

APPROVED

**MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, JANUARY 8, 2014
ROLLINS THEATER**

DIRECTORS PRESENT

Jane Keegan, President	Al Alderman	Mike Killian
Sam Sudman, Vice President	Chuck Collett	Helen Lewis
David Floyd, Secretary	Howie Griffin	
Neil Rothfeld, Treasurer		

OTHERS PRESENT

Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
21Members

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

President Keegan called the meeting to order at 9:00 a.m. All present joined her in the Pledge of Allegiance. A quorum was established with 9 members present.

II. APPROVAL OF THE MINUTES

There being no objections or corrections, the minutes of the Board Meeting held on December 11, 2013 were approved as presented.

There being no objections or corrections, the minutes of the Special Board Meeting held on December 18, 2013 were approved as presented.

III. SECRETARY'S REPORT

Acknowledgements –Secretary Floyd reported that the CA had received donations from Monday Movie of \$147 to offset license fees, Front Porch Pickers \$500 for the Hardship Fund, Needlecrafters Club - \$500 for Operations; Oldies but Goodies Dance Club - \$1,500 for Operations and Sun City Line Dancer's Club - \$100 for Hardship Fund. The Pickleball Club paid the CA \$1,200 as their share of maintaining the Pickleball Courts for 2014. The Computer Club paid \$4,680 in 2013 for the Wi-Fi service in the Computer Room and Atrium.

IV. PRESIDENT'S REPORT

President Keegan's report is attached.

V. TREASURER'S REPORT

Treasurer Rothfeld reported on financials through December 31, 2013 which are preliminary figures subject to audit. The Operating Fund had a net cash balance of \$735,826. In the Capital Fund, there was a balance of \$1,990,539. In the Replacement Fund, there was a balance of \$1,521,303. The Renovation Fund had a balance of \$31,360. He also stated that Capital Fund Fees were received for 472 homes in 2013 versus a budget of 300 homes for the year.

IV. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VI. STANDING COMMITTEE REPORTS (None)

VII. SPECIAL PURPOSE COMMITTEE REPORTS (None)

VIII. UNFINISHED BUSINESS (None)

IX. NEW BUSINESS

1. Approve amendment to Policy VI. Facilities

Secretary Floyd **MOVED** that the Board approve amending Policy 6.01.D.2 Exceptions as submitted (attached). **SECOND**: Director Collett. **VOTE**: Unanimous in favor by voice vote. Motion carried.

2. Approve renewals on insurance policies

Treasurer Rothfeld **MOVED** that the Board approve the renewal of the following insurance policies for 2014:

Property - \$71,379.00	(expensed to Operations Account #63104)
DIC - \$7,285.66	(expensed to Operations Account #63104)
General Liability - \$41,215.95	(expensed to Operations Account #63100)
Fidelity Bond - \$2,505.00	(expensed to Operations Account #63400)
Directors & Officers Liability - \$16,753.65	(expensed to Operations Account #63300)
Umbrella - \$12,260.34	(expensed to Operations Account #63102)
Equipment Breakdown - \$828.00	(expensed to Operations Account #63104)
Workers Compensation - \$50,524.00	(expensed to Operations Account #63101)
Automobile - \$4,342.57	(expensed to Operations Account #63101)

Total of \$207,094.17

SECOND: Director Collett. **VOTE**: Unanimous in favor by voice vote. Motion carried.

3. Bank Signature Approval

Director Killian **MOVED** that the Board approve the following signatories for all banks that the Community Association has accounts with:

Patricia Jane Keegan, President
Marvin S. Sudman, Vice President
David T. Floyd, Secretary
Neil S. Rothfeld, Treasurer
Albert D. Alderman, Jr., Director

SECOND: Director Collett. **VOTE**: Unanimous in favor by voice vote. Motion carried.

4. Approval of Committee Chairpersons for 2014

Vice President Sudman **MOVED** that the Board approve the following Committee Chairpersons for 2014 as follows:

STANDING COMMITTEES:

Budget – Jerry Mahoney
Consumer Affairs – Jerry Decker
Elections – Shelba Fields, Chair
Barbara Rein, Vice-Chair
Governmental Affairs – Bob Shangraw, Co-Chair
Don Nathan, Co-Chair

SPECIAL COMMITTEES:

Bingo – Janet Love
Entertainment – Judy Schings
Fitness Center – Ernie Kociban
Hospitality – Janet Ditmore
History Society – John Bowker
Restrictive Covenants – Paul Wheat
Sun City Center Web Site – Nan Baytos, Co-Chair
Maggie Pliska, Co-Chair

OTHERS:

LPFM Radio Task Force – Carl McGary
FunFest – Susan Muise
Golf Cart Parade – Dave Birkett
Monday Movies – Roy Skinner, Co-Chair
Helen Skinner, Co-Chair

SECOND: Director Alderman. **VOTE:** Unanimous in favor by voice vote. Motion carried.

Secretary Floyd **MOVED** that Bill Hodges be appointed chair of the committee handling the TV in the atrium. **SECOND:** Director Alderman. **VOTE:** Unanimous in favor by voice vote. Motion carried.

5. Appointment of Editor-in-Chief and Ombudsman of “The News of Sun City Center”

Director Griffin **MOVED** that the Board appoint Karen Jones as Editor-in-Chief and Ilona Merritt as Ombudsman of “The News of Sun City Center” for 2014. **SECOND:** Treasurer Rothfeld. **VOTE:** Unanimous in favor by voice vote. Motion carried.

6. Appointment of The Projects Office (TPO) Chairperson

Vice President Sudman **MOVED** that the Board appoint Al Alderman as Chairperson of The Projects Office (TPO) for 2014. **SECOND:** Director Collett. **VOTE:** Unanimous in favor by voice vote. Motion carried.

X. GOOD & WELFARE

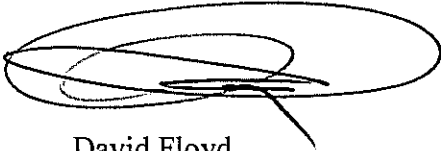
Director Killian reported that FunFest will be held on March 15th this year.

XI. ADJOURNMENT

Director Collett **MOVED** the meeting be adjourned. **SECOND:** Treasurer Rothfeld.

VOTE: Unanimous in favor by voice vote. The meeting was adjourned at 9:30 a.m.

AUDIENCE PARTICIPATION

A handwritten signature in black ink, appearing to be "David Floyd", enclosed within a large, hand-drawn oval.

David Floyd
Corporate Secretary
DF:cd
Attachments (3)

ADDENDUM – MINUTES – JANUARY 8, 2014

*Audience participation comments are not an official part of the Board Meetings.
They are condensed and summarized for reference only.*

NAME	SUBJECT
Don Schang	He is not in favor of the site plan for the Welcome Center and asked the Board to consider a better site plan which he presented to them.
Don Lynch	Felt the Board was doing a great job and shouldn't be criticized.
Al Demarest	Expressed his concern about the condition of the North Lakes course which is an eye sore to the community. He also felt the 3 minute rule for members to speak at a meeting should be removed.
Wendell Spencer	Spoke about an article in the paper regarding the effects on neighborhoods of golf course closings.
Janet Ditmore	Would appreciate the Board answering questions presented to them while at Membership Meetings rather than at a Board Meeting with much fewer people in attendance. Even if the golf course were to be given to us, the CA doesn't have the money to keep it up.
Uta Kuhn	Some of the information stated at Board Meetings needs to be published on the web site or in the News so that everyone can be informed.
Wendell Spencer	Expressed concern about law suit involving Security Patrol. <i>(Separate corporation – not part of the Community Association.)</i>
Bob Deutel	Asked how the County would be handling trash pick-up on Saturdays to accommodate estate sales. <i>It will be looked at when the new process starts.</i>

President Jane Keegan's Report – Board of Directors Meeting – January 8, 2014

I want to begin by saying that Ed Barnes, our former president, has left this Board in very good shape with many ongoing projects. As progress continues on each of these items, I will keep you informed.

We are continuing our dues collection process. Unfortunately, the BB&T Bank made an error when sending out the statements and did not include the envelope. However, we are making adjustments and you can pay your dues in person at the bank, across from Taco Bell, or send in your payment to the Orlando address. Thank you for being patient as we make this transition for improved accounting procedures.

Hillsborough County is delivering garbage receptacles this week. I received my 35-gallon blue one for recyclables and the 35-gallon gray one for garbage, yesterday. January 15 is the first date for trash collection with these bins. At the meeting last night, Sam Sudman led the discussion and Hillsborough County folks answered the questions.

Remember January 28—This will be a workshop for those who want to know more about what Florida gardening is all about. The workshop is free, and open to Sun City Center, Kings Point and surrounding areas. We are all in the same situation with sandy soil and weather extremes. Hillsborough County Extension will be presenting the program. Again the date is January 28, Tuesday, and the time is 8 a.m. to 1:30 p.m. at Community Hall.

Other dates to remember are February 8 and 9. The library's annual book sale will be held in the Atrium Building, Caper Room on Saturday, February 8, from 9 to 4 and Sunday, February 9, from 10 to 2. They welcome you to peruse all types of books.

Hardship financial relief for 2014 dues is available to Sun City Center members who have been a member of the community in good standing for a period of three years prior to applying for assistance. They must also complete a full financial disclosure statement. Applications can be picked up in the CA office and must be submitted prior to February 28.

We feel there is no longer a need for a formal Board workshop each month. In lieu of that, the agenda will now be posted on our web site, on bulletin boards, and will be sent to everyone in an email blast.

On the table in the back of the room, you will find a complete listing of the CA Board assignments and community areas of responsibility. Also, please feel free to pick up the calendar of Board meetings, Membership Meetings, Community Leaders Meetings, and Co-Op meetings for 2014.

Volunteering to help at the Information Center would be appreciated, becoming a part of the computer club as a monitor would be great, and quilting blankets with the Sew n Sews for distribution to the needy is another opportunity. Remember to become an integral part of your community by volunteering.

Sun City Center Community Association

Board of Directors Meeting

January 8, 2014 from Lyn Reitz, Community Manager

Building Painting --- We are finishing up the painting of the interior buildings on the central campus, with the new building color. Please be respectful of the cones and tape and stay clear of the painted areas.

Master Building Projects --- We are working with the Architects, Engineers, Owners Representative and General Contractor proceeding forward with the approved projects. We are in the permitting and developmental stage at this time. We are still meeting our time frame of a start date for construction of late March early April.

Upcoming Building Construction --- Please refrain from entering the construction areas that will be around the campus for the Master Plan building projects. Most will be fenced but gates will be open during the day for workers to come and go. These are in place to protect you. Please do not enter these areas for any reason.

Shredding Day --- I have scheduled shredding day for March 24th, 9am-Noon. It will be in a new location which will be the parking lot in front of the acquired five acres so that you can drive through and drop off your papers. This will make it much more convenient for the members.

Volunteer Luncheon --- We have scheduled the volunteer luncheon for February 17th, Noon to 2pm in the Florida Room. If you volunteered in any capacity for the Community Association for 2013 please attend and enjoy a picnic lunch as a token of thanks from the Board of Directors.

Resident Count --- As of December 31st total residents were 10,542 and total membership dues were 11,173. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.

6.01.D.2. Exceptions to rental fees

Organization	Rental	Set Up/Take Down Fee Required	Security Deposit Required for use of Kitchen
AARP Driver Safety	Free	No	Yes
Emergency Squad	Free	No	Yes
Good Samaritans	Free	No	Yes
Houses of Worship & related organizations	Free	Yes	Yes
Kiwanis International	Free	Yes	Yes
Lions Club	Free	Yes	Yes
Rotary International	Free	Yes	Yes
Knights of Columbus	Free	Yes	Yes
Hope Fund	Free	No	Yes
Community Foundation of Greater Sun City Center	Free	No	Yes
Interfaith Council	Free	No	Yes
Neighborhood Associations in the SCC-CA	Free	No	Yes
Security Patrol	Free	No	Yes
Minto Communities	Free	Yes	Yes
ClubLink	Free	Yes	Yes
SCCChamber of Commerce	Free	Yes	Yes