

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Wednesday, December 8, 2010 - 9:00 AM
Rollins Theater

APPROVED

DIRECTORS PRESENT

Ed Barnes, President

Bob Black, Vice President

Al Alderman, Corp. Secretary

Chuck Collett

David Floyd

Martin Hurwitz

Ann Marie Leblanc

Donald Schings

OTHERS PRESENT

Neil Rothfeld, Treasurer

Lyn Reitz, Community Manager

Carol Donner, Recording Secretary

21 Members

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

President Barnes called the meeting to order at 9:00 a.m. All present joined Director Schings in the Pledge of Allegiance. A quorum was established with 8 Members present.

II. APPROVAL OF MINUTES

There being no corrections, the minutes of the Board Meeting held on Wednesday, November 10, 2010 were approved as printed.

III. SECRETARY'S REPORT

Certification of Membership Vote – Secretary Alderman reported on the Secretary's Certification of the vote for directors held on November 30 and December 1, 2010 (attached).

Certification of Directors Vote for Officers – Secretary Alderman reported on the Secretary's Certification of the election of Officers for the Community Association for 2010 (attached).

Acknowledgements – Secretary Alderman acknowledged the following contributions on behalf of the Board: The Polish Heritage Club donated \$200 for the Hardship Fund; \$150 towards FunFest and \$200 for the Library. The Men's Club donated \$5,000 to the Library for books and media items. The Sew n Sews donated \$100 to the Community Information Center and the Aquasizers paid \$200 for a noodle holder at the pool.

IV. PRESIDENT'S REPORT

A copy of President Barnes' report is attached.

V. TREASURER'S REPORT

Treasurer Rothfeld reported on financials through November 30, 2010. The Operating Fund has a net cash balance of \$697,740. In the Capital Fund, there is a balance of \$609,325. Twenty-four homes closed during November for a total year-to-date of 255 homes closed vs. budget of 220. In the Replacement Fund, there is a balance of \$1,299,032. The Renovation Fund has a balance of \$29,753.

VI. COMMUNITY MANAGER'S REPORT

Community Manager Lyn Reitz reviewed her written report (attached).

VII. STANDING COMMITTEE REPORTS

Elections Committee – Mr. Tommy Wardlow, Chair, reported on the recent election results. He noted that the newspaper ballots were a great success; 748 by newspaper, 116 by absentee ballots from the CA office and 516 votes in person.

VIII. SPECIAL PURPOSE COMMITTEE REPORTS

50th Anniversary Update – Director Leblanc reported that the Holiday Walk breakfast was extremely successful with more than 800 people attending. The winners of the 50/50 drawing were picked during the breakfast: first prize of \$1,250 – Ken Barringer; second prize of \$750 – Bob Spitzner and third prize of \$500 – Tom Crossman. The committee is presently working on a calendar of events for the year.

Public Relations Task Force – Paul Courter, Chair, reported that the task force was working on updating the current web site to attract new residents and still inform our current members of what is going on. They have been working on the overall site design and have developed a list of objectives and requirements. He also stated that Minto is promoting the community on its web site.

IX. UNFINISHED BUSINESS

X. NEW BUSINESS

- 1) Approve renewal of insurance policies for 2011
Vice President Black **MOVED** that the Board approve the renewal of the property, liability, fidelity bond, directors & officers and umbrella insurance policies for 2011 for the total amount of \$121,392.64. These costs will be applied to the individual insurance account line items. **SECOND:** Director Collett. **VOTE:** Unanimous in favor by voice vote. Motion carried.
- 2) Ratify Tillers & Toilers Maintenance Agreement
Secretary Alderman **MOVED** that the Board ratify the Letter of Understanding between the CA and the Tillers & Toilers Club on the maintenance of their facility. **SECOND:** Director Collett. **VOTE:** Unanimous in favor by voice vote. Motion carried.

- 3) Approve automatic doors for the Palm Room and Exercise Pool
Director Hurwitz **MOVED** that the Board approve the installation of automatic doors for the Palm Room and Exercise Pool for an approximate cost of \$12,000. The Men's Club will cover the total cost of this project. **SECOND:** Director Collett. **VOTE:** Unanimous in favor by voice vote. Motion carried.

XI. GOOD & WELFARE (None)

XII. ADJOURNMENT

Vice President Black **MOVED** the meeting be adjourned. **SECOND:** Director Collett. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:42 a.m.

AUDIENCE PARTICIPATION



Al Alderman
Corporate Secretary
AA:cd
(4 attachments)



COMMUNITY
ASSOCIATION, INC.

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(813) 633-3500 • FAX (813) 634-3486

SECRETARY'S CERTIFICATION

I, Al Alderman, as Corporate Secretary of the Sun City Center Community Association, Inc., do hereby certify that a properly called vote for the Board of Directors was held on November 30, 2010 from 7:00 a.m. to 2:00 p.m. in the Sandpiper Room and on December 1, 2010 from 9:00 a.m. to 7:00 p.m. at Community Hall.

The result of the election vote for Directors was as follows:


3 Year Term

Ed Barnes	1,002
Sam Sudman	948
David Floyd	855
Ed Jacobs	693
Art Erickson	316

1 Year Term

Bob Black	1,119
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A copy of the "Official Ballot" is attached as well as certified ballot results.


Al Alderman
Corporate Secretary



BALLOT REPORT FORM
VOTE ON NOVEMBER 30, and DECEMBER 1, 2010

Board of Directors

Number of votes counted per candidate

3 Year Term

1002 Ed Barnes

316 Art Erickson

855 David Floyd

693 Ed Jacobs

948 Sam Sudman

1 Year Term

1119 Bob Black

We, the undersigned, do hereby certify that the above information is true and correct:

Henry Wade
Chairperson
Elections Committee

Barbara Senjick
Vice Chairperson
Elections Committee

DATE: 12/1/10

SUN CITY CENTER



**COMMUNITY
ASSOCIATION, INC.**

**OFFICIAL BALLOT
BOARD OF DIRECTORS**

November 30, 2010, Sandpiper Room
7:00 a.m. to 2:00 p.m.

December 1, 2010, Community Hall, Room 3
9:00 a.m. to 7:00 p.m.

THREE YEAR TERM:

(Vote for no more than 3)

Ed Barnes

Art Erickson

David Floyd

Ed Jacobs

Sam Sudman

ONE YEAR TERM:

(Vote for 1)

Bob Black



SECRETARY'S CERTIFICATION

I, Al Alderman, as Corporate Secretary of the Sun City Center Community Association, Inc., do hereby certify that a properly called meeting of the Board of Directors for the election of officers of the Sun City Center Community Association for 2011 was held on December 6, 2010 at 9:00 a.m. in the Board Room.

The result of the election for Officers was as follows:

President	Ed Barnes
Vice President	Tie Vote *
Secretary	David Floyd
Treasurer	Neil Rothfeld

Al Alderman
Corporate Secretary

* The election of Vice President will take place after new Director is appointed on January 12, 2011.

President Ed Barnes Report – Board of Directors Meeting - December 8, 2010

As you know, an election of Directors was held November 30 and December 1. We will have a report from the Election Committee later in the meeting and I don't want to steal all of Tommy Wardlow's thunder but I want to mention a few highlights. The use of the News of Sun City Center for absentee ballots was a success to say the least. 52% of all votes came by this means. I think the appeal of this method was that you could take your time in your own home and could mail it or deliver it to the CA Office. Tommy will have more to say on this later but it seems to me this is a technique we should use in future elections. For those of you who haven't heard, four people were elected to the BOD – Bob Black, Sam Sudman, David Floyd and myself. These directors will be installed at the January 5, 2011 Membership Meeting.

We currently have a vacant Board position for one year. We are accepting applications for that position at the CA office until 3 p.m. on January 5. Applications are available in the CA Office. Candidates will be interviewed on January 10 and the new Director appointed on January 12.

Since the board was not able to select a Vice President for 2011 due to a split vote, the election for that office will take place after the new Director is appointed.

In case you are wondering it is Minto that is refreshing the Pebble Beach Blvd median on both the North and South side – they are removing those very tall palm trees and replacing them with much smaller ones. Should look very nice when Minto is finished.

As most of you know Minto submitted a minor modification to our General Site Development Plan to remove the South Pebble Beach entrance to U.S. 301 and provide only an emergency access and egress. This issue has stirred up quite a controversy in the community. After I reviewed the history it was not clear to me that there was sufficient evidence to support the contention that the members did not want this opening. There was an unofficial opinion poll conducted a few years ago which indicated that the members did not want this connection but, no official vote has ever been taken on this issue.

In order to allow sufficient time for discussion by the membership we plan to hold a Town Hall Meeting – we are tentatively planning this event for Thursday January 20 at 7 PM in the Community Hall, but I want to check all of the Sports calendars to ensure we are not colliding with the NCAA Final Four, Super Bowl or World Series or some other major sports event that will keep people at home. We seem to have a propensity for that type of scheduling. Scheduling this meeting on the January 20 should give us time to discuss this issue and if necessary hold another Town Hall Meeting. I would expect that a referendum vote would take place in mid to late February or March. From what I hear this issue is raising a lot of discussion among the membership and I would like to get it settled and on with other business.

The SBH issue is still perking along with the actual Administrative Judge Hearing scheduled for December 14 in Tallahassee. Six SCC people, including myself, will be testifying at that hearing. I don't expect the actual decision from the Admin Judge's hearing to be coming for 3 to 6 months after this hearing is over. Regardless of the outcome of the Admin Judge Hearing I expect there will be an appeal to the Appeals Circuit Court which will delay any decision another 6 – 12 months. I don't expect a final outcome of this process for at least 12 – 18 months.

Over the last year we have been trying to develop ways and means we could more effectively and more efficiently reach more members. One tack that we have been going down is enhancing the SCC CA web site. You will hear later in the meeting a report from the PR Task Force lead by Paul Courter that will give us an update on this effort.

We have a lot of things going on in the near term

- Golf Cart Holiday parade this Saturday beginning at 10:30 a.m. in the North Lakes Parking Lot
- Membership Meeting on Wednesday, January 5th at 7 PM in Community Hall
- Town Hall Meeting on Thursday January 20th at 7 PM in Community Hall
- Referendum on SPB/US301 – February or March – the date for this will be settled before the end of this year.
- Survey on the members desires for future facilities in Feb or March
- Fun Fest in March
- Kick off of the 50th Anniversary May 1- 1 PM with a parade and picnic

**Sun City Center Community Association
Board of Directors Meeting**

December 8, 2010 from Lyn Reitz, Community Manager

2011 Property Insurance --- We were able to secure all “A” rated companies with a savings of approximately \$12,500 mostly due to the last three years of decreased claims.

Outdoor Pool and Locker Rooms --- Specifications have been sent out and we are awaiting replies for the outdoor pool renovations.

Computerized Room Reservation System --- We are ready to implement January, 2011.

South Campus Mural --- This project was started last week and should be done in the next week.

Resident Count --- As of November 30th, total residents were 10,276 and total membership dues were 11,551. We are now tracking the residents and vacancies separately to have a true accounting for our records and budgeting processes.



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January 1, 2011

Letter of Understanding

To Whom It May Concern:

This letter constitutes an understanding between the Sun City Center Community Association, hereinafter referred to as the "Association", and the Sun City Center Tillers and Toilers Club, hereinafter referred to as the "Tillers and Toilers Club".

Terms and conditions are as follows:

- I. The Tillers and Toilers Club agrees to maintain their facility i.e. grass mowing, plot upkeep, storage sheds, green house, day to day upkeep of grounds and any other items pertinent to their clubs needs.
- II. The Association agrees to provide trash pickup as established, portable toilet facility as established, potable water to facility, tree trimming to protect structures, day to day maintenance of existing shelter and any other items that may be pertinent in the protection and upkeep of the facility.
- III. This agreement will be reviewed annually for cost adjustments by the Treasurer of the Board of Directors and if needed, be modified with agreement of both parties.

The above items constitute the total terms and conditions of this Agreement.

President, Sun City Center Community Association

11/16/10

Date

President, Sun City Center Tillers and Toilers Club

NOV 15 - 2010

Date