be added at the flagpole and at the irrigation clock. We also asked for a proposal to change the halogen light fixtures and flagpole spotlight fixture to water-resistant enclosed fixtures. This will be a cost-saving measure, as the guards are replacing bulbs about every three weeks due to moisture and shorts.
- **Plant refurbishment:** WCI will be replacing old plant material at the main gate, shortly.
- **Manchester I pump:** The pump installation is completed. The electrical box, breakers, controller, and pole, will be replaced after ValleyCrest trenches the area to run new electrical line to the transformer. ValleyCrest will perform the tie-in to the existing irrigation supply lines. The entire project should be completed in two to three weeks.
- **Sidewalk cleaning:** Bay Home Services finished cleaning Kings Blvd. and is starting on Newpoint Loop, followed by Vilmont and Kings Green Drive. This will complete the sidewalk cleaning project.
- **Curb Drains:** Hubbell's Nursery is currently working on the curb-drains on Nantucket Drive. Kings Boulevard and Kings Green Drive will follow. This will complete the curb-drain refurbishment project.

PLANNED PROJECTS:

- **Road Paving:** Streets are not scheduled for seal-coating this year. There will be additional cost for street repairs starting this year (due to milling requirements). Gloucester Blvd. will be repaved this year. We are also looking at a large section of the Kings Blvd. extension (adjacent to Southampton and northward to the beginning of the "no passing" lines.) This section on Kings Blvd. appears to have less than one inch of compacted asphalt and has deteriorated sooner than expected due the amount of traffic. Both roads will be milled to the base, millings removed, and one inch (after compaction) asphalt re-installed. This project will give us a better idea of real-cost for removing old asphalt and re-paving in associations that cannot be overlaid again. The 15-year Projection spreadsheet can then be revised accordingly to determine additional funding requirements.
- **Road patching & other repairs:** We have started a list of street areas that need patching, storm grates that need re-seating, and inverts that need repairs. If there are concerns about a particular street within an association, the P.O.C. should call the Master Association Manager for evaluation. Additional traffic stripes are needed at median entries, at the northbound approach to the Kings Blvd. extension turn-about, and at the south gate.
- **Street signs:** Street sign replacement (necessary to conform to Hillsborough County Ordinance) was not included in this year's budget. However, the built-up Equity from the past two budget years will assist in getting started with this project. We have located a reputable, local company that can manufacture anything we want. They have several designs to choose from. We are comparing the bulk-cost of installing decorative posts, rather than plain 3" round galvanized or u-channel posts.
- **Main Gatehouse:** We will arrange to replace the A/C central air unit in the center tower of the Main Gatehouse, before the weather warms up. We are searching for suitable material, of the right proportions, to replace the existing crown molding at the top of the towers. The gate house will be completely re-painted after the crown molding is replaced.
- **Audit:** Although the 2009 annual meeting minutes say that the members waive having a professional audit for fiscal year ending March 31, 2010. The following motion indicated that the members wanted to budget for an audit to be performed. As there is now sufficient Equity and audit funds are also being collected in the 2010-2011 budget, the Board approved going ahead and set up an audit of the Balance Sheet for month ending March 31, 2009 and a full audit for the year-ending March 31, 2010.