

APPROVED

**MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, June 12, 2013
ROLLINS THEATER**

DIRECTORS PRESENT

Ed Barnes, President	Al Alderman
Jane Keegan, Vice President	Howie Griffin
Neil Rothfeld, Treasurer	Sam Sudman

DIRECTORS ABSENT

David Floyd, Corporate Secretary
Chuck Collett
Mike Killian

OTHERS PRESENT

Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
14 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 6 members present.

II. APPROVAL OF THE MINUTES

There being no objections or corrections, the minutes of the Board Meeting held on May 8, 2013 were approved as presented.

III. SECRETARY'S REPORT

Acknowledgements –In Secretary Floyd's absence, Director Sudman (Acting Secretary) reported that the CA had received Monday Movie donations of \$412 to offset license fees; the Potters Wheel Club donated \$500 for future walking trails on the 37 acres; the Stained Glass Club donated \$500 to the Library; and the Woman's Club donated \$250 to the Library to cover cost of the Wall Street Journal subscription. The following clubs donated toward FunFest: Sawdust Engineers - \$150; Line Dancers Club - \$50; Tillers & Toilers - \$100 and Weavers Club - \$75.

For the Record – Director Sudman reported that an action by written consent in lieu of a meeting (attached) was signed by the Board on May 13, 2013 to approve an addition to Policy 6.01.A.5.i Restrictions that states: "Smoking is permitted only in designated areas. Smoking is limited only to cigarettes and electronic cigarettes. No pipes or cigars."

Secretary's Certification – Director Sudman stated that Secretary Floyd certified the vote held on May 21 and 22, 2013 (attached).

IV. PRESIDENT'S REPORT

President Barnes' report is attached.

V. TREASURER'S REPORT

Treasurer Rothfeld reported on financials as of May 31, 2013. The Operating Fund has a net cash balance of \$2,151,944. In the Capital Fund, there is a balance of \$1,826,466. In the Replacement Fund, there is a balance of \$1,921,842. The Renovation Fund has a balance of \$31,340. He also stated that Capital Fund Fees were received in May for 50 homes for a total year-to-date of 198 homes versus budget of 125 for the same period. In his opinion, the Capital Fund fees collected should exceed budget by at least 10% by the end of the year.

IV. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VI. STANDING COMMITTEE REPORTS

Shelba Fields, Elections Committee Chair, reported on the May 21, 22, 2013 election (copy attached).

VII. SPECIAL PURPOSE COMMITTEE REPORTS (none)

VIII. UNFINISHED BUSINESS (None)

IX. NEW BUSINESS

1. Approve Chairperson of Internal Audit Committee
President Barnes withdrew this item from the agenda since the candidate had to withdraw due to personal reasons.
2. Approve contract for tile floor in the Horizon Room
Director Alderman **MOVED** that the Board approve a contract with John Moore Flooring in the amount of \$20,731.00 to replace the tile in the Horizon Room as approved by The Projects Office. This will be expensed from Replacement Reserve Account #76802-000-4. **SECOND:** Director Sudman. **VOTE:** Unanimous in favor by voice vote. Motion carried.
3. Approve contract for Entertainment Series Program
Director Griffin **MOVED** that the Board approve a contract with New Wave Swing, Inc. in the amount of \$6,000 for a Sunday Afternoon Series Show featuring a salute to the Platters, Coasters, Drifters and Temptations on March 2, 2014. The CA will also provide four hotel rooms for one night and eight dinners the day of the show at an additional cost not to exceed \$600. These items will be expensed from Operations Account #41321 – Entertainment. **SECOND:** Director Rothfeld. **VOTE:** Unanimous in favor by voice vote. Motion carried.
4. Approve design and permitting phase for new parking lot
Director Alderman **MOVED** that the Board approve a contract with Hardeman Kempton & Associates in the amount of \$53,750.00 to start the design and permitting phase for the new parking lot. This will be expensed from Capital Fund, Account #64390-000-2. **SECOND:** Director Griffin. **VOTE:** Unanimous in favor by voice vote. Motion carried.

X. GOOD & WELFARE

Director Griffin pointed out that the 4th of July breakfast has been moved to Community Hall. He also mentioned that Brandon Honda will have cars on display at Community Hall during the breakfast and at the 4th of July fireworks. Director Sudman stated that the Breakfast Committee wanted to thank John Bowker and Phyllis Hodges for their support in getting volunteers to work the breakfast.

XI. ADJOURNMENT

Director Alderman **MOVED** the meeting be adjourned. **SECOND:** Director Griffin.
VOTE: Unanimous in favor by voice vote. The meeting was adjourned at 9:35 a.m.

AUDIENCE PARTICIPATION (None)



Sam Sudman
Acting Corporate Secretary
MSS:cd
Attachments (5)

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

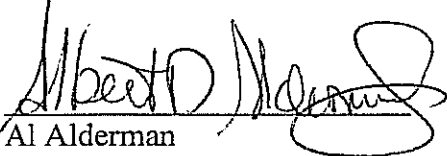
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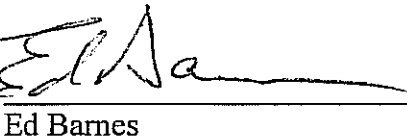
We, the undersigned, constituting all of the members of the Board of Directors of SUN CITY CENTER COMMUNITY ASSOCIATION, INC., a corporation not for profit, organized and existing under the laws of the State of Florida (the "Corporation"), do hereby take the following action by written consent, pursuant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

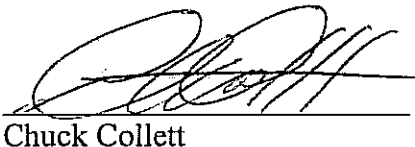
We hereby approve an addition to Policy 6.01.A.5.i Restrictions as attached.

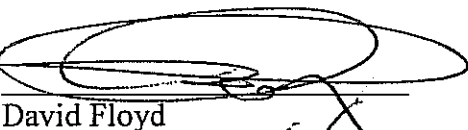
Effective this 13th day of May, 2013.

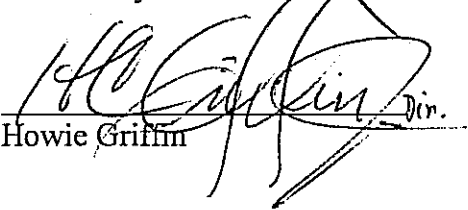
DIRECTORS:

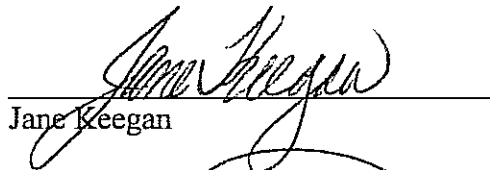

Al Alderman


Ed Barnes

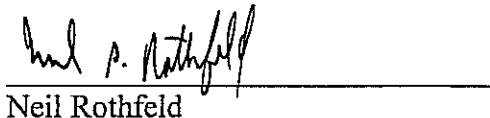

Chuck Collett

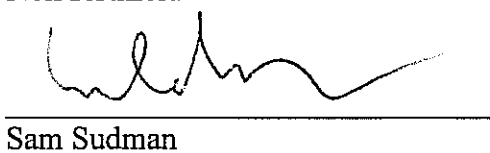

David Floyd


Howie Griffin


Jane Keegan


Mike Killian


Neil Rothfeld


Sam Sudman

VI. FACILITIES

6.01 REGULATIONS AND REQUIREMENTS

A. Regulations

5. Restrictions

- i. Smoking shall not be permitted in any CA building. **Smoking is permitted ONLY in designated areas. Smoking is limited only to cigarettes and electronic cigarettes. No pipes or cigars.**



SECRETARY’S CERTIFICATION

VOTING RESULTS

PARKING LOT IMPROVEMENTS – CAFÉ OPINION POLL

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 the Parking Lot Improvements and for the non-binding Opinion Poll on the Cafe was held on May 21, 2013 from 8:00 a.m. until 3:00 p.m. in the Sandpiper Room in the Atrium Building and on May 22, 2013 from 9:00 a.m. until 5:00 p.m. at Community Hall.

The result of the vote for the Parking Lot Improvements was as follows:

For	2302
Against	597

The Parking Lot Improvements were approved.

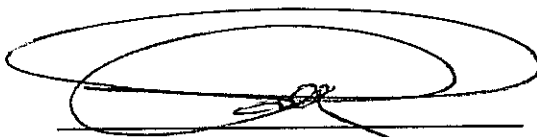
The result of the Café Opinion Poll was as follows:

For a Café with food service	1164
For a Meeting Space only	1597

The cafe was not approved in the opinion poll.

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 22nd day of May, 2013.



David T. Floyd
Corporate Secretary



**BALLOT REPORT FORM
VOTE ON MAY 21 AND 22, 2013**

Do you approve spending up to \$882,000 for the Central Campus Parking Area Improvements Project as described in the April and May 2013 editions of "The News of Sun City Center" by the Sun City Center Community Association Board of Directors?

VOTED YES 2302

VOTED NO 579

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

Shelba Fields
Shelba Fields, Chairperson
Elections Committee

Barbara Gingrich
Barbara Gingrich, Vice Chairperson
Elections Committee

DATE: 5/23/2013



OPINION POLL REPORT FORM
MAY 21 AND 22, 2013

I approve building a café in the Atrium with a food service operation with a potential dues increase of \$4 - \$6 per member to support the operation of the café.

Number in favor 1164

I approve building only a social meeting area in the Atrium without food service.

Number in favor 1597

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

Shelba Fields

Shelba Fields, Chairperson
Elections Committee

Barbara Gingrich

Barbara Gingrich, Vice Chairperson
Elections Committee

DATE: 5/23/2013

SUN CITY CENTER



COMMUNITY
ASSOCIATION, INC.

OFFICIAL BALLOT

APPROVAL OF CAMPUS PARKING AREA
IMPROVEMENTS

May 21, 2013, Sandpiper Room, 8 am to 3 pm

May 22, 2013, Community Hall, 9 am to 5 pm

Do you approve spending up to \$882,000 for the Central Campus Parking Area Improvements Project as described in the April and May 2013 editions of "The News of Sun City Center" by the Sun City Center Community Association Board of Directors?

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

YES

NO

OPINION POLL

-VOTE FOR ONLY ONE BELOW-

I approve building a café in the Atrium with a food service operation with a potential dues increase of \$4 - \$6 per member to support the operation of the café.

I approve building only a social meeting area in the Atrium without food service.

President Ed Barnes' Report – Board of Directors Meeting - June 12, 2013

Our agenda for today is fairly light – we have several contracts to discuss and vote on and we will have a report from the Election Committee Chairperson. This should be a reasonably short meeting.

I want to make sure my position is very clear to everyone – I do not respond to unsigned letters or notes raising issues, reporting problems or complaining about things. If you are not serious enough to sign the document and identify yourself, I am not going to waste my time or the Board's time in reading it or pursuing it. If you have something to bring to our attention then please let us know who you are, otherwise it goes straight into the trash can.

This time of the year is usually quiet around here but this summer we are going to be busy – very busy with the Master Plan, refreshing the campus, the Pebble Beach Medians, the July 4th celebration. I don't see much slack time around here this summer. We have a lot going on and a lot more to do.

The July 4th breakfast and fireworks is on track to be yet another Grand Event in Ann Marie tradition. In addition to the breakfast and fireworks, Sandpiper Grill will be serving dinner and there will be ice cream for dessert. I want to remind everyone that the fireworks celebration is made possible by the sponsorship of Brandon Honda and Minto Communities. Both will have booths at the fireworks so please stop by and say thanks.

The members of the Community Association took a giant step forward on May 21/22 by approving the funding of the Central Campus Parking Area. This project is key to the development of future projects which will enhance the amenities of the Community Association. This will provide more parking and significant improvement in the lighting and enhancement of the landscaping of the Atrium Parking Area, all of which are desperately needed. I am very pleased with the membership vision in seeing the need for this improvement and equally pleased that the membership was open to this major investment in their amenities. I think that the majority of the membership is interested in improving and upgrading the facilities and this is a major step forward.

Later today you will hear a report from the Elections Committee Chairperson on the recent vote. I don't want to steal all of her thunder but there are a couple of things I would like to point out. About 27% of the members voted, which compares with historical votes over the last couple of years. The last six votes have had an average of 23.6% of the members turning out to vote. About 70% of the votes this time came from the Newsletter. This method of reaching the members has been very successful over the last few years. We plan to continue with this voting venue in the near future.

The Long Range Planning Implementation Committee will review the requirement for the Cafe. Between the 2004 membership vote, the Membership survey of 2012 and the opinion poll of 2013 we've gotten mixed signals on the desire for a café. Even though this was an opinion

poll and not a binding vote, we plan to re-look at the requirement and develop some alternatives on what the Board should do or should not do with the café. Seems like the message was we would like to have a café but only if it is self-sustaining. We will re-visit this issue sometime in the future but not immediately.

The Master Plan is moving along with the Phase I design for the Info Center and Library. We expect the deliverables on these projects this week. The next step will be the Phase II detailed design. I expect the deliverables from the Phase II design in early to mid September, with solicitation of construction bids in October/November and construction starting in early December. We have a proposal for the Phase I and II design for the Central Campus Parking area which the Board will vote on today. This proposal is composed of six tasks which includes extensive site preparation and planning and will result in construction drawings and necessary permits and certifications that can be put out for bid. We are currently planning to start construction about April 1, 2014.

In addition, we are interviewing professional Owners Representatives to help oversee the actual construction and interface with the architects and construction companies. I hope to complete this effort in the next couple of weeks.

An element of the Master Plan is a building to house the Samaritans Services and the Security Patrol in one building. To facilitate this plan we developed a Letter of Intent that set up the terms and conditions for construction and occupying this building. The Samaritans Services agreed with the terms and conditions of the Letter of Intent. Unfortunately, after several attempts, an agreement between the Security Patrol and CA could not be reached and the Security Patrol Board of Directors declined to approve the LOI for the new building. As a result, the LRPIC will evaluate our requirements by looking at the possibility of the CA taking over that portion of this building. I think this is a great opportunity for the CA to take the other half of the building and convert it to Club Rooms and meeting rooms for use by the membership. The Samaritans have agreed to pay the construction costs for their half of the building so this would be relatively cheap space for the CA that would solve some of the crowded conditions of our clubs.

We have begun some preliminary investigation into establishing a Nature Trail on the 37 acres we own off of West Del Webb. We have appointed Richard Angerosa to lead a committee of members to investigate the feasibility of setting up and detailing the actions required to establish some Nature Trails on that property. At this point the investigation is very preliminary but it seems to have some positive aspects. We will let you know more about this as we progress.

On May 22, an evening concert was held on the lawn near the gazebo. This was a very informal affair with people sitting on the grass or in lawn chairs and golf carts. The planning and arrangements for this concert were done by one of our members, Dave Mohl, with support from the Tennis Association. The performer was a local musician who provided a variety of music from the 50's, 60's and 70's. I thought the concert was very successful with a turnout of a several hundred people. Everyone seemed to have a very good time. Mr. Mohl is in negotiations with other clubs to sponsor more concerts. If all goes well, we may have one concert a month during the summer.

The Pebble Beach Blvd Median Maintenance Task Force final report is due October 15 but I suspect it may be completed earlier. The Board will consider the Final Report at the November Board meeting. This fall the Task Force will be holding additional Town Hall Meetings and Coffee and Conversations to discuss, in detail the issues and options regarding this effort. I think the Task Force has done an excellent job of making information on the issues and options available to the membership and I want to continue that effort in the fall. I think everyone needs to be fully informed on this issue. We as a community must decide what we want to do regarding the PBB medians on a go forward basis. 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. This is extremely important issue to the future of SCC.

On April 30th in John Bowker's eNews and in the *News of Sun City Center* in the May issue we announced that we had established a new library system whereby members could view the library catalog online and make reservations to check out material. This has been successful beyond our expectations. During the month of May, there were 557 logins from outside the library to request or renew items. In May, we completed 388 reserves with just the new system – the previous year we completed a total of 254 reserves – 53% increase. The library staff established this very successful system to increase patron interest in the library. My thanks to the library staff on a very nice piece of work.

Sun City Center Community Association Board of Directors Meeting

June 12, 2013 from Lyn Reitz, Community Manager

Campus Renovations --- We are working on painting buildings the new color, changing the sidewalk colors, updating signs and updating landscaping throughout the campus to tie in with the future master plans.

Signs --- We have installed the two new "You Are Here" signs in high traffic areas of the Central Campus. One is located by the Old Town Hall and one is located by the CA Offices and Library. This was made possible with a \$2500.00 grant from Hillsborough County. I would like to extend a big thank you to the County for this generous and needed donation.

2014 Budget --- I will start working with the Budget Committee and Treasurer on the 2014 budget in the next month or two. If you are a club president you should have received the club contribution request forms via email. If your club needs to request financial help from the Association in the 2014 Budget, please fill them out and return them to the CA Office by June 17th.

South Campus Walking Trail --- The trail is now installed. We have one more sign we are waiting for that denotes the scenic loop where you can take a rest and enjoy the beautiful lake under the trees.

CERT and Stage Removal --- Pricing removal of both the CERT building and the courtyard stage to make room for new golf cart spaces. This should be completed in the next couple of months.

Fountain Area Refurbishment --- We will be removing the dolphin fountain and revamping the entire area with needed drainage, pavers, potted plants, a pergola with tables and chairs and a small standing fountain. I hope everyone will enjoy the area.

Resident Count --- As of May 31st total residents were 10,455 and total membership dues were 11,168. We are now tracking the residents and vacancies separately to have a true accounting for our records and budgeting processes.



Election Committee Memo

Good Morning Mr. President, Officers, Directors, Manager and Members:

This being my first CA election, I found it very interesting. I was so impressed with the procedures and the well thought out way in which our Board and Committee has conducted Elections.

I want to thank all our Judges, Tellers, Counters, Committee and everyone that helped. I want to especially thank Tommy for staying close by and answering all my questions. Our volunteers did not surprise me as they are the type of members we have in Sun City Center....going over and above to make things run smoothly. It was a joy to work with these members. *(last time I spoke with Tommy, I thanked him for all his encouragement and support AND reminded him that he said he would be around the first year)*

I would like to give an update on the May 21 and 22, 2013 Election:

PARKING LOT

2302 YES SUPPORT THIS SPENDING

579 NO REJECT THIS SPENDING

2881 TOTAL NUMBER OF VOTES

OPINION POLL ON CAFÉ

1164 APPROVE BUILDING A CAFÉ

**1597 APPROVE BUILDING SOCIAL AREA
WITHOUT FOOD**

2761 TOTAL OPINION POLLS



Election Committee
Memo

**SCC COMMUNITY ASSOCIATION
MAY 21ST and 22ND, 2013 ELECTION**

VOTE ANALYSIS

CAMPUS PARKING (Yes 2302 No 579) **2881**

OPINION POLL ON CAFÉ (Food 1164 Social 1597) **2761**

NEWSPAPER	2091
ABSENTEE	313
BALLOT BOX	<u>477</u>
TOTAL	2881

DUPLICATE (Newspaper)	08
INELIGIBLE (Newspaper)	04
UNABLE TO ID (Blank/No Info.)	19
SPOILED (No personal info/but voted)	<u>22</u>
TOTAL	53

Shelba M. Fields
Shelba M. Fields, Chairperson
Elections Committee

I had six persons that wanted to ask a question. While I could not answer questions, I told them to express their concern.

I explained the ballot to them...we have voted for a café ...this is an opinion vote. Do you want food or social area.

Two owners of more than one property expressed that they wanted to vote more than one time. They didn't mention renters, but the fact that they were paying the Community Association fee.

Four (all on Tuesday/Sandpiper Room) expressed that the Ballot did not have a space for "neither one" keep the atrium as it is now. (our welcome person noticed chatter before and after entering Sandpiper Room, but nothing specific)

smf

06/12/13