

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, MARCH 12, 2014
ROLLINS THEATER

DIRECTORS PRESENT

Jane Keegan, President

Sam Sudman, Vice President

David Floyd, Secretary

Neil Rothfeld, Treasurer

Al Alderman

Chuck Collett

Mike Killian

Helen Lewis

DIRECTORS ABSENT

Howie Griffin

OTHERS PRESENT

Lyn Reitz, Community Manager

Carol Donner, Recording Secretary

17 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 8 members present. With the consent of the Board, a contract to upgrade the sound equipment at Community Hall was added to the Agenda under New Business.

II. APPROVAL OF THE MINUTES

There being no objections or corrections, the minutes of the Board Meeting held on February 12, 2014 were approved as presented.

III. SECRETARY'S REPORT

Acknowledgements –Secretary Floyd reported that the CA had received donations from Monday Movies of \$382 to offset license fees and \$300 from the Ceramics Club for the Hardship Fund.

IV. PRESIDENT'S REPORT

President Keegan's report is attached.

V. TREASURER'S REPORT

Treasurer Rothfeld reported on financials through February 28, 2014. The Operating Fund has a net cash balance of \$3,314,434. In the Capital Fund, there is a balance of \$2,067,604. In the Replacement Fund, there is a balance of \$1,406,054. The Renovation Fund has a balance of \$31,352. He also stated that Capital Fund Fees were received in February for 36 homes for a total year-to-date of 81 homes versus budget of 50 homes.

IV. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VI. STANDING COMMITTEE REPORTS (None)

VII. SPECIAL PURPOSE COMMITTEE REPORTS (None)

VIII. NEW BUSINESS

1. Approve contract with William Clare Entertainment for show on March 6, 2015
Director Killian **MOVED** that the Board approve a contract with William Clare Entertainment in the amount of \$6,000 for a show featuring Tony Pace on March 6, 2015. This will be expensed from Operations Account #41321 – Entertainment. **SECOND:** Secretary Floyd. **VOTE:** Unanimous in favor by voice vote. Motion carried.
2. Approve contract with CES to replace saline cells in walking pool
Director Alderman **MOVED** that the Board approve a contract in the amount of \$7,546.99 with CES to replace saline cells in the walking pool. This will be expensed from Replacement Reserve Account #76500-000-4. **SECOND:** Vice President Sudman. **VOTE:** Unanimous in favor by voice vote. Motion carried.
3. Approve hardship waivers
Vice President Sudman **MOVED** that the Board grant hardship waivers for 2014 dues for 10 members (Case numbers: 1489, 2459, 2122 (2), 2599, 3347, 3168, 3860 (2) and 1745). The total of \$2,750 representing waived dues will be taken from the Hardship Fund Account #36004. **SECOND:** Treasurer Rothfeld. **VOTE:** Unanimous in favor by voice vote. Motion carried.
4. Contract with Westberry Audio Group
Director Alderman **MOVED** that the Board approve a contract with Westberry Audio Group in the amount of \$6,731.00 to upgrade the Community Hall sound system. This will be expensed from Replacement Reserves Account #76600-000-4 – Sound System. **SECOND:** Director Collett. **VOTE:** Unanimous in favor by voice vote. Motion carried.

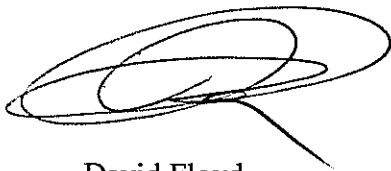
IX. GOOD & WELFARE

Director Killian encouraged everyone to attend FunFest on March 15th.

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 (2)

ADDENDUM – MINUTES – MARCH 12, 2014

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

NAME	SUBJECT
Gerald Collings	Concerned about the idea of financing on future projects. <i>Currently on a pay as you go plan. No other projects on the table at this time. If it is determined in the future to consider financing again, the members would vote on it.</i>
Henry Niemczyk	Asked for an update and details on the new parking lot.
Joe Michaliszyn	Asked why the parking lot couldn't be done in two phases. There should be some consideration for people with disabilities. <i>It has to be done at one time because of the slope of the parking lot, storm drains, TECO lights, irrigation, cost savings, etc.</i>
Don Lynch	Asked for an estimate of how many people leave here in the summer. <i>About 3,500.</i>
Wendell Spencer	Felt that the Yes boys who worked all day on FunFest should be recognized. <i>A thank you letter is personally delivered along with a donation.</i> Asked for people to have respect when others are giving their opinion.

President Jane Keegan's Report – Board of Directors Meeting – March 12, 2014

BUILDING PROJECT

Silt fencing is now in place throughout the campus noting where construction will soon begin. Unfortunately, we are now running a bit behind schedule as Hillsborough County has now requested separate permits. Although we consider the project as a whole, and the construction numbers give us additional cost savings for the entire project, the County is considering each project as a separate item; hence the delay: we don't need one building permit, we need four.

PARKING

Many of our Clubs have been discussing how to handle the limited parking availability. The County has agreed to allow us to park on Cherry Hills during the construction phase of the projects. There will soon be new signage indicating where parking will be permitted. There will be access to the Atrium by pulling into the circle drive in front of Old Town Hall to drop off passengers. Also there will be handicapped spots in front of and behind the CA Offices. Several Clubs have made arrangements to move their meeting sites to Community Hall during this phase of construction.

Residents are encouraged to use their golf cars to maximize parking around the campus. The parking project is hoped to be complete by the end of September so this program will continue all summer. However, by the end of the year, the residents should be please with the construction of four new buildings and a completely redesigned parking area, including new lighting and landscaping throughout the campus area.

FUNFEST

Our annual FunFest, our 15th FunFest, will be this Saturday. We will have opening ceremonies at 9 a.m. and the activities will continue until 3 p.m. The Health Fair will be held in the Caper Room and the Horizon Room. Entertainment will be in the Florida Room, under the big Tent by Swan Lake, outside on the Pool Deck, inside the Rollins Theater, and lots of dancing in the dance studio, as well as the swimmers performing in the inside lap pool. Be sure to plan to stop at each of the Club displays and see the items for sale, and take advantage of beautiful, hand-made, one-of-a-kind items. Also, there will be a wide variety of vendors who will be displaying their items as well.

MEMBERSHIP MEETING

Our next Membership Meeting will be held Wednesday, March 19, at Community Hall at 7 p.m. We will hear the audit report for 2013 from our CPA. Also, there will be a vote taken on the amendment to Bylaw VII. This meeting will be open to members only. Each person will need their membership badge with their 2014 sticker or a photo ID to enter the building.

Sun City Center Community Association

Board of Directors Meeting

March 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 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. The County is allowing parking on Cherry Hills in the direction of traffic but not on the sidewalks. We apologize for the inconvenience but it sure will be nice when it is completed. Please adhere to the signage and do not park vehicles on the grass areas and near the shrubbery where there can then be damage to sprinkler/cable lines and landscaping.

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.

Resident Count --- As of February 28th total residents were 10,468 and total membership dues were 11,081. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.