

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Wednesday, October 12, 2011, 9:00 AM
Rollins Theater

DIRECTORS PRESENT

Ed Barnes, President
Bob Black, Vice President
David Floyd, Corporate Secretary

Al Alderman
Chuck Collett
Martin Hurwitz

Jane Keegan
Ann Marie Leblanc
Sam Sudman

OTHERS PRESENT

Neil Rothfeld, Treasurer
Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
12 Members

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

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

II. APPROVAL OF MINUTES

September 14, 2011 Board Meeting - There being no corrections, the minutes of the Board Meeting held Wednesday, September 14, 2011 were approved as printed and presented.

III. SECRETARY'S REPORT

Acknowledgements – Secretary Floyd acknowledged the following contributions: Monday Movies donated \$193.00 to be applied to License Fees. The Community Foundation of Greater Sun City Center donated \$10,617.02 (from the Durward & Janet Seville Fund) to the SCC Library (a semi-annual donation). The Sawdust Engineers paid \$800.00 for a storage unit next to the lawn bowling courts. The Softball Club paid \$7,499.00 for renovations to the Softball Field.

IV. PRESIDENT'S REPORT

A copy of President Barnes' report is attached.

V. TREASURER'S REPORT

Treasurer Rothfeld reported on financials through September 30, 2011. The Operating Fund has a net cash balance of \$1,304,339. In the Capital Fund, there is a balance of \$964,330. Transfer fees were received for 27 homes in September for a total year-to-date of 281 homes closed vs. budget of 120. In the Replacement Fund, there is a balance of \$1,652,661. The Renovation Fund has a balance of \$31,250.

VI. COMMUNITY MANAGER'S REPORT

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

VII. STANDING COMMITTEE REPORTS (None)

VIII. SPECIAL PURPOSE COMMITTEE REPORTS

Anne Marie Le Blanc gave an update on the 50th Anniversary activities.

IX. UNFINISHED BUSINESS (None)

X. NEW BUSINESS

1) Ratify Contract to Repair Atrium Parking Lot

Director Martin Hurwitz **MOVED** that the Board ratify the action taken by the President on October 4, 2011 in which he signed a contract with G. A. Nichols Co. in the amount of \$10,450 to repair the Atrium Parking Lot and replacing the storm drain inlet. This will be expensed from Operations, Contingency Account #66800. **SECOND:** David Floyd. Unanimous in favor by voice vote. Motion carried

2) Approve Contract to Replace Fencing

Director Martin Hurwitz **MOVED** that the Board execute a contract with Fence Outlet for \$9,110 to replace the outdoor pool area fence. This will be expensed from Replacement Reserves Account #76808-000-4. **SECOND:** Al Alderman. **VOTE:** Unanimous in favor by voice vote. Motion carried.

3) Approve Contract for purchase of Pool Furniture

Director Martin Hurwitz **MOVED** that the Board approve the contract with Discount Patio Furniture in the amount of \$23,693 to replace outdoor pool furniture. This will be expensed from Replacement Reserves Account #76807-000-4. **SECOND:** Al Alderman **VOTE:** Unanimous in favor of by voice vote. Motion carried.

4) Approve Contract for purchase of Pool Umbrellas

Director Martin Hurwitz **MOVED** that the Board execute a contract with Shade Comforts in the amount of \$6,908 to replace outdoor pool umbrellas. This will be expensed from Replacement Reserves Account #76807-000-4. **SECOND:** Al Alderman. **VOTE:** Unanimous in favor of by voice vote. Motion carried.

5) Approve Contract for Outdoor Spa

Director Martin Hurwitz **MOVED** that the Board execute a contract with Sharper Image Pools in the amount of \$36,280 to install an outdoor spa. This will be expensed from Capital Account #90020-000-2. **SECOND:** Al Alderman. **VOTE:** Unanimous in favor of by voice mail. Motion carried.

6) Approve Contract for remodeling of Outdoor Pool Restrooms

Director Martin Hurwitz **MOVED** that the Board execute a contract with Rodda Construction in the amount of \$114,772 for remodeling the outdoor pool restrooms. This will be expensed from Replacement Reserves Account #76905-000-4. **SECOND:** Al Alderman. **VOTE:** Unanimous in favor by voice mail. Motion carried.

7) Approval of Policy Amendments

Director David Floyd moved that the Board approve amendments to Policy III. Dues, Policy IV. Committees, and Policy VI. Facilities as presented. **Second:** Chuck Collett. **VOTE:** Unanimous in favor by voice mail. Motion carried.

8) Approval of 2012 Budget

Director David Floyd moved that the Board approve the 2012 Budget as presented by the Budget Committee. Secondary motion was made by Chuck Collett to decrease the budget by \$22,000 and amend the increase in dues from \$7 to \$5, Ann Marie Le Blanc seconded. Secondary motion defeated 5 to 4. David Floyd moved that the Board approve the original motion for the 2012 Budget as presented by the Budget Committee. **SECOND:** Al Alderman. **VOTE:** 5 in favor 2 against.

9) Approval of Increase in Transfer Fee

David Floyd moved that the Board approve a proposed bylaw change providing for an increase in the Transfer Fee from \$1200 to \$1500. To be presented at a Special Membership Meeting to be held on Thursday, December 15, 2011 at 10 a.m. **SECOND:** Al Alderman. **VOTE:** Unanimous in favor by voice mail. Motion carried.

XI. GOOD & WELFARE (None)

XII. ADJOURNMENT

Director Alderman **MOVED** the meeting be adjourned. **SECOND:** Director Collett.
VOTE: Unanimous in favor by voice vote. The meeting was adjourned at 9:20 a.m.

AUDIENCE PARTICIPATION

David Floyd
Corporate Secretary
DF:cd
(3 attachments)