

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Wednesday, September 14, 2011, 9:00 AM
Rollins Theater

DIRECTORS PRESENT

| | | |
|----------------------------------|----------------|-------------------|
| Ed Barnes, President | Al Alderman | Jane Keegan |
| Bob Black, Vice President | Chuck Collett | Ann Marie Leblanc |
| David Floyd, Corporate Secretary | Martin Hurwitz | Sam Sudman |

OTHERS PRESENT

Neil Rothfeld, Treasurer
Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
12 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 MINUTES

August 10, 2011 Board Meeting - There being no corrections, the minutes of the Board Meeting held Wednesday, August 10, 2011 were approved as printed and presented.

August 26, 2011 Special Board Meeting – There being no corrections, the minutes of the Special Board Meeting held Friday, August 26, 2011 were approved as printed and presented.

III. SECRETARY'S REPORT

Acknowledgements – Secretary Floyd acknowledged the following contributions: Monday Movies Donated \$600 to offset licensing fees and Senior Connection donated \$800 for Operations. The Potters Wheel Club paid \$408 for shelving in the Kiln Room.

IV. PRESIDENT'S REPORT

A copy of President Barnes' report is attached.

V. TREASURER'S REPORT

Treasurer Rothfeld reported on financials through August 31, 2011. The Operating Fund has a net cash balance of \$1,236,167. In the Capital Fund, there is a balance of \$939,121. Transfer fees were received for 27 homes in August for a total year-to-date of 254 homes closed vs. budget of 120. In the Replacement Fund, there is a balance of \$1,656,481. The Renovation Fund has a balance of \$31,128.

VI. COMMUNITY MANAGER'S REPORT

Community Manager Lyn Reitz reviewed her written report (attached).

VII. STANDING COMMITTEE REPORTS (None)

VIII. SPECIAL PURPOSE COMMITTEE REPORTS

50th Anniversary

Director Leblanc announced that Constitution Week, sponsored by the Colonel George Mercer Brooke Chapter of DAR, begins on September 16th at 9 a.m. in the Library. There are currently 50 cars signed up for the Vintage Car Show scheduled for October 11th. Trash & Treasurers will be held on October 15th. Burchard Galleries of St. Petersburg will appraise two items for free.

IX. UNFINISHED BUSINESS

X. NEW BUSINESS

1) Approve Club Flush as an affiliated CA club

Director Alderman **MOVED** that the Board approve Club Flush as an affiliated club of the Community Association. **SECOND:** Vice President Black. **VOTE:** Unanimous in favor by voice vote. Motion carried.

2) Approval of three contracts with Sarasota Concert Band

Director Alderman **MOVED** that the Board approve three contracts with Sarasota Concert Band for the following programs:

- Russian Romance, Sunday, April 22, 2012
- Latin Rhythms, Sunday, May 27, 2012
- Victory Celebrations, Sunday, July 1, 2012

Each contract not to exceed \$6,000. These contracts will be expensed from Operations Account #41321 – Entertainment.

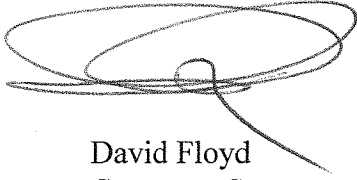
SECOND: Director Sudman. **VOTE:** Unanimous in favor by voice vote. Motion carried.

XI. GOOD & WELFARE (None)

XII. ADJOURNMENT

Director Alderman **MOVED** the meeting be adjourned. **SECOND:** Director Collett.
VOTE: Unanimous in favor by voice vote. The meeting was adjourned at 9:20 a.m.

AUDIENCE PARTICIPATION

A handwritten signature in black ink, appearing to read "David Floyd", with a large, loopy flourish above the name.

David Floyd
Corporate Secretary
DF:cd
(2 attachments)

President Ed Barnes' Report – Board of Directors Meeting - September 14, 2011

The first topic for today is a continuation from last month. Last month I discussed the detailed process for putting together the CA budget for 2012. This is an iterative process which occurs over a period of several months. Every effort is made to ensure that the requirements are valid and that the revenue has been accurately forecasted. I want to make sure everyone understands, this is a balanced budget – the cost to operate the Community Association is offset by the revenue generated from various sources but primarily the membership dues. There is no deficit financing. The CA is not the United States Congress! Expenses are incurred to operate the CA facilities only to the extent they can be offset by revenue generated. If the revenues are less than the expenses then the expenses are reduced to meet the available revenue stream. What does this mean? Very simply, if we can't generate enough revenue to operate the facilities, mainly thru membership dues, then we will have no choice but to reduce the services offered. I hate to be negative, but I want the membership to understand that dues are the main revenue source for running the amenities of the CA. This is one of the reasons, I have been pushing so hard to collect past dues from members who have not paid. Every member has a stake in this process. The budget will be presented in detail to the membership on September 28 in the Florida Room at 9 AM and again at the Membership Meeting on October 26. The membership will vote on the dues December 6 and 7. You need to be aware that even in this economy, prices are going up and I do not expect we will be able to sustain the current dues.

I want to give you a quick update on the lien process – we currently have 100 houses with liens because they didn't pay their dues this year. Liens have to be filed each year. Of the 100 houses with liens, 55 are in foreclosure – as long as we have a lien filed we will get some or maybe all of the money we are owed when a financial institution assumes ownership of the property. Thru negotiations and the threat of foreclosure we have been able to reduce the amount of unpaid dues from \$98,500 on June 1 to \$83,150 today – decrease of 16%. This is not as good of progress as I had hoped for, but it is progress. It is an aggressive action but a necessary one.

We have 3 positions on the Board of Directors that will be open at the end of this year – the seats occupied by Mr. Black, Mr. Alderman and Mrs. Keegan. Election of Directors will be held on December 6 and 7 at the same time you vote on the dues. As most of you know, the Bylaws specify that the normal terms of office for Directors is 3 years and that every year 3 positions are open. Each Director is limited to two consecutive terms. Applications are now available at the CA Office and I encourage any and all of you who have an interest in your community to please fill out an application and leave it with Carol. Applications must be submitted by 3 PM October 5th.

The long range plan for our community is moving forward. We have hired an architectural firm to help us formulate some basic conceptual plans that we can bring forward to the membership. We have a committee of two BOD members and two members at large to act as the Interface between the BOD and architects to ensure the BODs requirements and ideas are represented to the architect. The final conceptual plans are due from the architect by the end of October.

I plan to hold a least one Town Hall meeting in November and perhaps more. I would like to hold the vote when we have the maximum number of people here. This will be an important vote and we need maximum participation. An integral part of this effort is how we are going to pay for this long range plan and I want to make sure we get as much information to the membership as possible. As most of you know, the Capital Fund is the main source of funds for construction of new facilities. The Capital Fund is primarily generated thru the Transfer Fee. The Transfer Fee is paid by all new residents of SCC – people moving to SCC for the first time – current residents have already paid into the Capital Fund and only pay once. This fee was established at \$1200 in 2000 – almost 12 years ago. The Board is looking at the feasibility of proposing a change in that fee.

One last issue - many people have told me they would like to have another July 4th celebration next year. I support this idea – July 4th is a very special day in the life of all Americans – it is a celebration of our independence and our freedom – the 4th of July is what America is all about. It is a time for all of us to reflect on how lucky we are to be Americans and how fortunate we are to be able to pursue life, liberty and freedom. I whole heartedly approve the idea of having a July 4th Celebration next year. However, in order to do this we need to raise funds from donations. There is a donation box in the lobby of the CA office or you can send checks directly to the CA marked for July 4th Celebration.

It looks this will be a very busy fall - many things going on including the continuation of the 50th Anniversary celebration.

Sun City Center Community Association Board of Directors Meeting

September 14, 2011 from Lyn Reitz, Community Manager

2012 Budget --- My preliminary 2012 Budget has been given to the Budget Committee for review and has now been presented to the Board for review. It will be discussed and then presented to the membership for the first time on September 28th at 9am in the Florida Room. Hope to see everyone there.

Sherriff's Resource Office --- Everything has been moved in and we are awaiting the Sherriff's IT people to move their designated computer and phone line in the next week. Stay tuned for notice of an open house when it is completed and the deputy is working out of the office.

Outdoor Pool Renovation --- This has been approved by the Board of Directors and is scheduled to be done the end of this year.

Outdoor Restroom Renovation --- All components of the project are in the review stage and will be brought to the Board for approval at next month's meeting. This is scheduled to be done in conjunction with the outdoor pool renovation the end of this year.

Resident Count --- As of August 31st, total residents were 10,372 and total membership dues were 12,527. We are now tracking the residents and vacancies separately to have a true accounting for our records and budgeting processes.

ADDENDUM - MINUTES – September 14, 2011

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

NAME

SUBJECT

John Bowker

Who are the members of the Architect Interface Committee? *Chairman Al Alderman, Martin Hurwitz, Bob Deutel, and Howie Griffin.*

Art Erickson

What was the Special Board Meeting held on August 26th about?
It was to approve the contract for architectural services to support the long range plan.