

APPROVED

**MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, NOVEMBER 13, 2013
ROLLINS THEATER**

DIRECTORS PRESENT

Ed Barnes, President

Jane Keegan, Vice President

David Floyd, Secretary

Neil Rothfeld, Treasurer

Al Alderman

Chuck Collett

Howie Griffin

Mike Killian

Sam Sudman

OTHERS PRESENT

Lyn Reitz, Community Manager

Carol Donner, Recording Secretary

22 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 THE MINUTES

There being no objections or corrections, the minutes of the Board Meeting held on October 9, 2013 were approved as presented.

There being no objections or corrections, the minutes of the Special Board Meeting held on October 21, 2013 were approved as presented.

III. SECRETARY'S REPORT

Acknowledgements – Secretary Floyd reported that the CA had received Monday Movie donations of \$412 to offset license fees and \$100 from The Merry Makers for the Hardship Fund.

Certification of Membership Vote – Secretary Floyd reported on the Secretary's Certification of the referendum vote held on October 14 and 15, 2013 (attached)

IV. PRESIDENT'S REPORT

President Barnes' report is attached.

V. TREASURER'S REPORT

Treasurer Rothfeld reported on financials through October 31, 2013. The Operating Fund has a net cash balance of \$1,247,982. In the Capital Fund, there is a balance of \$1,962,380. In the Replacement Fund, there is a balance of \$1,509,266. The Renovation Fund has a balance of \$31,360. He also stated that Capital Fund Fees were received for 40 homes in October with a total of 397 homes closed year-to-date against a budget for the year of 300 homes.

IV. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VI. STANDING COMMITTEE REPORTS (None)

VII. SPECIAL PURPOSE COMMITTEE REPORTS

Elections Committee

Chairperson Shelba Fields gave an analysis of the October 14 & 15, 2013 Referendum. A copy of her report is attached.

Governmental Affairs Committee

Co-Chair Bob Shangraw reported on the status of the storm water drain covers. A copy of his report is attached.

VIII. UNFINISHED BUSINESS (None)

IX. NEW BUSINESS

1. Approve contract with SOL Design Studio for Phase II construction documents and permitting phase for the Multi-Purpose and Samaritan buildings
Director Alderman **MOVED** that the Board approve a contract with SOL Design Studio in the amount of \$53,400 for Phase II construction documents and permitting. This will be expensed as follows: Multi-purpose Building - \$40,100 from Capital Fund Account #64613-000-2 and Samaritan Building - \$13,300 from Capital Fund Account #64614-000-2. **SECOND:** Director Sudman. **VOTE:** Unanimous in favor by voice vote. Motion carried.

X. GOOD & WELFARE (none)

XI. ADJOURNMENT

Director Alderman **MOVED** the meeting be adjourned. **SECOND:** Treasurer Rothfeld.
VOTE: Unanimous in favor by voice vote. The meeting was adjourned at 9:25 a.m.

AUDIENCE PARTICIPATION



David Floyd
Corporate Secretary
DF:cd
Attachments (5)

ADDENDUM – MINUTES – NOVEMBER 13, 2013

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

NAME	SUBJECT
Linda Reinhart	Suggested that if a Café is built that it be situated near the new Pineapple Plaza – would be the perfect place. Perhaps one of the club rooms. If you did, the cost would be minimal.
Janet Ditmore	Requested help on getting a hole near a storm sewer in the 1000 block of Bluewater Drive fixed.
Gerry Kilgallo	Thought the Board should consider moving clubs to either the Photo Club space or the Information Center when they are moved to new buildings to allow space for a café.
Marion Giblin	Asked for clarification on the orientation of the new Information Center building.
Janet Ditmore	Asked if anything is being done about signage for Sun City Center. A lot of visitors end up by the post office. <i>(There are restrictions on signage – working with County Commissioners to get in touch with the right people.)</i>
Wendell Spencer	Made comment that if board members are buying houses in the area that they should buy along the North Course as assurance that it is a healthy and good place to be.
Janet Crews	Didn't feel Board's response to Mr. Spencer was appropriate. Commented that with the baby boomers moving here that they want things done now. You're going to have to be more specific on dates, etc.
Don Lynch	Since Kings Point is building another Café, it must've worked for them. Suggested getting newspapers to write a story about the sewer openings.
Sally Trenski	Could you add the North Course to the vote on the medians so that it is mowed properly? <i>North Course is private property owned by ClubLink. Complaints have to be made to Code Enforcement from neighbors.</i>



SECRETARY'S CERTIFICATION

VOTING RESULTS

MULTI-PURPOSE BUILDING

I, David T. Floyd, as Corporate Secretary of the Sun City Center Community Association, Inc., do hereby certify that I am the duly elected and appointed Secretary and keeper of the records and the corporate seal of the Sun City Center Community Association, Inc., a corporation organized and existing under the laws of the State of Florida and that a properly called vote for the approval of spending up to \$664,000.00 for the Multi-Purpose Building was held on October 14, 2013 from 8:00 a.m. until 3:00 p.m. in the Sandpiper Room in the Atrium Building and on October 15, 2013 from 9:00 a.m. until 5:00 p.m. at Community Hall.

The result of the vote for the Multi-Use Building was as follows:

For	2008
Against	415

The Multi-Purpose Building was approved by the Community Association membership.

A copy of the "Official Ballot" is attached as well as the certified ballot results.

IN WITNESS WHEREOF, I have affixed my name as Secretary and caused the corporate seal of said corporation to hereunto affixed this 16th day of October, 2013.

David T. Floyd
Corporate Secretary



**BALLOT REPORT FORM
VOTE ON OCTOBER 14 AND 15, 2013**

Do you approve spending up to \$664,000, the Community Association's share of the costs, for the Central Campus Multi-Purpose Building as described in the August and September, 2013 editions of "The News of Sun City Center"? The building will contain two clubrooms – a Mac Users Room and a Photo Club Room, plus a Dance Studio for our dance and exercise clubs. Space will also be allocated for the Samaritans. The Samaritans will reimburse the SCC Community Association for all expenses associated with their section of the proposed building?

VOTED YES 2008

VOTED NO 415

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

Shelba M. Fields

Shelba Fields, Chairperson
Elections Committee

Barbara Rein

Barbara Rein, Vice Chairperson
Elections Committee

DATE: October 15, 2013

SUN CITY CENTER



COMMUNITY
ASSOCIATION, INC.

OFFICIAL BALLOT

**APPROVAL OF THE CENTRAL CAMPUS
MULTI-PURPOSE BUILDING**

October 14, 2013, Sandpiper Room, 8 am to 3 pm
October 15, 2013, Community Hall, 9 am to 5 pm

Do you approve spending up to \$664,000, the Community Association's share of the costs, for the Central Campus Multi-Purpose Building as described in the August and September 2013 editions of "The News of Sun City Center"? The building will contain two clubrooms – a Mac Users Room and a Photo Club Room, plus a Dance Studio for our dance and exercise clubs. Space will also be allocated for the Samaritans. The Samaritans will reimburse the SCC Community Association for all expenses associated with their section of the proposed building.

By voting YES, you support this spending; by voting NO, you reject this spending.

YES

NO

President Ed Barnes' Report – Board of Directors Meeting - November 13, 2013

We had a very uncharacteristic event for SCC that occurred on November 5 – the CA office and Atrium were broken into - vandalism occurred in both locations. I can't tell you how disappointed I am that someone resorted to vandalism in a retirement community for some very strange undocumented reason. This whole incident is beyond my imagination. The Sheriff's Department is currently investigating this vandalism.

Let's get the bad news out of the way early in the meeting – On November 7 we had a very unfortunate incident involving a car and a golf cart. In this particular incident I'm sorry to report that the driver of the golf cart was killed in the accident. I am told this is a case of the golf cart running a stop sign. Even though golf carts are relatively slow as compared to cars they are very vulnerable and don't offer a lot of protection to the driver or passenger. Hillsborough County has given SCC a specific exemption that allows us to drive our golf carts on the county roads within SCC. We must drive our golf carts defensively and safely - we want to protect the Hillsborough County exemption so we can continue to drive our golf carts within SCC but more importantly we want everyone to be safe.

Now for some good news – on November 9th the Community Association was recognized for exceptional service to the Military Order of the World Wars and other military and patriotic organizations in Sun City Center. More specifically, the CA staff was recognized for their support and assistance in scheduling, facilities set up and decorating for events like Military Ball, Veterans Day and 911 Observance. The CA staff was awarded the Bronze Patrick Henry Award by the MOWW – congratulations to the CA staff for all of the professional and courteous support that you provide all of the clubs and CA members. We plan to hang this award in the Community Hall.

I want to remind everyone that we will be having a vote on December 3rd and 4th for a very important issue –the membership dues for 2014. The proposed 2014 budget will allow the CA to operate and maintain the facilities to the high standards expected by our members. In order to provide the levels of service the membership expects, we are asking for a \$6 annual dues increase for 2014. Still a great bargain – best buy in Florida.

Also on December 3rd and 4th we will be voting for three directors positions – David Floyd, Helen Lewis and Sam Sudman are the candidates – David and Sam are incumbents, Helen is running for the first time. Polls will be in the Sandpiper Room and at Community Hall for you to vote in person. Absentee ballots are available in the CA Office. In addition, newspaper ballots were published in the November edition of the NEWS of Sun City Center.

Candidate's night is tonight at 7 PM in the Community Hall. A great opportunity for you to hear what the candidates have to say and to find out where they stand on various issues. Coffee and Cookies will be available and as has been for the last 7 years, Candidates night will be monitored by John Bowker with assistance from the Election Committee.

Again, the dues collection process is changing in 2014. CA dues will be paid directly to the BB&T bank. The 2013 stickers will be valid through the end of February. You can pick up your 2014 stickers about two weeks after your check is mailed to the bank. Dues notices will be mailed the second week of December.

Our annual Holiday Golf Cart Parade will be held on December 7. There will be some very nice cash prizes thanks to the generosity of Minto Communities. Individuals in the top 6 positions; clubs/organizations/groups in the top 3 positions and businesses in the top 3 positions will be awarded prize money. There will also be a Best of Show prize. A special bonus of \$1,000 will be awarded to one decorated cart that starts and completes the parade. At the start of the parade each cart will be given a raffle ticket and the raffle ticket will be collected as they cross the "finish" line. All tickets will go into a bucket and the winner will be selected by random drawing at the bandstand. I encourage everyone to decorate your golf cart and join the parade for a chance to win \$1,000. Applications which are available in the CA office are due no later than December 3, 2013 at 3 PM.

In addition, after the parade Minto will sponsor a Winter Festival in the Atrium Plaza that will have food vendors, massage tables, photographers with cut outs for funny pictures and more vendors. Come on out and have a great time.

The Holiday Walk Breakfast will be held December 14 in the Florida, Armstrong and Heritage Rooms. Doors will open at 7 AM for the early risers and close at 12 Noon for those sleeping in. As usual sausage, eggs and pancakes will be served for breakfast at the nominal price of only \$5 – another Sun City Center good deal. The Holiday Walk Breakfast was established so many of our clubs could display and sell their wares during the Holiday Walk. Stop at the club tables and rooms and pick up some nifty holiday presents.

Planning efforts for the Master Plan are moving along. Today we will consider a contract for the Phase II design of the Multi-Purpose Building including the Samaritans building. The final construction drawings for the Information Center and library addition are nearing completion. The General Contractor is getting some pricing from the various trades based on construction plans. These construction drawings will be refined over the next month based on feedback from the General Contractor. When the MPB construction drawings are more complete, better pricing information will be available.

As was raised at the Membership Meeting there may be a way to save even more money and complete the remaining items on the Master Schedule at an earlier date. You will hear more about this in the future.

The Florida Friendly conversion of the two medians across from the CA Office may actually become a reality – the county is reviewing the final design plans for the two medians. Once the design approval is obtained we will then be able to start the sod removal and ordering the plants. I would hope we could start planting new plants in the next couple of weeks.

Sun City Center Community Association

Board of Directors Meeting

November 13, 2013 from Lyn Reitz, Community Manager

CERT and Stage Removal --- This project has now been completed.

Fountain Area Refurbishment --- This project has now been completed.

Building Painting --- We are in the process of painting 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 the time.

Building Removal and Construction --- Please do not go through cones and caution tape or safety fences. These are in place to protect you and you can get hurt with debris and/or open footing areas. Please go around these areas for safety.

Brick Column Refurbishing --- We are moving around the complex encasing the old brick columns to modernize the look of the buildings. This will continue until all columns are completed which should take a couple of months.

Resident Count --- As of October 31st total residents were 10,532 and total membership dues were 11,195. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.



**Election Committee
Memo**

SHELBA FIELDS BARBARA REIN
Chairperson Vice-Chairperson

APPROVAL OF THE CENTRAL CAMPUS
MULTI-PURPOSE BUILDING
VOTE ANALYSIS October 14 & 15, 2013

Mr. President, Board, and Members,

**I would like to report the vote analysis of the October 14 & 15, 2013
Election for Approval of the Central Campus Multi-Purpose Building.**

VOTED YES 2008 VOTED NO 415

Breakdown ...

NEWSPAPER BALLOTS	1210
ABSENTEE BALLOTS	118
WALK-IN BALLOTS	<u>1095</u>
	2423

UNABLE TO COUNT

09 Duplicates

04 Ineligible

02 Spoiled

15

We had one Power of Attorney Vote

A handwritten signature in cursive script that reads 'Shelba Fields'.

Shelba Fields, Chair Election Committee

smf
RT 11/13/13

- 0 Need for safety improvement of subject covers identified April 2007 to DPW, Hillsborough County.
- 0 Initial survey identified need for replacement of 397 covers.
- 0 Initial funding of \$50,000. Finally approved in FY 2010 budget.
- 0 Only five (5) covers installed along Rickenbacker Dr. in 2010
- 0 Progress steady thereafter: 12 completed in FY 2011
17 completed in FY 2012
- 0 Replacement budget increased from \$ 50,000. per year to \$ 150,000 for FY 2013
- 0 51 completed in FY 2013 plus 8 repaired units.
- 0 With the increase in per unit costs (\$ 3425. In FY 2014 vs \$ 3341 in FY 2013), fewer than 48 replacement covers + 5 repair covers will be completed in FY 2014
- 0 DPW proposed FY 2015 activity calls for only 45 replacement + 4 repair units. (due to further increase of \$ 3510. per cover in FY 2015.)
- 0 A grand total of 85 replacement + 12 repair covers, or 97 total for past 4 years.
- 0 With current budget of \$ 150,00. Per year, completion of all 400 newly identified Drain Covers will take next six (6) + years.
- 0 By increasing FY budgets in FY 2014 to \$ 250,000. (complete 73 units)
FY 2015 to \$ 300,000. (" 85 units)
FY 2016 to \$ 300,000. (" 83 units)
FY 2017 to \$ 273,000. (" 74 units)

The County could completely replace all 400 Storm Drain Covers, thus eliminating the dangerous current design and producing a safer pedestrian walkway.

Without the increase in funding, pedestrian walking on sidewalks will be exposed To two additional years of potential falling into the storm drains with resulting Injury.

Please see attached photo's describing the existing unsafe sidewalk problem.

RDS