

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

**Meeting Date:** April 11, 2011

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

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

**Purpose:** Annual Meeting

**Present:** Fifty-two Member Associations were represented in person or by proxy. Also present: Bill Richards, Vice President; Bob Stevens, Secretary/ Treasurer; Dana Lin Phillips, Master Association Manager (*The Continental Group*).

**Minutes Prepared By:** Dana Lin Phillips

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1. **OPENING** – Bob Stevens called the meeting to order at 9:30 a.m. A quorum was present.
2. **MINUTES** – Neil Thomas made a motion that was seconded to approve the minutes of April 14, 2010 as published. No discussion. Motion carried unanimously.
3. **PROOF OF NOTICE:** All Presidents were notified of the meeting by mail, fourteen days prior to the meeting. All Board members were notified by e-mail and by telephone. Notice was posted at 1902 Clubhouse Drive, Sun City Center, FL 33573. Notice was also posted at on the web site [www.kpscc.com](http://www.kpscc.com), on the Master Association’s web page.
4. **REPORTS:**
  - A. **Financial** – Dana Phillips distributed the Financial Report for period ending March 31, 2011. A copy of this report shall be published at [www.kpscc.com](http://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** – The report “*Frequently Asked Questions and Answers*” was revised and distributed. Dana Phillips presented a Manager’s Report summarizing the 2010-2011 fiscal year. Both reports will be published on the Master Association’s web page at [www.kpscc.com](http://www.kpscc.com) and also filed in the administrative records of the Master Association.

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**5. NEW BUSINESS:**

- A. **Election** – Forrest Davis nominated Bill Richards. The nomination was seconded. There were no further nominations. There being no opposing candidates, **Bill Richards was elected as the Members’ representative on the Board of Directors for 2011-2012.**

**6. ANNOUNCEMENTS/GOOD & WELFARE:**

- A Board of Directors meeting was scheduled to immediately follow the membership meeting.
- Residents in Nantucket wanted to know how to keep people from parking on the Master Association sidewalks.
- Ron Forshier expressed appreciation to the Master Association for the new trees and landscaping installed around the lake. He reported that his constituents are very happy with how it looks.
- Residents expressed appreciation to the Master Association for clearing the vegetation along the cart path west of Cambridge H.
- Residents expressed appreciation to the Master Association for making the sidewalks safer by eliminating the indented curb drains. The Master Association reformed the drains with concrete to make the edges even with the street curb.
- The cart path west of the Clubhouse Drive wood bridge needs the branches trimmed that are overhanging the pathway.
- Bob Stevens expressed appreciation to Dana Lin Phillips, of The Continental Group, for managing the Master Association well.
- Bill Richards added his affirmation that the Membership that the Master Association funds are managed correctly.

- II. ADJOURNMENT** – There being no further business, **Betty Payton made a motion that was seconded to adjourn. The motion carried unanimously and the meeting adjourned at 10:45 a.m.**