



**BOARD OF DIRECTORS MEETING
ROLLINS THEATER
9:00 AM
WEDNESDAY, FEBRUARY 12, 2014**

AGENDA

- I. CALL TO ORDER/PLEDGE OF ALLEGIANCE**
- II. APPROVAL OF MINUTES**
 - January 8, 2014 Board Meeting
- III. SECRETARY'S REPORT**
 - 1) Acknowledgements
- IV. PRESIDENT'S REPORT**
- V. TREASURER'S REPORT**
- VI. MANAGER'S REPORT**
- VII. STANDING COMMITTEE REPORTS**
- VIII. SPECIAL PURPOSE COMMITTEE REPORTS**
 - LPFM Radio Task Force
- IX. NEW BUSINESS**
 1. Approve amendment to Policy VI. Facilities - 6.05 Guests/Visitors (Floyd)
 2. Approve contract with Garden State Fireworks for July 4, 2014 Fireworks (Alderman)
 3. Approve contract with Tampa Bay Heralds of Harmony for 2014/15 Entertainment Series (Griffin)
 4. Approve contracts with Allengang Entertainment for the 2014/15 Entertainment Series (Griffin)
 5. Approve proposed Amendment to Bylaw VII, Section 1 – Selection of Candidates for approval by the membership. (Floyd)

6. Approve proxy for Amendment to Bylaw VII, Section 1 – Selection of Candidates for vote by membership on March 19, 2014 (Floyd)
7. Approve Science, Engineering and Technology (SET) as an affiliated club (Killian)
8. Approve dissolution of the Handicapped Club (Killian)
9. Approve dissolution of the LPFM Radio Task Force (Sudman)
10. Approve Hardship Cases (Sudman)
11. Approve Chairman of Task Force on Backflow Valves (Rothfeld)

X. GOOD & WELFARE

XI. ADJOURNMENT

AUDIENCE PARTICIPATION

David Floyd
Corporate Secretary

APPROVED

**MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, FEBRUARY 12, 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
86 Members

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 January 8, 2014 were approved as presented.

III. SECRETARY'S REPORT

Acknowledgements –Secretary Floyd reported that the CA had received donations from Monday Movie of \$245 to offset license fees and \$850 from the Needlecrafters Club for the replacement of a door in their club room. The Dog Owners Group paid the CA \$2,000 as their share of maintaining the Dog Park.

IV. PRESIDENT'S REPORT

President Keegan's report is attached.

V. TREASURER'S REPORT

Treasurer Rothfeld stated that the audit report through December 31, 2013 has not yet been completed; therefore no financial report this month. He did report that Capital Fund Fees were received for 45 homes in January versus a budget of 25 homes.

IV. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VI. STANDING COMMITTEE REPORTS (None)

VII. SPECIAL PURPOSE COMMITTEE REPORTS

- LPFM Radio Task Force – John Bowker reported on the status of the application for a radio station in Sun City Center. The LPFM Radio Task Force has recommended that we should withdraw the application from the Federal Communications Commission. A copy of Mr. Bowker's report is attached.
- Hospitality Committee – Janet Ditmore, Chair, submitted a fourth quarter, 2013 report on the activity at the Information Center. She reported that in 2013, the Information Center recorded a total of 2,466 visitors, 1,741 telephone calls answered and information sent in response to inquiries – 1,124. Her full report is attached.

VIII. NEW BUSINESS

1. Approve amendment to Policy VI. Facilities
Secretary Floyd **MOVED** that the Board approve amending Policy 6.05 Guests/Visitors as submitted (attached). **SECOND**: Vice President Sudman. **VOTE**: Unanimous in favor by voice vote. Motion carried.
2. Approve contract with Garden State Fireworks for July 4, 2014 Fireworks
Director Alderman **MOVED** that the Board approve a contract in the amount of \$23,000 with Garden State Fireworks for a Fireworks Display on July 4, 2014. This will be expensed from Account #36442-000-1, Fireworks Fund. **SECOND**: Director Collett. **VOTE**: Unanimous in favor by voice vote. Motion carried.
3. Approve contract with Tampa Bay Heralds of Harmony for 2014/15 Entertainment Series
Director Griffin **MOVED** that the Board approve a contract with the Tampa Bay Heralds of Harmony in the amount of \$6,000 to perform on Sunday, December 7, 2014 as part of the 2014/15 Entertainment Series. This will be expensed from Operations Account #41321 – Entertainment. **SECOND**: Treasurer Rothfeld. **VOTE**: Unanimous in favor by voice vote. Motion carried.
4. Approve contracts with Allengang Entertainment for the 2014/15 Entertainment Series
Director Griffin **MOVED** that the Board approve the following contracts with Allengang Entertainment for the 2014/15 Entertainment Series:
 - Eagles Tribute, Sunday, January 18, 2015 for \$6,500
 - Motown Magic, Sunday, March 8, 2015 for \$6,700
 - The Fabulous Hubcaps, Friday, January 24, 2015 for \$5,250
 - Chicago Tribute, Friday, March 13, 2015 for \$5,900These contracts will be expensed from Operations Account #41321 – Entertainment. **SECOND**: Vice President Sudman. **VOTE**: Unanimous in favor by voice vote. Motion carried.

5. Approve proposed amendment to Bylaw VII, Section 1 – Selection of Candidates for approval by the membership
Secretary Floyd **MOVED** that the Board approve a proposed amendment to Bylaw VII, Section 1 (e) – Selection of Candidates , as submitted, for approval by the membership at the March 19, 2014 Membership Meeting. **SECOND:** Treasurer Rothfeld. **VOTE:** Unanimous in favor by voice vote. Motion carried.
6. Approve proxy for Amendment to Bylaw VII, Section 1 – Selection of Candidates for vote by membership on March 19, 2014
Secretary Floyd **MOVED** that the Board approve the proxy, as submitted, to be used by the members who are unable to attend the Membership Meeting and wish to have input on the amendment to Bylaw VII, Section 1 (e). **SECOND:** Vice President Sudman. **VOTE:** Unanimous in favor by voice vote. Motion carried.
7. Approve Science, Engineering and Technology (SET) as an affiliated Club
Director Killian **MOVED** that the Board approve the Science, Engineering and Technology (SET) club as an affiliated Community Association club. **SECOND:** Secretary Floyd. **VOTE:** Unanimous in favor by voice vote. Motion carried.
8. Approve dissolution of the Handicapped Club
Director Killian **MOVED** that the Board approve the dissolution of the Handicapped Club. **SECOND:** Secretary Floyd. **VOTE:** Unanimous in favor by voice vote. Motion carried.
9. Approve dissolution of the LPFM Radio Task Force
Vice President Sudman **MOVED** that the Board approve the dissolution of the LPFM Radio Task Force. **SECOND:** Secretary Floyd. **VOTE:** Unanimous in favor by voice vote. Motion carried.
10. Approve Hardship Cases
Vice President Sudman **MOVED** that the Board grant hardship waivers for 2014 dues for 4 members (Case numbers: 3731, 1456, 4902 and 5006). The total of \$1,100 representing waived dues will be taken from the Hardship Fund Account 36004. **SECOND:** Treasurer Rothfeld. **VOTE:** Unanimous in favor by voice vote. Motion carried.
11. Approve Chairman of Task Force on Backflow Valves
Treasurer Rothfeld **MOVED** that the Board appoint David Brown as Chairman of the Task Force on Backflow Valves to represent the interests of the Community Association's 10,487 residents regarding Section 62-555 of the Florida Administrative Code. **SECOND:** Director Collett. **VOTE:** Unanimous in favor by voice vote. Motion carried.

IX. GOOD & WELFARE

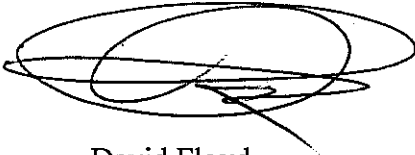
- Director Killian reported that FunFest will be held on March 15th. He stated that the Entertainment Tent will be moved across the street, next to the Arts & Crafts Building. This will allow more space for clubs and vendors and visitors will be better able to access the tables.
- Vice President Sudman encouraged everyone to volunteer for the July 4th breakfast to be held at Community Hall. All proceeds, minus expenses, go towards the fireworks fund.

- Director Collett recognized Dave Mohl for initiating the successful Concerts in the Park at the bandstand.
- Director Collett requested that a letter from Christopher H. Norman of Hines, Norman, Hines, P.L. Attorneys at Law regarding a loan proposal be entered into the record (attached).
- Director Collett read a statement regarding financing a new theater rather than pay as you go. He stressed that members should be allowed to vote on this issue. He asked that this statement be entered into the record (attached).

X. ADJOURNMENT

Secretary Floyd **MOVED** the meeting be adjourned. **SECOND:** Vice President Sudman.
VOTE: Unanimous in favor by voice vote. The meeting was adjourned at 10:00 a.m.

AUDIENCE PARTICIPATION



David Floyd
Corporate Secretary
DF:cd
Attachments (9)

ADDENDUM – MINUTES – FEBRUARY 12, 2014

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

NAME

SUBJECT

The following members all spoke in favor of a new theater using financing as indicated by Director Collett. They want the Board to have a membership vote on this subject and not make the decision themselves.

Gert Affayroux
Lou Ressequie (representing Performing Arts Club)
Dave Lickfeldt (representing Front Porch Pickers)
Bob Shangraw
Jerry Mahoney
Dilip Chitre
Fred Kunkel
Mary King
Thomas Mitchell
Tommy Wardlow

Phyllis Lowker	Asked the Board to consider not closing the outdoor hot tub at sunset. Could it be open until at least 8 p.m.?
Jan Jozefak	Since we don't have a town square, suggested building a park where people could get together.

MEDIANS

The Median Project on North Pebble Beach Boulevard has now been completed. The two medians in front of the CA Offices were stripped of all sod and taken to bare ground. A low volume irrigation system was installed with over 2,000 Florida Friendly plants, decorative river rock around the edges of the medians, and Eucalyptus mulch. The finished medians look very nice and require minimum maintenance. This work was made possible by grants from Hillsborough County and the Community Foundation of Greater Sun City Center.

PARKING

Please do not park on these medians during our upcoming FunFest. You will not be able to use these two medians for other upcoming events. We will have these two medians roped off during FunFest and for the July 4th fireworks.

Please also remember that parking will be limited on our Central Campus starting in late March. Our new construction will be starting. Parking for automobiles will be especially limited. We are asking our members to please use your golf carts as much as possible. We have increased the golf cart parking spaces in the Atrium Plaza area. We will also allow golf carts to park on the lawns near the Central Campus. The CA Staff will be working with the clubs to minimize the inconvenience to the membership. Some clubs may be temporarily relocated to the side rooms at Community Hall.

We have had some ongoing issues with licensed motor vehicles such as electric cars, autos, and motorcycles parking in the Atrium Plaza and on our lawns and grass areas. The plaza will shortly be posted for a restriction on these licensed vehicles using the plaza area for parking and the licensed vehicles will be towed from this area to keep parking spaces available for our golf carts. We ask for the memberships' cooperation so that we can better accommodate parking for all of our members. The parking project should be completed by the end of September so parking will be an issue all summer.

CA CENTRAL CAMPUS CONSTRUCTION PROJECTS UPDATE

The North Parking Lot drawings have been approved by the County and have received approval from SWFWMD. The Pebble Beach Parking Lot, Building Phase 1 and Phase 2 Pads have the drawings complete and submitted to Hillsborough County. Building Phase 1, the Information Center, and Library Addition building plans are now complete. Building Phase 2, the Multi-Purpose Building drawings have been reviewed by our project manager IVA, Al Alderman, MAC Users Club and the Photo Club and the Samaritans' organization and comments have been provided to Sol Design. The Samaritans Building is being totally paid for by the Samaritans' organization. At this point all projects have come in under budget. We are maintaining our "pay-as-you-go" philosophy.

It is going to be both a busy area and a congested area during the construction. The Board would like to thank the membership in advance for their cooperation and understanding regarding the inconveniences of such a large construction project.

FUTURE CA CAMPUS PROJECTS

The Long Range Planning Implementation Committee will be meeting over the next few months once construction starts to propose future projects for consideration by the Board and our membership. They will again review the input from the Blue Ribbon Committee and the membership survey as guidance for their recommendations. They will also consider suggestions submitted by the membership. Some projects that will be under discussion could be a café, a renovation of the Rollins' Theater or a new theater, new club rooms, and perhaps a new Florida type room. They will also make a recommendation on the future use of our present information center. I expect this committee to be in a position to make these recommendations and suggestion to the Board for consideration by mid-summer.

BYLAW CHANGE

The Board will consider a motion for a Bylaw change to be voted on at the March 19th Membership Meeting. As you know in the last election we had three candidates for the three open positions. We only had 30+ members attend the Candidates Night. It costs the CA money to have our staff present for the meeting, refreshments, and the set up for the meeting. The Board will be asking the membership in the Bylaw change to give the Board the option of having a Candidates Night if the open positions are unchallenged. You will hear more on this subject later in this meeting.

BOARD OF COUNTY COMMISSIONERS

Recently the CA Board attended the Board of Hillsborough County Commissioners meeting to listen to the proposed changes to Land Development Code 13-0719 and 13-0721. After a thorough discussion lead by the County Attorney, it was pointed out that the land use codes will not directly affect our members. Our residents will still be able to provide input on projects that have an impact on our community. Commissioner Higginbotham also discussed the issue for additional clarification with the members from Sun City Center.

RADIO STATION

We were disappointed to learn that the Radio Station Task Force has withdrawn their application to the FCC for a low power FM radio station. There now appears that there may be more than one station trying to accomplish the same thing. The Task Force believes that the community would not be well served by so many broadcast interests vying for the same financial support even for the non-commercial operations. In view of such competition, their commitment to establish and operate a station at no expense to the Community Association can no longer be guaranteed. Consequently, the Task Force will be dissolved by action later in this meeting. The CA Board wants to thank John Bowker and Carl McGary for their valiant efforts in working to accomplish this task.

LAWN CONCERTS

We were glad to learn of the continuing interest in the outdoor concerts at the bandstand held under the big oak tree. The CA has agreed to sponsored concerts along with the Patriots Club. The concerts will be held in May, July, September and November. Specific dates and times will be forthcoming.

Sun City Center Community Association

Board of Directors Meeting

February 12, 2014 from Lyn Reitz, Community Manager

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.

Central Campus Parking --- Please remember that vehicle parking will be very sparse during the upcoming construction. We urge you to come via golf cart during the day and possibly carpool in the evenings if you are attending an event. You can park on Cherry Hills in the direction of traffic but not on the sidewalks or the grass areas. We apologize for the inconvenience but it sure will be nice when it is completed.

Building Construction Entrance --- The Fitness Center main entrance will be the rear double doors during construction and the Atrium main entrance will be the double doors in the plaza area nearest the pool. All other doors will be unusable during the construction but will be left unlocked for emergencies only.

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 January 31st total residents were 10,487 and total membership dues were 11,102. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.

SPECIAL PURPOSE COMMITTEE REPORT
LPFM Radio Station Task Force
February 12, 2014

President Keegan and Members of the Community Association Board of Directors:

It was just a year ago at a monthly workshop that I called the board's attention to plans by the Federal Communications Commission to change its technical regulations in such a way that, for the first time, a broadcast channel would become possible for licensing to a Sun City Center low power FM broadcasting station. Recognizing many uncertainties, the board encouraged me to make a formal proposal about how such a station might benefit the residents of Sun City Center.

I was most fortunate to capture the attention of the just retiring president of the SCC Men's Club, Carl McGary, who agreed that a station would be of great benefit to getting news out to the community. Things came together by July 2nd, 2013, when CA President Ed Barnes established a Task Force with Carl as Chairman and with me as Vice Chair. Other volunteers were identified as members of the Task Force, Dan Tackitt, Jennifer Edwards and John Price. Our Chairman, Carl McGary is out of town today and asked me to fill in for him with this report.

The charter of this Task Force called for us to identify the benefits of having a station here, to identify the startup and on-going costs of operating a station, and identify the staffing needs for an FM radio station licensed to the Community Association. As the schedule required, we presented a report to the CA Board on September 1st, 2013 answering each of these questions on, based on our favorable findings, on September 4th, gained the approval of the board to proceed with a formal application to the FCC. The application was filed with the FCC on November 1, 2013 and, on November 22nd we were notified that our application had been accepted by the FCC and assured that it would be processed shortly.

On December 16, 2013, the FCC issued a Public Notice announcing that our application had been processed but was in conflict with two other applications for our specified operating channel -- one station in Tampa and another in Sun City Center. Their plan was to give 60 days for the applicants to resolve how their mutually exclusive applications might be resolved; by sharing time or other administrative procedures.

The Task Force, together with Board Liaison Sam Sudman, analyzed each of our options. Each of the administrative procedures is unsatisfactory to us, and the idea of sharing time with interests, perhaps quite different from our own, is not acceptable to us.

With regret, therefore, the conclusion of the LPFM Radio Station Task Force is that we should withdraw our application from the Federal Communications Commission forthwith. Documents have been drafted for submission to the FCC by CA President Keegan if the Board accepts our conclusions.

Thank you for your early and continuing support for this project.



/ John Bowker, Vice Chair
LPFM Radio Station Task Force

SCC Information Center Quarterly Report

Fourth Quarter, 2013

During this quarter, out of town visitors to the Center came from 20 different states, none from Canada.

We did have a contingent of 14 visitors from China. We conducted a tour not only of the facilities of the Association but also Aston Gardens and the Courtyards, per the visitors' request. Personnel at those facilities were very helpful and welcoming.

Florida once again provided the highest number of visitors, with New York at the second highest number. (Some out of town visitors were not recorded as to origin.)

We kept a running total of the number of all visitors, including resident visitors seeking information. (We do NOT count residents looking for Lifeline, of which there are a lot!)

The breakdown is as follows:

Number of Resident Visitors: 232

Number of Out of Town Visitors: 318

Number of tours conducted: 60

Number of people in tours: 117

Local phone calls received: 178

Long distance phone calls received: 172

Number of inquiries for info answered by snail mail: 15

Number of inquiries for info answered by email: 250

As a matter of information, we have 30 "regular" volunteers: those who work the same two-hour shift each week. We have 43 "substitute" volunteers: those who will substitute for "regulars" when those volunteers cannot work their normal shift, due to vacation or other commitments.

During the third quarter, we had over 30 substitutions each month. (The previous "record" for the number of substitutions per month: 24) The fourth quarter continued with approximately 30 substitutions per month, mainly due to holiday vacations. In addition, the Center was closed for 2 days during the weeks of both Thanksgiving and Christmas.

We owe a debt of gratitude to our Scheduler, Judy Hackett, for all her efforts in accomplishing a full schedule.

--Janet Ditmore

SCC Information Center Quarter Report Comparison, 2013

	1 st QTR	2 nd QTR	3 rd QTR	4 th QTR	ANNUAL TOTAL
Number of Resident Visitors	465	243	211	232	1151
Number of Out of Town Visitors	499	272	226	318	1315
Number of Tours Conducted	171	80	64	60	375
Total Number of People in Tours	190*	187	146	117	841
Local Phone Calls Received	297	228	199	178	902
Long Distance Calls Received	261	188	218	172	839
Inquiries answered by Snail Mail	34	23	30	15	102
Inquiries answered by Email	264	218	290	250	1022

*Total number was not recorded until mid-February. Tours for the first six weeks of the month were counted as only one person per tour.

IN THE YEAR 2013, the Information Center recorded:

TOTAL NUMBER OF VISITORS: 2466

TOTAL PHONE CALLS ANSWERED: 1741

INFORMATION SENT IN RESPONSE TO INQUIRIES: 1124

AMENDMENTS TO POLICY VI.

Deletions are noted as a ~~strikeout~~ and additions are **bolded**.

6.05 GUESTS/VISITORS

A. Definitions:

Developer/Realtor Guest: An invitee of the Developer or Realtor who does not have a proprietary interest in Real property in Sun City Center and is issued a Guest Card valid for two days to use the CA Facilities at the request of the Developer or Realtor.

"Article XIII - Current Developer shall be entitled to guest cards issued by the CA to allow its invitees to use CA facilities, and Current Developer shall pay \$20.00 for each guest card issued at the request of current Developer. Such guest cards shall be effective for only one week from issuance and at no time shall the number of effective cards issued exceed 200 in number. CA shall allow Minto Communities to conduct tours of CA's recreation facilities for prospective purchasers at no cost to Current Developer."

Guest: ~~A person visiting a member but not staying overnight.~~ *(Added 5/8/13)*

House Guest: A visitor who is currently staying overnight at the residence of a member without any form of payment. *(Amended 5/8/13)*

Renter Guest: Any person who pays (regardless of the form of payment) for the right to occupy any portion of a member's Real property.

Visitor: A person not meeting the criteria for House Guest, Renter or Developer/Realtor Guest.

B. **Guest Cards** *(Amended 11/16/11) (Amended 2/8/12) (Amended 5/9/12)(Amended 5/8/13-Effective July 1, 2013)*

All Guest Cards must be purchased by the member at the CA office. When the CA office is closed, members may purchase cards at the Fitness Center. Guest Cards may be purchased in advance. Guest Cards must be displayed when accessing or using the facilities.

1. A separate Guest Card is required for each person 18 years of age and older. Children under 18 years of age must be accompanied by a CA member or an adult with a Guest Card. Guest cards issued to a Developer Guest will be identifiably different from other Guest Cards.
2. A CA member must purchase a Guest Card permitting a House Guest/~~Guest~~ to use the facilities.

- a. Guest Cards are dated at the time of issue. They may be purchased for either daily use (\$1.00/day) or for a period of thirty days (\$25.00/30 days). Guest Cards are issued for daily use periods and unused days are not refunded and do not carry over for succeeding visits.
- b. Guests using a Guest Card cannot join a club.
- c. After four (4) consecutive months, a House Guest will be considered a resident, and will be charged the normal pro-rata share of membership dues. Members are required to report all residents of a residence in the CA community to the CA office. (Bylaw V, Section 4.) *(Amended 2/8/12)*

C. Visitor, other than house guest: *(Amended 11/16/11)*

1. **A member may purchase a guest card for a visitor for up to 30 days per year.**
2. Visitors may attend ~~social~~ **public** events, i.e., Shows, Dances, Concerts, etc., without a Guest Card, subject to space limitations and any restrictions on the event by the organizers.
3. Kings Point Association Members may attend social events and reciprocal Club meetings at the CA facilities. Kings Point Association members may use the Fitness Center or the Pools on a reciprocal basis if they have a Guest Card sponsored by a CA member and are accompanied by that CA member.
4. Hillsborough County Firemen and Police Officers assigned to their respective Sun City Center Stations are permitted to use our Exercise Room and Swimming Pools on a space available basis.

CURRENT

BYLAW VII – ELECTION OF DIRECTORS AND OFFICERS

Section 1. Selection of Candidates

(e) A membership meeting shall be scheduled for the second Wednesday of November as a “Meet the Candidates Night”.

PROPOSED CHANGE

BYLAW VII – ELECTION OF DIRECTORS AND OFFICERS

Section 1. Selection of Candidates

(e) A membership meeting shall be scheduled for the second Wednesday of November as a “Meet the Candidates Night”. **If the candidates are unopposed, this requirement may be waived by the Board.**

Do you favor the above modification to amend Bylaw VII?

YES NO

I, _____, CA Membership Number _____
(Print your name above)

hereby designate Carol Donner, Executive Assistant, or alternatively,

_____, CA Number _____ to cast my
proxy vote as directed above. (The alternate will need to register Proxy in person at the
meeting.)

(Signature of Member)

(Date)

Please submit your signed proxy to the CA office by 3 p.m. on March 19th, if you will not be attending the
Membership Meeting.

PROPOSED BYLAW AMENDMENT

(Change is noted in **bold** type in section (e).

BYLAW VII – ELECTION OF DIRECTORS & OFFICERS

Section 1. Selection of Candidates

- (e) A membership meeting shall be scheduled for the second Wednesday in November as a “Meet the Candidates Night”. **If the candidates are unopposed, this requirement may be waived by the Board.**

HINES NORMAN HINES, P.L.

ATTORNEYS AT LAW

JAMES P. HINES
CHRISTOPHER H. NORMAN
JAMES P. HINES, JR.
ROBERT D. HINES
KELLY N. CATOE
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OFFICES IN:

HYDE PARK
SUN CITY CENTER
NORTH TAMPA

January 14, 2014

CLIFFORD R. OPP, JR.
"Of Counsel"

Sun City Center Community Association, Inc.
1009 N: Pebble Beach Blvd.
Sun City Center, FL 33573
Attn: Jane Keegan, President

Re: Loan Proposal

Dear Jane:


We are writing to you on behalf of Sun City Center Community Association, Inc. (the "Association") in regard to a proposed loan to the Association of up to \$3,500,000.00 from a reputable financial institution (the "Interested Lender"). We have been informed that the Association has agreed not to disclose the name of the Interested Lender until a loan is actually made, and we will comply with that agreement by not disclosing the actual name of the Interested Lender in this letter. We have reviewed that certain letter dated April 24, 2013 from the Interested Lender to the Association and that certain email dated December 30, 2013 from the Interested Lender's representative to Chuck Collett (collectively, the "Loan Proposal"). The Loan Proposal, in essence, is an expression by Interested Lender of its willingness to consider extending a loan to the Association for construction and renovation costs upon certain terms in the form of a preliminary term sheet.

Based on our review of the Loan Proposal, we have made the following observations:

1. The only collateral for any loan extended will be the Capital Improvement Fund.
2. No mortgages or liens will be imposed on any of the Association's assets, other than the Capital Improvement Fund.
3. The Interested Lender will not impose any assessments upon the members of the Association, and general revenue from membership dues will not be a source of repayment for any loan extended.
4. Except for the Capital Improvement Fund, the Interested Lender will not impose any liens on the Association. The Interested Lender will not impose any liens on the members of the Association.

If you have any questions or comments, please contact us.

Very truly yours,



Christopher H. Norman
For the Firm

CHN/bcb

Board Meeting - 2/12/14
Attachment 8 of 9

Statement of Director Chuck Collett at Board Meeting on February 12, 2014

Three years ago the Board presented a master building plan that included using conventional financing to accelerate the building process. For several reasons including the proposed conventional financing the community rejected the proposal. The Board then commissioned a community-wide survey about what people wanted to see built. The survey also asked two questions about possible financing: first, would you approve of conventional financing; and, second, would you consider financing if it was risk free to the community? 78% of you either were opposed or had no opinion on conventional financing. But 74% of you were either in favor of or had no opinion on some risk free approach. The message was clear: find some way of funding improvements that has no risk for the community or forget it.

Early in 2013 then President Ed Barnes appointed a Long Range Planning Implementation Committee (of which I am a member) and also a subcommittee to explore funding options of which I am the chairman. His directive to me was simple: "find some risk free funding option or forget it". My committee, which included two members of the CA Budget Committee, Jerry Mahoney and Gene Morris, talked to various lenders with whom the Community Association keeps sizeable sums of money on deposit. They all were sympathetic and would loan us whatever we needed, but in every case said they would have to have a conventional mortgage or they couldn't do the deal.

Finally with the help of an influential friend I was able to get our proposal to the CEO of one of the nation's largest banks. He said he would do it and sent a directive to his Tampa Region President with the instruction to find a way to make a deal happen. Working with Jerry Mahoney, Chairman of the CA Budget Committee, we had several meetings and in late April the lender gave us a proposal that does everything we need to meet the no risk proposal. In mid-May Mr. Mahoney presented the offer to the Board.

At that time we had just received approval from you to build a new parking lot for almost \$900,000.00. We were also working on a proposal for a multi-purpose building which we planned to take to the membership in October for approval. Although Mr. Mahoney and I urged the Board to take this offer to the membership then President Barnes and Mr. Floyd asked us to wait until after that vote. We were concerned about waiting because our experts had told us in writing that we could save substantial costs by building more things at the same time – up to as much as 27%. Eventually we agreed to wait, but with the understanding that we would revisit the issue once the October vote was over.

In October you approved over \$650,000.00 for the new building and I then asked the Board to proceed with a membership discussion and vote on funding the theater to allow it to be built now. In a mid-December Board briefing it was agreed that we would publish an article on reasons for building a new theater, in February we would reveal the details of the funding option and hold a town hall meeting and in March we would have a vote. So, in January I published an article about the reasons for proceeding with a theater that you may remember.

However, at a Board briefing in mid-January that I could not attend, a majority of the Board reversed its agreement and decided that it would not have any discussions about any remaining Long Range Plan projects until at least 2015. I had prepared an article for the February News of SCC that was pending approval and it was rejected by President Keegan. I then offered a second article, which was also rejected. In other words I was censored by the Board, which steadfastly refuses to share this information with you. Instead President Keegan instructed you that the Board will not consider financing; will not discuss the issue until next year; and you will never be the wiser.

I have in my hand a letter from our attorneys, who were asked to review the proposal. I am also filing this letter for the record along with my statement today. Let me read what they said:

1. The only collateral for any loan extended will be the Capital Improvement Fund;
2. No mortgages or liens will be imposed on any of the Association's assets, other than the Capital Improvement Fund;
3. The Lender will not impose any assessments upon the members of the Association, and general revenue from membership dues will not be a source of repayment for any loan extended; and
4. Except for the Capital Improvement Fund the Lender will not impose any liens on the Association. The Lender will not impose any liens on the members of the Association.

In other words by selling the Capital Fund revenue stream the ONLY funds that will ever be used for the funding will be future Capital Improvement Fees paid by new owners --- PERIOD.

Detailed financial analysis of the difference between building now and waiting have long since been provided to the Board and reviewed extensively by Mr. Mahoney. Mr. Mahoney agrees with the conclusions and no one on the Board has ever challenged them. They demonstrate conclusively that building now will save 7-10 years of time and between \$500,000.00 and \$1,000,000.00 in costs. Yet the Board steadfastly refuses to allow this information to be brought to your attention and to allow you to discuss and decide what you want to do.

I have three questions you might want to ask any member of the Board: 1) can you guarantee what interest rates will be in a year; 2) can you guarantee what construction costs will be in a year; and 3) can you guarantee that this unique risk free method of payment for a theater will be available in a year?

At the end of the day YOU and only YOU can decide whether to build a theater and whether or not to use advanced funding to get it built sooner and for less money. At present the Board has made that decision for you. I urge you to let the Board know that withholding this information from you and making this decision without your knowledge and consent is something they have no right to do. TELL THEM YOU WANT TO DISCUSS THIS AND VOTE ON IT NOW!