

News of KINGS POINT

Official Publication
of the SCC West
Master Association

www.kpmaster.com

April 2026

The Master Association Disaster Planning Committee hosted its 2026 Disaster Planning Workshop on March 15 in the Veterans Theater, bringing together board members, residents, community partners, and emergency resources for an informative and engaging program focused on one of the most important responsibilities associations face: being prepared before a storm ever threatens our community.

The workshop was designed to help associations better understand what it takes to build a strong, workable disaster plan and to ensure board members and residents are equipped with practical information they can use in a real emergency. The overall focus of the event was simple but critical — every association should have a plan in place, understand its responsibilities, and be ready to respond effectively before, during, and after a hurricane or other major event.

A special thank you goes to the Master Association Disaster Planning Committee for the many hours of work that went into organizing this event and bringing together such a valuable program for the community. Special appreciation goes to Committee Chair Mary Ann Meeker for her leadership and dedication in helping guide this important effort. The committee also includes Board Liaison Jim Allen and members Deborah Lappay and Keith Lindsay. In addition, the committee benefits from the support and expertise of its consultants: Shirley Bardell, Federation Representative; Mike Bardell, Emergency Squad Chief; Tim Cole, CERT; Peter Doxsee, Security Chief; and Shawna Deulio, Master. Events like this do not come together without significant planning, coordination, and commitment, and the committee did an outstanding job putting together a meaningful and informative workshop.

This year's program included, for the first time, a live mock disaster scenario featuring a faux board. While this was a new element for the workshop, it provided a very helpful and realistic look at how an association board may need to work through decisions, communications, and

Disaster Planning Workshop Highlights Importance of Association Preparedness



priorities during a storm event. The faux board role players, Lucy Malacos, Keith Lindsay and Barbara Streeter, did an excellent job and devoted several hours and meetings to developing their mock plan and preparing for the exercise. Their willingness to participate helped make the program both educational and engaging, and they deserve sincere thanks for the time and effort they put into making the scenario a success.

Most importantly, the mock exercise reinforced the real purpose of the workshop: making sure associations have a disaster plan and understand how to use it. The faux board's plan was created using the template and information provided in the Kings Point Disaster Planning Guide, showing that associations already have access to tools that can help them get started. A copy of the faux plan is available on Enumerate under Disaster Planning for those who would like to review it. Associations are also encouraged to use the QR code to download the Disaster Planning Guide and keep it as a ready resource.

Throughout the workshop, participants were reminded that good disaster planning goes far beyond simply reacting once a storm is approaching. Associations should understand their insurance coverage and know in advance what is and is not covered. They should also have a clear plan for storm preparation, including protecting important records

and documents, securing common areas as needed, identifying which residents plan to stay and which plan to evacuate, and noting residents who may have special needs.

Another key point discussed was the importance of knowing who has generators, who may need electricity to refrigerate medications, and which residents may need extra attention during or after a storm. The mock board included dedicated block captains as part of its plan to help check on residents and assess damage after an event. This was a strong example of how associations can assign responsibilities in advance to create a more organized and effective response.

The workshop also emphasized the need for contingency planning. Associations should not assume that every person named in their emergency plan will be available during a storm. Some may evacuate, be unreachable, or have their own emergencies to deal with. For that reason, it is important to have backup assignments and alternate contacts in place so the plan can still function when conditions change.

Another valuable takeaway was the recommendation that associations pre-register with vendors such as roofers, and restoration companies, before hurricane season. Taking this step early may help associations receive faster response and priority service after a storm,

when demand is high and contractors are stretched thin. Representatives from Dynamic Roofing and Honest Dollar Roofing and restoration companies, including Belfor and FAWCON, were present and available to talk about the services they provide and the importance of advance planning.

The event also highlighted the many resources available to associations in Kings Point and the surrounding community. Participants heard about the value of working closely with their CAM, as well as community support systems such as the SCC Emergency Squad, CERT, the KP Radio Club, and other response resources. These relationships and points of contact are an important part of disaster planning and can make a significant difference during an actual emergency.

In addition to the committee and participants, thanks are also extended to all of those who contributed to making the workshop possible, including the panel members and volunteers who gave their time and expertise. Thank you as well to Brian Burns of USI for generously providing the donuts and refreshments, which were enjoyed by attendees during the event.

This workshop served as an important reminder that preparedness begins long before a storm appears on the radar. Associations that take the time now to review their insurance, build and update their disaster plans, identify resident needs, organize communication and response roles, and establish vendor relationships will be in a much stronger position when severe weather threatens.

The Master Association Disaster Planning Committee appreciates everyone who attended and participated in this year's workshop. It was a strong first effort for the mock scenario format, and the event successfully advanced the larger goal of helping associations become more informed, more prepared, and more resilient. By working together and planning ahead, our community will be better equipped to protect residents and recover more effectively when disaster strikes.



**DOWNLOAD THE
KINGS POINT
DISASTER PLANNING
GUIDE**

**SCAN TO
DOWNLOAD**

**KINGS POINT
DISASTER PLANNING GUIDE**



**Register for
KP Alerts**



**SIGN UP
TO RECEIVE
KP ALERTS**



Now that Spring is here, we will all come in contact with some of our many protected species here in Kings Point. This article will hopefully help in understanding what our responsibilities are when you encounter some of these species.

At Kings Point, we are currently seeing protected wildlife in areas of the community that should not be disturbed. Gopher tortoises, which have long been common in the back part of the property, are now burrowing new homes on the closed golf courses backing up to the Lancaster and Manchester areas. These areas have been cautioned off, and residents are asked to please leave them alone. We also currently have nesting sandhill cranes in around pond 33 in Nottingham, pond 24 in Devonshire/Edinburg, pond 23 in Brookfield and pond 19 in Oxford 1 & 2. These birds are also protected and should not be approached, disturbed, or interfered with in any way.

Sandhill Cranes, *Antigone canadensis* is a large migratory bird that is protected by a combination of state and federal regulations. While there is no single "Sandhill Crane Statute," their protection is primarily derived from their status as a state-designated threatened species and the federal Migratory Bird Treaty Act.

There are several statutes that are designed to protect this threatened species:



Protected Wildlife Alert: Gopher Tortoises and Sandhill Cranes

By Steven Ashton, Chair KP Stormwater & Pond Committee



•Florida Administrative Code (F.A.C.) 68A-27: This rule (the Endangered and Threatened Species Rule) designates the Florida sandhill crane as a Threatened species.

•Florida Administrative Code 68A-4.001(6): Explicitly prohibits the intentional feeding of sandhill cranes. Violations can lead to fines or even jail time.

•Migratory Bird Treaty Act (Federal): This federal law makes it illegal to take, possess, import, export, transport, sell, purchase, barter, or offer for sale any migratory bird, or the parts, nests, or eggs of such a bird except under the terms of a valid federal permit.

Due to the designation as "Threatened" there are a host of restricted activities near these birds. These restrictions include but are not limited to:

•Killing or Harming: It is a violation of both state and federal law to intentionally kill or "take" a crane. Penalties for intentional harm can reach up to \$50,000 in fines and one year in prison.

•Harassment: Intentionally bothering, chasing, or attacking cranes is prohibited.

•Feeding: Both intentional and "accidental" feeding (such as leaving bird seed where they can reach it) is illegal.

•Nesting Interference: It is recommended to avoid activities within 400 feet of an active nest to avoid illegal harassment.

Due to the federal protective status of Sandhill Cranes, the penalties for violation of these laws are fairly significant:

Violation Type	Potential Penalties
Illegal Feeding	Fines up to \$5,000 and up to 5 years in prison (depending on severity/repetition).
Hunting/Killing (First Offense)	Up to 60 days in jail and a fine of up to \$500.
Intentional "Taking" (Federal)	Up to \$50,000 in fines and 1 year in jail.

If you observe the harassment or illegal feeding of sandhill cranes, you can report it to the Florida Fish and Wildlife Conservation Commission (FWC) at 1-888-404-3922.

Gopher Tortoise *Gopherus polyphemus* is a small reptile that average 9-11 inches long but can reach up to 15 inches in length. They have a domed brownish-

gray carapace (top shell) and a yellowish plastron (bottom shell). The males have a concave plastron while the female plastron is flat. These animals are herbivores, live up to 60 years, and dig extensive burrows up to 40 feet in length. These burrows also provide shelter for up to 32 other species such as indigo snakes and gopher frogs. Gopher tortoises are protected in Florida and it is illegal to keep them as pets.

The following are the laws that protect Gopher Tortoise's.

Primary Legal Protections

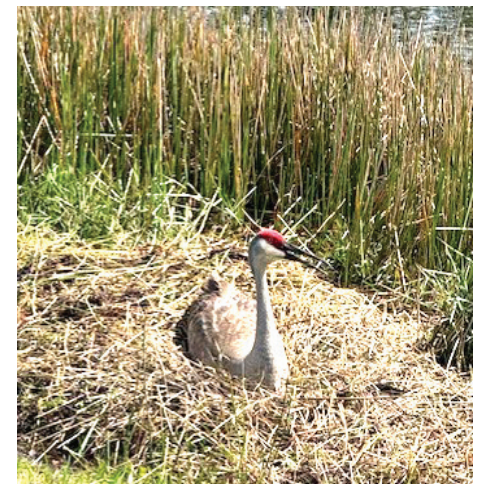
- Chapter 68A-27, F.A.C.: This is the most critical regulatory framework. It classifies the gopher tortoise as a State-designated Threatened species.

- Rule 68A-27.003, F.A.C.: Specifically prohibits the "take" of gopher tortoises, which includes killing, harassing, capturing, possessing, or selling them, as well as damaging or destroying their burrows.

- Florida Statute 379.411: Outlines the penalties for violating these protections. A violation is classified as a third-degree felony, punishable by up to five years in prison and/or a \$5,000 fine.

- Florida Statute 15.03861: Formally designates the gopher tortoise as the official state tortoise of Florida.

- If you observe the harassment or illegal feeding of Gopher Tortoises, you can report it to the Florida Fish and Wildlife Conservation Commission (FWC) at 1-888-404-3922.



Spring brings warmer weather, blooming flowers, and a welcome sense of renewal. For seniors, it is the perfect season to step outside, enjoy fresh air, and focus on health and wellness in simple, meaningful ways. Whether it is taking in the sunshine, getting active with gentle exercise, or spending time on hobbies that bring joy, spring offers countless opportunities to feel refreshed in both body and mind.

One of the easiest and most beneficial ways to embrace the season is by spending more time outdoors. A daily walk can do wonders for physical health, helping to strengthen muscles, improve cardiovascular wellness, and maintain mobility. Just as important, walking can lift your spirits, reduce stress, and create a greater sense of peace and connection with nature. Choosing scenic routes with blooming flowers, shady trees, or peaceful water views can make each walk even more enjoyable. Starting small and building up to longer walks can help make it a comfortable and rewarding routine, and walking with a friend or group can add a social element that makes the experience even more fun.

Gardening is another wonderful spring activity that offers both physical and emotional benefits.

Spring Into Good Health: Wellness Tips for Seniors

Tending to flowers, herbs, or vegetables provides light exercise, encourages movement, and offers a satisfying sense of accomplishment as plants grow and flourish. Gardening can also be calming and meditative, with the simple act of planting, watering, and caring for a garden bringing a sense of purpose and relaxation. Even a few pots on a patio or a small patch in the yard can be enough to get started. With the right tools and a regular routine, gardening can become a fulfilling way to enjoy the beauty of the season while supporting overall well-being.

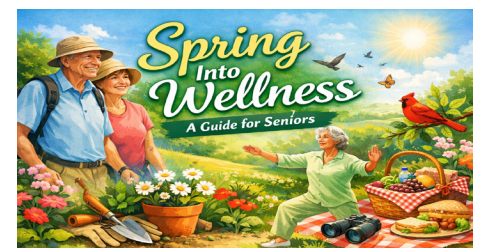
Spring is also a great time to try gentle outdoor exercise. Activities such as Tai Chi are especially beneficial for seniors because they promote balance, flexibility, and mental clarity. Practicing outside adds the extra benefits of fresh air, sunshine, and the calming sounds of nature. Community classes in local parks or gardens can provide helpful instruction, but even practicing at home in a backyard or quiet outdoor space can be a wonderful way to stay active. Making time for this kind of movement several times a week can improve both physical strength and emotional wellness.

In addition to exercise, spring offers many simple activities that make it easy to stay engaged and enjoy the outdoors. Bird watching is a peaceful and rewarding pastime that encourages seniors to slow down and appreciate the natural world. A good pair of binoculars and a bird guide can make the experience even more interesting, and local parks, nature areas, or even a backyard can become the perfect setting for spotting birds and keeping track of new sightings. Picnics are another enjoyable way to spend time outside, combining fresh air, healthy food, and time with family or friends. A shady spot, light snacks, and perhaps a game of cards or bocce ball can turn an ordinary afternoon into a memorable spring outing. Outdoor craft activities can also be a creative and therapeutic option, blending the joy of making something by hand with the benefits of sunshine and nature.

Of course, staying healthy during spring also means paying attention to a few important wellness basics. Hydration becomes especially important as temperatures rise and more time is spent outdoors. Carrying water, eating fruits and vegetables with high water

content, and remembering to drink regularly can help prevent dehydration. Spring is also the perfect season to enjoy fresh produce, with farmers markets and seasonal fruits and vegetables providing delicious options for balanced, nutritious meals. At the same time, sun protection should not be overlooked. Sunscreen, sunglasses, hats, and lightweight protective clothing can help seniors safely enjoy the sunshine while avoiding overexposure.

Spring is truly a season of renewal, energy, and opportunity. For seniors, it offers the chance to reconnect with nature, stay active, and build healthy habits in ways that are enjoyable and manageable. From daily walks and gardening to bird watching, picnics, and outdoor exercise, even small activities can make a big difference. By staying hydrated, eating well, and protecting against the sun, seniors can make the most of everything this beautiful season has to offer.



Gardening Downtime Provides Planning Opportunities

By Lynn Barber, Florida-Friendly Landscaping™ Agent UF/IFAS Extension Hillsborough County



Firecracker Plant



Imperial Blue Plumbago

To this day and, I believe, for the rest of my gardening days, I will remain a lazy gardener. You, too, can have a beautiful garden while maintaining a lazy gardener lifestyle. Right plant/right place, the first of the nine FFL principles, includes consideration of site conditions. Other components are hydrozoning, considering plant size and keeping it simple.

Right Plant/Right Place: analyze sun, shade, water requirements and soil composition.

Hydrozone: group plants by water needs, attend our workshops on microirrigation and rainwater harvesting

Size: determine garden dimensions, mature plant size and laziest number of plants needed to fill space.

If you are too lazy to water during dry spells, plant drought resistant bloomers or wait until the rainy season to plant. If you are too lazy to rake leaves or pine needles when they fall, create self-mulching landscape

beds. If you are too lazy to plant annual flowers, plant perennials.

Sweat Savers: repeat your successes and plant re-seeders. Deadhead for more blooms and to save seeds.

Time Saver: wearing gloves saves time because you may not need to clean your hands and fingernails. Maximize Your Laziness: start a friends' gardening group, divide and relocate perennials.

Lazy Maintenance Plants: Slow growing plants need less pruning. Wide spreaders mean fewer plants are needed. Drought tolerant requires less watering. Pest and disease resistant plants need less Lazy Pest Management.

Low Demands and High Returns include: Plumbago, Firecracker plant, African & Walking Iris, Thryallis, Pentas, Firebush, Croton, and Salvia. These are just a few.

To view and register for our upcoming workshops, go to Hillsborough County Extension calendar of events on our website.

Spring Home Maintenance Tips for Condo Owners



Spring is the perfect time to give your home a thorough checkup after the cooler winter months. A little preventative maintenance now can help you avoid costly repairs later, improve energy efficiency, and keep your condo comfortable as we head into the warmer spring and summer season. Taking care of small issues early can also help prevent them from becoming bigger problems down the road.

Start by checking windows and doors for worn weatherstripping, loose seals, or small gaps that could allow heat, moisture, or pests to get inside. If you have a lanai, patio, or screened entry, inspect it for loose screens, cracked tiles, mildew, or areas that may need cleaning or minor repair. Spring is also a good time to look around exterior walkways and entry areas for slippery spots, dirt buildup, or anything that may create a tripping hazard. Residents should also make sure drains and gutters are clear so water can flow properly during spring rains and not collect where it should not.

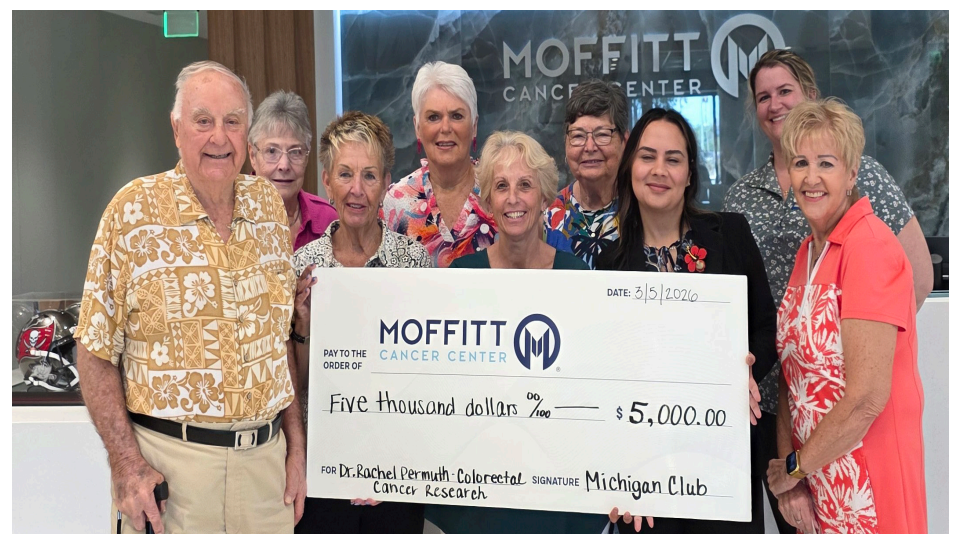
Inside the home, replace HVAC filters and consider having your air conditioning system checked before the hottest weather arrives. Test smoke detectors and carbon

monoxide detectors if applicable, and replace batteries as needed. Check under sinks, around toilets, and behind appliances for any signs of water leaks or moisture. Even a slow drip can lead to damage over time if left unnoticed. It is also a good time to inspect caulking in kitchens and bathrooms to make sure it is still sealing properly.

Spring cleaning can do more than freshen up your home. It is also an opportunity to declutter closets, cabinets, and storage areas, safely dispose of unneeded items, and make sure important household supplies are organized and easy to access. You can also use spring as a time to review a few basic safety items around the home. Make sure flashlights are working, replace old batteries, and confirm you have important phone numbers and emergency contacts in an easy-to-find place.

As we move closer to storm season, it is never too early to begin thinking about supplies, important documents, and simple preparations that can make a big difference later. Taking a little time now to complete these tasks can help keep your condo running smoothly, looking its best, and ready to enjoy the beautiful spring season.

Michigan Club Lip Sync Event Raises \$5,000 for Moffitt



Kings Point Michigan Club members were pleased to present a \$5000 donation to Moffitt Cancer Center Rachel Permuth Colorectal Cancer Research. The generous donations from the Lip Sync event enabled the club to make this donation.

Pictured are Michigan Club

members and Moffitt employees. Front Row: Paul Hunt, Valerie Whipkey, Renee Childs, Stephanie Rodriguez (Moffitt Operations Manager), Marilyn Enge.

Second Row: Karen Hardy, Carol Konik, Norma Ebner, Meghan Adrian (Moffitt Assistant Patient Care Manager).

Reminder - Sign Up for Enumerate/Engage



Residents are encouraged to sign up for Enumerate/Engage, which is now the official location for Master Association videos, agendas, meeting minutes, contracts, insurance information, and other important community documents. It is also used to notify residents of important updates, making it a valuable tool for staying informed and connected.

To register, visit kpmaster.com, click on the Enumerate banner, and complete the form on Sign up Genius. Once your registration is submitted, you will receive an email confirmation from Enumerate within approximately 7 days. If you have any issues registering, please contact Kathy in the Master office at kathy@kpmaster.com.

KP Lawn Bowling Crowns 2026 Champions



KP Lawn Bowling recently celebrated its 2026 Singles Tournament champions. In the men's tournament, 24 players competed beginning February 7, with Jim Munro earning the championship title at the conclusion of an exciting match on February 10. Last year's winner, Dave Barrett, is pictured congratulating Jim on his win.



In the women's tournament, after several rounds concluding on February 17, Melanie Malczewski was declared the 2026 Women's Champion.

Congratulations to Jim, Melanie, and to all participants for a great tournament.



Message From Vesta Security

By: Pete Doxsee - Vesta Chief of Security

Here at Kings Point, looking out for each other is just part of being a good neighbor. Please stay aware of your surroundings, lock your home and vehicle, and let Security know if you see anything that doesn't look seem right.

Taking a little extra care in our shared spaces and community amenities helps keep Kings Point safe, comfortable, and enjoyable for everyone. Small, thoughtful actions really do make a difference.

COA MEMBERSHIP MEETING: 2:00 PM, TUESDAY, April 7, 2026
LOCATION: Banquet Room - Main Clubhouse

FEE IS \$5.00 PER MEMBER.

COA REGULAR HOURS: 9 AM - 12 PM Monday through Friday.

The COA continues to provide our regular services, including Notary Services (by appointment), Copies (copiers are located in the COA Office, 2020 Centre & both KP Clubhouses), US Postage Stamps, Coin Sorting, Fax Service.

If your Association has not enrolled its owners in the COA, we invite you to stop in at 1902 Clubhouse Drive, join the COA for the Membership fee of \$5.00, and have access to all the services offered by the COA.

JOIN THE KP COA TO TAKE ADVANTAGE OF THE SERVICES AVAILABLE TO MEMBERS. ANNUAL



Master Maintenance Updates Irrigation and Maintenance Repairs March 2026



- 87 Irrigation Inspections
- 290 Work Orders
- 4 Emergency Calls
- 4 Alteration Requests
- 18 Mainline Repairs
- 27 Lateral Lines
- 14 Valves Repaired/Replaced
- 17 Lateral Reroutes
- 2 Pump Station Repairs
- 3 Gate Valve Repaired/Replace
- 3 Control Boxes Replaced

- 1 Breakers Replaced
- 0 Wire Issues
- 0 Control Boards Replaced
- 0 Decoders Replaced
- 0 Modems Replaced
- 3 Antenna Repairs/Replaced
- 1 Pressure Release Valve
- Bridge Light Repair
- Storm Inlet Repair
- 7 Signs Repaired/Replaced
- 2 Potholes



Hot Diggity Dog – It's Spring!!! Join your fellow Kings Point Michigan Club friends for our annual Spring Party which will include hot dogs, chips and cookies! Doors open at 5:30 PM on Saturday, April 18th in the KP Veterans Theater. The band, Mad With Power, will begin playing at 6:00 PM. April's 50/50 charity event will be Breakaway Respite Care at United Methodist Church.

Tickets will be sold on Tuesday, April 7th from 9 to 11 AM in the KP North Club Lobby. Members \$10; Non-members \$12.

Feline Folks Monthly Meow Mixer



Have you wondered about the cats that you see near Kings point, and the Towers? Who is feeding and caring for them? How did they get there? Spend a few minutes on the first Thursday of each month with the members of Feline Folks and all your questions will be answered while having light refreshments.

Feline Folks is always looking for kind, caring volunteers especially those who like to help with the daily feeding. Food and training are provided!

The next meeting is Thursday, April 2 at 3:00PM in the Kings Point North Club House West room. It is open to anyone interested in learning about the cats and the efforts made to keep them safe and well fed. Non-Kings Point residents are warmly welcome.

At 3:00PM in the same room, preceding the Meow Social, is the board meeting which is also open to everyone. If you can't make this meeting, join the group on Thursday, April 2, email them at info@felinefolks.us, visit their web site www.felinefolks.us or check them out on Facebook [felinefolksuncitycenter](https://www.facebook.com/felinefolksuncitycenter) but the best is a visit to the monthly Meow Mixer.

CALLING ALL CLASSIC CAR OWNERS!
The Master Event Committee is planning a Kings Point Car Show.
The committee would like to know who owns a classic, antique, or custom car.

Please contact:
crobin1940@yahoo.com
or call Chris
613-599-9747

KPCARES IS A RESIDENT-LED VOLUNTEER ORGANIZATION SERVING THE KINGS POINT COMMUNITY.

813-419-7339

SUPPORT FOR RESIDENTS IN NEED

- TUESDAY CHIT-CHATS NCH 11A-1P
- COMMUNITY FOOD PANTRY & OUTREACH
- SOCIAL CONNECTION & COMPANIONSHIP
- TRUSTED HELP FROM NEIGHBORS WHO CARE
- ESSENTIAL RIDES TO DOCTORS APPOINTMENTS

KPCARES4U2@GMAIL.COM

TOGETHER, WE CAN CONTINUE BUILDING A STRONGER, MORE CARING KINGS POINT.

SAVE THE DATE!
MAY 14-16

Another GREAT Comedy!
Produced by: The Pelican Players Community Theater

FARCE OF NATURE
MAY 14-16, 2026

Paul Ansell, Director
Michele Whelan, Assistant Director
A JONES HOPE WOOTEN COMEDY

Kings Point Veterans Theater
1900 Clubhouse Drive, SCC, FL
Kings Point Box Office Hours
Monday-Friday 8:30am - 4pm

THURSDAY, MAY 14 @ 6:30PM
FRIDAY, MAY 15 @ 6:30PM
SATURDAY, MAY 16 @ 1:30PM
SATURDAY, MAY 16 @ 6:30PM

Doors open: 30 minutes prior
Tickets: \$18/\$15 Matinee
Tickets also available at the door.
Correct change is appreciated.

www.pelicanplayerssc.org

Happy Easter

Wishing everyone a happy, healthy, and joyous Easter!

Kings Point

News of KINGS POINT

Have Something to Share?

If you have something to share with the community, we encourage you to submit it for the News of Kings Point at kpnews@kpmaster.com. We welcome Volunteer of the Month nominations, news and updates from KP clubs, questions for the Pet Vet, and other stories or information that may be of interest to Kings Point residents.

The News of Kings Point is a great way to keep residents informed, recognize volunteers, and highlight the many activities and people that make our community special. To be considered for the following month's issue, submissions must be received by the 15th of each month, space permitting.

Kings Point Mixed Chorus
— announces its 50th year —
Spring Concert

“The Great American Songbook Part 2”

Concert will be April 17, 2026, 6:00
at the KP Veterans Theater,
1900 Clubhouse Drive

Tickets: \$15.00
Available at the KP Box office and
at the door the night of the performance.

Bring friends and family,
BYOB and Snacks
Cabaret and Stadium
seating available

KP Alerts Quick Registration

Text
KPALERTS
to 38276

Find us on

[@kingspointmasterassociation](https://www.facebook.com/kingspointmasterassociation)

MASTER IRRIGATION AFTER HOURS
IRRIGATION NUMBER

1-866-263-3988

UPCOMING MEETINGS

April 7th @ 10:00am
Joint Town Hall Meeting
KPNCH - Veterans Theater

April 8th @ 9:30am
Master Assoc. Board Meeting
KPNCH-Veterans Theater

March 1st, 15th, 22nd & 29th @ 9:30am
Master Association Workshops
Open to All Residents