

APPROVED

**MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, July 10, 2013
ROLLINS THEATER**

DIRECTORS PRESENT

Ed Barnes, President
Jane Keegan, Vice President
Neil Rothfeld, Treasurer
David Floyd, Corporate Secretary

Al Alderman
Chuck Collett
Howie Griffin
Mike Killian

DIRECTORS ABSENT

Sam Sudman

OTHERS PRESENT

Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
10 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 8 members present.

II. APPROVAL OF THE MINUTES

There being no objections or corrections, the minutes of the Board Meeting held on June 12, 2013 were approved as presented.

III. SECRETARY'S REPORT

Acknowledgements – Secretary Floyd reported that the CA had received Monday Movie donations of \$121 to offset license fees; the Elegant Gardeners Club donated \$500 to the Hardship Fund; the Registered Nurses Club donated \$100 to the Hardship Fund; and the Woman's Club donated \$250 to the Library to cover cost of the Wall Street Journal subscription. Minto Communities donated \$10,000 for the July 4th Fireworks. The Community Foundation of Greater Sun City Center gave a grant of \$2,628 from the "Give a Little Back Spirit Fund" for the Woodcarvers Club for tuition assistance for professional instructors. Secretary Floyd also announced that the Lapidary Club purchased equipment totaling \$8,835 for their club room at their own expense.

For the Record – Secretary Floyd reported that an action by written consent in lieu of a meeting (attached) was signed by the Board on July 3, 2013 to approve the purchase of new chairs for the Horizon Room from Hertz Furniture at a cost of \$6,080. This will be expensed from Replacement Reserve Account #76701-000-4.

IV. PRESIDENT'S REPORT

President Barnes' report is attached.

V. TREASURER'S REPORT

Treasurer Rothfeld stated that since the dues process will take longer going through the lock box, your current stickers will be good through February 28, 2014. He then reported on financials as of June 30, 2013. The Operating Fund has a net cash balance of \$1,992,113. In the Capital Fund, there is a balance of \$1,881,250. In the Replacement Fund, there is a balance of \$1,787,438. The Renovation Fund has a balance of \$31,340. He also stated that Capital Fund Fees were received in June for 40 homes for a total year-to-date of 238 homes versus budget of 150 for the same period.

VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VII. STANDING COMMITTEE REPORTS (none)

VIII. SPECIAL PURPOSE COMMITTEE REPORTS (none)

IX. REPORT ON FM RADIO STATION

John Bowker reported on the LPFM Radio Station Task Force established by President Barnes on July 2, 2013. A copy of his report is attached.

X. UNFINISHED BUSINESS (None)

XI. NEW BUSINESS

1. Approve purchase of new chairs for the Florida, Armstrong & Heritage Rooms
Director Alderman **MOVED** that the Board approve the purchase of new chairs for the Florida, Armstrong & Heritage Rooms from Hertz Furniture for \$31,720. This will be expensed from Replacement Reserve Account #76701-000-4. **SECOND:** Director Collett. **VOTE:** Unanimous in favor by voice vote. Motion carried.
2. Approve contract to paint the Atrium Building
Director Alderman **MOVED** that the Board approve a contract with Certa Pro Painters in the amount of \$16,360. This will be expensed from Replacement Reserve Account #76401-000-4. **SECOND:** Director Collett. **VOTE:** Unanimous in favor by voice vote. Motion carried.
3. Approve contract for the removal of the Cert Building
Director Alderman **MOVED** that the Board approve a contract with Desmond Rowden Construction in the amount of \$5,000 for the removal of the Cert Building. This will be expensed from the Contingency Account #66800-000-1. **SECOND:** Treasurer Rothfeld. **VOTE:** Unanimous in favor by voice vote. Motion carried.
4. Approve contract for the removal of the concrete stage in the Atrium Plaza
Director Alderman **MOVED** that the Board approve a contract with Desmond Rowden Construction in the amount of \$4,500 for the removal of the concrete stage in the Atrium Plaza. This will be expensed from the Contingency Account #66800-000-1. **SECOND:** Treasurer Rothfeld. **VOTE:** Unanimous in favor by voice vote. Motion carried.

5. Approve contract for the renovation of the existing area between the Ceramics Club and the Art Club
Director Alderman **MOVED** that the Board approve a contract with Desmond Rowden Construction for the renovation of the entire area between Ceramics and the Art Club in the amount of \$8,000. This will be expensed from the Capital Fund, Account #90022-000-2. **SECOND**: Director Collett. **VOTE**: Unanimous in favor by voice vote. Motion carried.
6. Approve installation of pavers in the area between the Ceramics Club and the Art Club
Director Alderman **MOVED** that the Board approve a contract with Advanced Pool & Pavers in the amount of \$10,505 for the installation of pavers in the area between the Ceramics Club and the Art Club. This will be expensed from the Capital Fund, Account #90022-000-2. **SECOND**: Treasurer Rothfeld. **VOTE**: Unanimous in favor by voice vote. Motion carried.
7. Approve contract for roof coating on the Arts & Crafts Building, Eberhardt Building and Fitness Center
Vice President Keegan **MOVED** that the Board approve a contract with Rhino Shield in the amount of \$64,858 for coating the roofs of the Arts & Crafts building, Fitness Center and Eberhardt building. This will be expensed from the Capital Fund, Account #90023-000-2. **SECOND**: Treasurer Rothfeld. **VOTE**: Unanimous in favor by voice vote. Motion carried.
8. Approve modification to Resolution regarding Sixth Amendment to 1984 Agreement
Secretary Floyd **MOVED** that the Board approve a modification of the Board Resolution regarding the Sixth Amendment to the 1984 Agreement dated August 15, 2012 as submitted (attached). **SECOND**: Director Alderman. **VOTE**: Unanimous in favor by voice vote. Motion carried.
9. Approval of Certified Public Accountant for year ended December 31, 2013
Treasurer Rothfeld **MOVED** that the Board approve the engagement letter with Carr, Riggs & Ingram, LLC (Certified Public Accountants) to audit the Community Association's financial position and preparation of our Federal and State tax returns from January 1, 2013 to December 31, 2013 at a cost of \$11,300. This will be expensed from Operations Account #64300-1 Audit Expense. **SECOND**: Director Collett. **VOTE**: Unanimous in favor by voice vote. Motion carried.
10. Approval of SOL Design Part II construction documents and permitting phase for the Information Center and Library Addition.
Director Alderman **MOVED** that the Board approve a contract with SOL Design Studio in the amount of \$37,920 (\$20,800 for the Welcome Center and \$17,120 for the Library addition) for Phase II construction document and permitting. This will be expensed from the Capital Fund Account #64615-000-2. **SECOND**: Director Collett. **VOTE**: Unanimous in favor by voice vote. Motion carried.

11. Approval of SOL Design Phase I design and schematic of the multi-use building and office addition
Director Alderman **MOVED** that the Board approve a contract with SOL Design Studio in the amount of \$14,000 (\$9,600 for the multi-use building and \$4,400 for the office addition) to start Phase I design and schematics. This will be expensed from the Capital Fund Account #64615-000-2. **SECOND**: Director Collett. **VOTE**: Unanimous in favor by voice vote. Motion carried.

12. Approve Chairperson of Task Force regarding FM Radio Station
Secretary Floyd **MOVED** that the Board approve Carl McGary as the Chair of a task force on establishing a low powered FM radio station in Sun City Center. **SECOND**: Treasurer Rothfeld. **VOTE**: Unanimous in favor by voice vote. Motion carried.

13. Approve Owner's Rep to oversee the implementation of the Master Plan
Director Alderman **MOVED** that the Board appoint Invision Advisors as their owner's representative for the master plan construction implementation and approve a twelve month contract in the amount of \$56,400. This will be expensed from the Capital Fund Account #64616-000-2. **SECOND**: Secretary Floyd. **VOTE**: Unanimous in favor by voice vote. Motion carried.

XII. GOOD & WELFARE

On behalf of Director Sudman, Secretary Floyd thanked all of the people who volunteered on July 4th to help with the breakfast and for the wonderful support from the community. He also expressed his thanks to the Maintenance Department for their wonderful help during the breakfast.

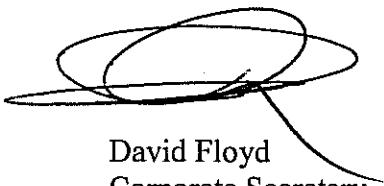
Treasurer Rothfeld wanted the members to understand that the CA will not do the buildings unless we have the money in the bank.

President Barnes reported that former Director Ann Marie Leblanc passed away on June 25th. This is a loss to the entire community. She did a great job in bettering Sun City Center and we will certainly miss her.

XIII. ADJOURNMENT

Secretary Floyd **MOVED** the meeting be adjourned. **SECOND**: Treasurer Rothfeld. **VOTE**: Unanimous in favor by voice vote. The meeting was adjourned at 9:55 a.m.

AUDIENCE PARTICIPATION



David Floyd
Corporate Secretary
DF:cd
Attachments (5)

ADDENDUM – MINUTES – JULY 10, 2013

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

NAME	SUBJECT
Ed Feder	In the Master Plan, it states the new theater was scheduled for the year 2024. Heard it was moved up to 2015. <i>Not at this time since we are on a pay as you go approach. It is possible that in the next year or so, we could bring an opportunity to the membership to move the date up but it would take a membership vote.</i>
David Swaim	Inquired about fishing in Sun City Center. <i>Most of the lakes are on private property. Could probably fish on CA property adjacent to lake near the walking path on the South Campus.</i>
Wendell Spencer	Concerned about our members being taken advantage of at financial seminars by advertising free dinners. Inquired about maintenance agreements signed each year by certain clubs. Stated he had an interesting picture of Jane Keegan and her family over in Connersville that he found on the computer. In recognizing people at large events, thought that the YES boys who do much of the labor at FunFest should be thanked as well.



COMMUNITY
ASSOCIATION, INC.

**ACTION BY WRITTEN CONSENT
IN LIEU OF A MEETING
OF THE BOARD OF DIRECTORS OF
SUN CITY CENTER COMMUNITY ASSOCIATION, INC.**

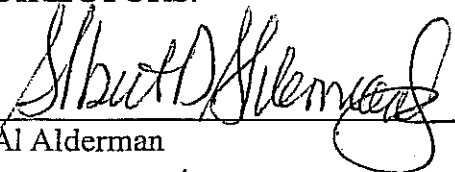
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We, the undersigned, constituting all of the members of the Board of Directors of SUN CITY CENTER COMMUNITY ASSOCIATION, INC., a corporation not for profit, organized and existing under the laws of the State of Florida (the "Corporation"), do hereby take the following action by written consent, pursuant to the provisions of Chapter 617.0821, Sections (1), (2) and (3) of Florida Statutes.

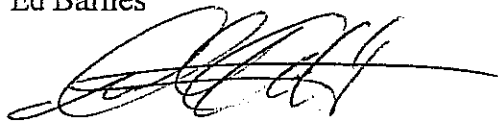
We hereby approve the purchase of new chairs for the Horizon Room from Hertz Furniture at a cost of \$6,080. This will be expensed from Replacement Reserve Account #76701-000-4.

Effective this 3rd day of July, 2013.

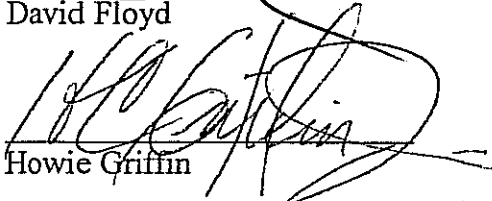
DIRECTORS:

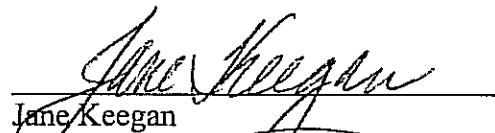

Al Alderman

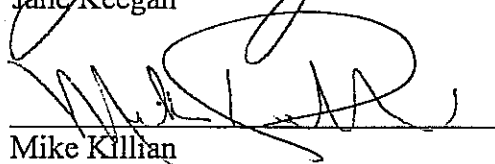

Ed Barnes


Chuck Collett


David Floyd


Howie Griffin


Jane Keegan


Mike Killian


Neil Rothfeld


Sam Sudman

Our agenda for today is very full so I will make this a short report – we have a number of contracts to consider and a couple of administrative items.

We will be considering the following contracts:

- to replace the chairs in the Florida, Armstrong and Heritage Rooms;
- to paint the Atrium Building including the Fitness Center
- for the removal of the CERT building
- for removal of the concrete stage in the Atrium Plaza,
- renovation of the area between the Ceramics Club and Art Club;
- to coat the roofs of the Arts & Craft, Eberhardt and Fitness Center with a polymer paint covering as is on the gazebo;
- for Phase II of the design of the Information Center and Library Addition
- the Phase I Design and Schematic of the Multi-Use /Samaritan Services building;
- For an Owners Representative to act as the Project Manager for all of the new construction that will take place over the next year or so.

Administrative Issues as follows:

- a modification to the Board Resolution for a vote on the CA accepting maintenance of the Pebble Beach Medians;
- approve a new Certified Public Accountant;
- appoint a Chairperson of a Task Force to investigate establishing an FM radio station in SCC.

Despite the lack of cooperation from Mother Nature, July 4th was a grand day in SCC. The breakfast hosted by Sam and Joanne Sudman was a smashing success. This was the first time this event was held in the Community Hall but it turned out very well. They served 1366 breakfasts – 30% more than the last time. This was only made possible by the hard work of Sam and Joanne and the more than 100 volunteers who helped put this on. By the way Sam underwent hip replacement surgery yesterday and is doing fine, but will be out for a while. Until you have helped put on one of these breakfasts, you have no idea how much work and coordination is involved. These volunteers did a super job of not only cooking and serving but cleaning up. I also want to thank the CA Maintenance Staff at the South Campus. They started at 5 AM and were there continuing to clean and set up for the next events well into the afternoon. They were Johnny-on-the-spot all day long keeping trash cans empty and cleaning up the spilled coffee. My thanks to them for the super job they did.

The evening got off to a slow start with afternoon and early evening of showers, about 8:45 the rain stopped and the show went on. Once again the fireworks display was great. Things might have been a little soggy around the edges but we ended up having a great turnout and a super display. I don't have any idea how many people attended but I parked on the North side of the Lawn Bowling Courts and it took me 20 minutes to get out of the parking lot. Despite the rain we had a good turnout for the Third Annual Fireworks Display. This was made possible by the generous sponsorship of Brandon Honda and Minto Communities. A thank you also goes to ClubLink for the use of the old driving range. If you enjoyed the fireworks, please send Brandon Honda and Minto a thank you note – the Receptionist has their addresses. I also want to thank CERT and the Radio Club for who assisted HCSO with perimeter patrolling during the fireworks.

We are making some adjustments to the Master Plan which will result in more club room space. The details of this are being worked out but you will hear more about this in the August edition of the NEWS of SCC. However, I want to give you a heads up that we will be having a vote on a new Multi-Purpose/Samaritans Building in early October. You will hear a great deal more about this during the summer and early fall.

As you heard from our agenda today, the Master Plan is moving along smartly – we are moving into the final design phase for the Information Center and Library. We expect the deliverables from the Phase II design in early to mid September, with solicitation of construction bids in October/November and construction beginning in early December. The architect is starting preliminary meetings with SWIFTMUD on the permitting for the Central Campus Parking Area – this is the first of a series of meetings with both the County and SWIFTMUD for permitting. Once the permitting process is cleared we will start the contractor selection process.

In May I reported we had liens on 133 houses for non-payment of dues valued at \$141,500. As of the end of June we had liens on 99 houses with a value of \$110,486. Of the 99 houses with liens, 35 are in foreclosure and 10 are owned by banks. We will eventually recover some of our back dues on these bank owned properties. As I also reported, I have started the foreclosure process on three of these houses that owe us substantial amounts of money. The foreclosure process will take 6 months or so to conclude.

As I have indicated in the past, we are changing our dues collection process next year. The dues will be paid directly to a bank lock box. Dues will not be collected at the CA the office. I know I am repeating myself but this is for good reason – change is difficult in SCC but it is going to happen. We are in the process of negotiating with a bank to implement this process in 2014. Members will get a notice in the mail similar to the bills you get from TECO or the phone company and the payment will go directly to the bank. This is being implemented as a result of our auditors' recommendation to provide safeguards in the collection process.

On July 2nd I established a Task Force to investigate the possibility of creating a Low Powered FM Radio Station. You will hear more details on this subject from John Bowker later in this meeting.

As we go thru the summer The Pebble Beach Blvd Median Maintenance Task Force will have some articles in the NEWS of SCC on various aspects of this effort. In the fall the Task Force will be holding additional meetings regarding this effort. One of the motions to be considered today will be to move the membership vote on this subject from December 2013 to March 2014 in order to ensure that the membership is fully informed. This is an extremely important issue and I think everyone needs to be fully informed. As I have said before, the basic decision is whether we want the County to take over maintenance or do we want to control our own destiny and have the CA take over this responsibility.

Sun City Center Community Association

Board of Directors Meeting

July 10, 2013 from Lyn Reitz, Community Manager

July 4th Fireworks --- A big "Thank You" to Brandon Honda and Minto Communities for sponsoring the wonderful fireworks display. I hope everyone enjoyed them.

Horizon Room --- This project will be completed by July 14th. I hope everyone enjoys the new tile, paint, chairs and renovations.

Florida/Armstrong/Heritage Rooms --- This project will be starting July 15th and will be completed September 15th. Stay tuned for the new paint, carpet, chairs, bathrooms and other renovations to beautify and update these last three rooms in the Atrium Building.

2014 Budget --- I am working with the Budget Committee and Treasurer on the 2014 budget. It will be another tight one. We will let the clubs know after the budget passes if their request was granted or denied.

CERT and Stage Removal --- Once approved by the Board we will start immediately to get completed by the end of August.

Fountain Area Refurbishment --- Once approved by the Board we will start immediately to get completed by the end of August.

Sidewalk Painting --- We will soon be starting our annual sidewalk painting, this year with a new color, please be respectful of the cones and tape and stay clear of the painted areas.

Building Painting --- We will soon be starting to paint 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.

Resident Count --- As of June 30th total residents were 10,472 and total membership dues were 11,169. We are now tracking the residents and vacancies separately to have a true accounting for our records and budgeting processes.

LPFM RADIO STATION TASK FORCE

Initial Report

July 10, 2013

Good morning directors. My name is John Bowker, 265 Courtyard Blvd #103, SCC 33573.

Communications within Sun City Center has long been of interest to me, and I have enjoyed watching how word gets around town about how this community works for over 20 years. I know this of interest to you all .. and we may have a new possibility to consider.

This past spring, The Federal Communications Commission announced that it would be opening some new operating channels for FM broadcasting stations. The Community Association's plan to build a broadcasting station in Sun City Center 13 years ago was blocked because the FCC told us there were no clear spaces on the FM dial for the Sun City Center area.

But with new regulations and technology, the FCC has found some dial positions for us that could be used without causing interference to existing stations. They will accept applications by community groups from October 15 to October 29, 2013. They will approve operations for up to 100 Watts of transmitting power, and that would give a range of 3.5 miles which is perfect for us.

Sun City Center measures just under 4 miles from north to south and less than 2 miles east to west, so the station's transmitting antenna could be located anywhere near the middle of town and still reach all our homes along with residences in Kings Point, Wimauma, Valencia Lakes, and the Miller homes to our west.

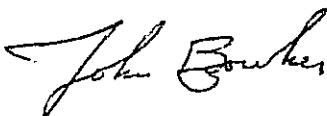
When the first hints of the new FCC action came to our attention, a group comprised of Jennifer Edwards, Carl McGary and I met to plan a strategy for getting some serious answers to some obvious questions. Carl McGary is chairman of our group but is out of town today; Jennifer Edwards is here (stand up, Jen). We approached the Community Association Board earlier this month to ask if a Task Force might be established so we could study the degree of community interest in such a station and to solicit ideas about what types of programs might really draw an audience. As today's spokesman for the group, I want to thank you all for hearing our proposal and to you, Mr. President, for establishing the Task Force so we can get started and provide you all with a status report on September 1st this year. We are delighted that CA Director Sam Sudman has agreed to serve as Task Force liaison with this Board.

On September 1, the Task Force will present the Board with our view of:

1. The benefits to Sun City Center of such a radio station.
2. The community's interest in listening to and participating in a local station.
3. The costs involved in installing and operating a station.
4. An indication of staffing needs for a 24/7 program schedule.
5. Needs for studio space.

If our findings are positive, we hope the Board will vote at its regular meeting on September 11 to submit an application to the FCC for an LPFM Construction Permit. The pundits in Washington say this filing window will be the last opportunity for communities to apply for an FM radio station and we are hopeful that our information on September 1 will convince us all that the Sun City Center Community Association should have an LPFM application pending at the FCC by October 29, 2013.

Thank you once again for your kind attention.





**MODIFICATION OF THE RESOLUTION REGARDING
SIXTH AMENDMENT TO 1984 AGREEMENT**

Whereas, Sun City Center Community Association, Inc. (formerly known as "Sun City Center Civic Association") (hereinafter referred to as the "Association"), has entered into formal agreements (hereinafter collectively referred to as "the 1984 Agreement"), with W.G. Development Corporation ("W.G.") the developer of Sun City Center, Florida; and

Whereas Minto Communities, LLC ("Minto") is the successor to W.G. as the developer of the remaining residential properties in Sun City Center, Florida; and

Whereas, a previous Board resolution was executed regarding the sixth amendment on August 15, 2012 between Minto and the Association, and;

Whereas, circumstances require that the Exhibit "A" of the August 15, 2012 resolution needs to be modified in order for the Association to meet the intended requirements of the agreement between Minto and the Association.

NOW, THEREFORE, after due consideration and deliberation, the Board of Directors of the Association adopted the following resolution modifying the previous resolution at a duly convened meeting thereof on July 10, 2013.

BE IT RESOLVED, that the Board will take the following actions on the following modified schedule to secure a vote by the Association, as needed, to change the Association's Articles of Incorporation and Bylaws to permit funding of the maintenance cost for the Pebble Beach Boulevard medians, as defined in the Sixth Amendment.

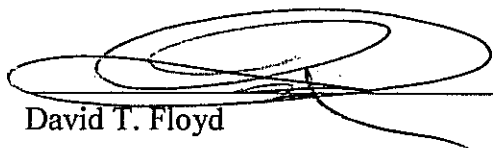
Exhibit "A"	
Activity	Completion Deadline
1. Establish Task Force	October 1, 2012 - Completed
2. Task Force Report on Funding alternatives.	March 1, 2013 - Completed
3. Community Outreach to inform, discuss alternatives	October 1, 2013 - Ongoing
4. Task Force recommendations to Board/ Board action and post on website.	November, 2013


5. Incoming CA Board President to reappoint PBB TF to continue its actions.	January 5, 2014
6. News articles, Town Hall Meetings, Email blasts, and Ballot approvals by the Board.	February 1, 2014 through March 18, 2014
7. Association membership referendum on any required amendments to Articles or Bylaws, and other action items requiring Association membership approval, including a vote on a dues increase to fund maintenance costs for Pebble Beach Boulevard as follows: 1/3 of the total Pebble Beach Boulevard costs in 2015 2/3 of the total Pebble Beach Boulevard costs in 2016 Total Pebble Beach Boulevard costs in 2017.	March 19, 2014
8. If the Association does not approve amending the Articles of Incorporation or the Bylaws, as needed, or the use of dues for the maintenance of Pebble Beach Boulevard the Association agrees to work with Minto to transition maintenance of Pebble Beach Boulevard to Hillsborough County.	October 1, 2014

BE IT RESOLVED, that the Association agrees to indemnify, defend and hold harmless from and against any claims by the Association and its members related to implementing the modified Sixth Amendment.

Executed this 10th day of July, 2013.

Sun City Center Community Association, Inc.


 David T. Floyd
 Corporate Secretary


 Edmund L. Barnes
 President