

APPROVED

**MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, SEPTEMBER 12, 2012
ROLLINS THEATER**

DIRECTORS PRESENT

Ed Barnes, President
Chuck Collett, Vice President
David Floyd, Secretary

Jane Keegan
Sam Sudman

DIRECTORS ABSENT

Al Alderman
Howie Griffin
Martin Hurwitz
Ann Marie Leblanc

OTHERS PRESENT

Neil Rothfeld, Treasurer
Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
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 5 members present.

II. APPROVAL OF THE MINUTES

There being no objections or corrections, the minutes of the Board Meeting held on August 8, 2012 were approved as presented.

There being no objections or corrections, the minutes of the Special Board Meeting held on August 15, 2012 were approved as presented.

III. SECRETARY'S REPORT

Acknowledgements –Secretary Floyd reported that the CA had received \$130 from Monday Movies to offset license fees.

IV. PRESIDENT'S REPORT

A copy of President Barnes' report is attached.

V. TREASURER'S REPORT

Treasurer Rothfeld reported on financials through August 31, 2012. The Operating Fund has a net cash balance of \$1,331,068. Liens filed were \$99,306 vs. \$101,988 in July. In the Capital Fund, there is a balance of \$1,356,686. Capital Fund Fees were received on 31 homes in August for a year-to-date of 259 homes versus a budget for the year of 240 homes. In the Replacement Fund, there is a balance of \$1,740,736. The Renovation Fund has a balance of \$31,413

MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VI. STANDING COMMITTEE REPORTS (None)

VII. SPECIAL PURPOSE COMMITTEE REPORTS (None)

VIII. UNFINISHED BUSINESS

IX. NEW BUSINESS

1. Approval of Policy Amendments:

Secretary Floyd **MOVED** that the Board approve amendments and additions to the following Board Policies as presented (attached):

- Policy II, Section 2.04 Public Relations and Exhibit 2.01A Purchasing Procedures
- Policy IV, Section 4.01A Internal Audit Committee
- Policy IV, Section 4.02C Entertainment Committee
- Policy V, Clubs, Section 5.01A Organization
- Policy VI, Facilities, Section 6.01A.7 Sales of Tickets at the Kiosk

SECOND: Vice President Collett. **VOTE:** Unanimous in favor by voice vote. Motion carried.

2. Approve purchase of A/C unit for Florida Room

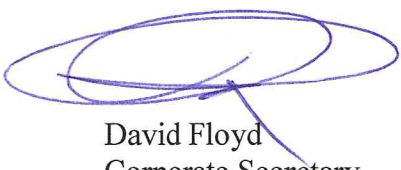
Secretary Floyd **MOVED** that the Board approve the purchase of an Air Conditioning unit for the Florida Room from Independent Air in the amount of \$8,783.00 to be expensed from Replacement Fund Account #76100-000-4. **SECOND:** Vice President Collett. **VOTE:** Unanimous in favor by voice vote. Motion carried.

X. GOOD & WELFARE (None)

XI. ADJOURNMENT

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

AUDIENCE PARTICIPATION



David Floyd
Corporate Secretary
DF:cd
Attachments (3)

ADDENDUM – MINUTES – SEPTEMBER 12, 2012

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

NAME

SUBJECT

John Bowker

Does the money collected from Monday Movies cover all of the licensing fees. *The standard license is about \$5,000 a year. We have received over half so far this year from the donations.*

Mike Killian

What does the Board feel about the impact of bringing in the people from Freedom Plaza and Sun Towers – added income, added expense, impact on clubs? *There would only be a small impact on the facilities and the good news is \$120,000 to \$130,000 in additional revenue.*

With the revenue you're anticipating – would that not negate the need to raise dues? *Budgets are based on facts now – not on some future fact. This could affect the dues in 2014.*

Would they have voting privileges also? *Yes, they would be members.*

Why are there "No Trespassing" signs up on the new 5 acre property? *That piece of property is dangerous for our members - a lot of holes, broken electrical, broken pipes, uneven cart paths, etc. For liability purposes, we have to post the "No Trespassing" signs for our insurance carrier and to protect our members.*

Marilyn Balkany

How would members from Freedom Plaza and Sun Towers be identified? *They will get a CA membership card like the members from Aston Gardens and the Courtyards do.*

President Ed Barnes' Report – Board of Directors Meeting – September 12, 2012

I want to remind everyone that applications for the Board of Directors are available in the CA Office. This year there are 3 positions up for election, each for a 3 year term. The election will be December 4 and 5. Deadline for submission of applications is 3 PM on October 3.

The 2013 budget is being finalized. The Board has reviewed the proposed budget with the Budget Committee, the Treasurer and the Community Manager. The final budget will be presented to the membership on September 27th in the Florida Room at 9 AM and again at the Membership Meeting October 24th at 7 PM in the Community Hall. As I have indicated in the past, despite the low interest rates on our CDs and other banking instruments, prices of goods and services are slowly increasing. The membership will have the opportunity to vote on the 2013 dues December 4 and 5.

We are continuing to discuss the issue of Freedom Plaza and Sun Towers joining the Community Association. We have received a number of comments from members as a result of the last Coffee and Conversation. We will be holding the second Coffee and Conversation on this topic on Thursday, September 13, in the Caper Room at 9 AM. Again the purpose is to solicit membership opinion on the idea of bringing Freedom Plaza and Sun Towers into the Community Association. In the October issue of the NEWS of Sun City Center, we will be running an opinion survey on this subject. I want to stress this is not a vote, it is an opinion survey – an opportunity for everyone to express their opinion. If the membership agrees with the idea of allowing Freedom Plaza and Sun Towers to become Community Association members then the Board has a lot of work to develop changes to the Articles of Incorporation, ByLaws and amend the 1984 Agreement. Changing the Articles of Incorporation and ByLaws will require a membership vote. I would like to try and do this in December but it is not clear to me, we can get all of this work done in that time frame. A membership vote could slip until the first quarter of 2013. If the membership overwhelmingly does not agree with this idea then we would abandon this pursuit and take no further action.

I think most of you know we completed the agreement with ClubLink on August 21st on the 5 acres on the North Course. This will give us flexibility for any future facilities. Part of this agreement included a commitment on the part of the Community Association to form a Task Force to develop long range alternatives for the median maintenance of Pebble Beach Blvd. This Task Force will start in the next week or so and will conclude no later than October 2013. Over the course of the next year, the Task Force will hold outreach meetings to the membership, so the members have an understanding of the pluses and minuses associated with each alternative. An actual membership vote is a couple of years in the future. Over the course of the next year you will be hearing much more about this subject.

Several years ago, Ewing Smith and Don Schings started a project to put a new HART bus shelter on North Pebble Beach Blvd near the shopping center. After considerable delays, HART was prepared to abandon the project after an agreement could not be reached with the Shopping Center owners. However the BOD, was not willing to throw away an opportunity to improve bus service for our members so we offered HART an option to erect the enclosed bus shelter on

the edge of our parking lot. After negotiations with HART we came to an agreement to locate a new modern bus shelter on the North parking lot near the corner of North Course Lane and North Pebble Beach Blvd. This new bus shelter will replace the bus stop currently located at the North end of the Lawn Bowling Courts. The current bus stop is a sign on a telephone pole. Today if you use the bus you drive or walk to the bus stop and then stand unprotected in the weather to wait on the bus which is forced to drive across CA property to get to the bus stop. The new bus shelter will be near the street and the bus will stop on Pebble Beach to pick up and discharge riders and will not come onto CA property. Since N Pebble Beach Blvd is two lanes at this point, there should not be any obstruction to vehicular traffic.

Bus ridership is not large in SCC, but HART is making bus service here more and more convenient for people to get to places like the Brandon Shopping Center, the VA Hospital or downtown Tampa. This new bus stop shelter will be a big improvement for those members using the HART service.

We are close to reaching an agreement with Hillsborough County to gain access to the 37 acres we own off of West Del Webb. The County Attorney has agreed to give us a quit claim deed which will allow us access to our property as well as an easement across another 20 feet of land the county owns. The land attorney also sent a request for a quit claim deed to Pulte. Over the years the title documentation to this small piece of property has become very obscure as developers have moved in and out and changed hands a number of times. The basic problem is that there is no clear cut evidence as to who owns this small strip of land. And just as importantly, until the last year or so, no one has had an interest in gaining access to the 37 acres. We have indicated in past that we would use this property for low impact outdoor recreation once we establish the capability to get to the land. I know this has been a very long process but I hope within the next month or so we will have this problem solved. Then we will at least have the option to use the property.

Following the budget presentation on September 27, Commissioner Kevin Beckner will be in the Florida room to address some county issues. I don't know specifically what issues he will address but I suspect he might talk about the new county budget. He will certainly be available to take any questions or comments from the membership.

I do want to remind everyone that at 7PM on October 4 in the Community Hall, Dr. Ericka Matulich will present the results of the survey that was taken over the summer. I don't know exactly how many responses were received but I have been told that the volume of responses was excellent. Thanks to all of the members who took the time to fill out and submit the survey.

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September 12, 2012 from Lyn Reitz, Community Manager

New Receptionist In CA Office --- Please stop by and meet Christine Grasso. She is the new receptionist that took Susan Muise's position due to her retirement. She is doing a great job and it has been an easy transition. She is eager to meet everyone.

2013 Budget --- I am still working with the Treasurer and Budget Committee on the 2013 Budget. Please try and attend the Budget Workshop in the Florida Room at 9am on September 27th to familiarize yourself with the Budget for 2013.

Identity Theft Program --- Fifth Third Bank will sponsor another Identity Theft Seminar October 23rd, at 9am in the Caper Room. Please attend to learn the dos and don'ts of keeping your identity protected. The first program was attended by 25 members that felt it was very beneficial to them.

Room Renovations --- The renovation of the Sandpiper Room and Royal Room are now completed. I hope everyone enjoys the new look of both rooms. They turned out nicely.

Resident Count --- As of August 31st, total residents were 10,422 and total membership dues were 11,083. We are now tracking the residents and vacancies separately to have a true accounting for our records and budgeting processes.

Proposed Policy Changes to be voted on at the September 12th Board Meeting

II. BOARD OF DIRECTORS

2.04 PUBLIC RELATIONS

Add: The Board will use the website www.suncitycenter.org and email addresses supplied by the members to communicate messages and items of interest to the community.

EXHIBIT 2.01A – Purchasing Procedures

Items 7 and 8 – increase petty cash from \$25.00 to \$75.00.

IV. COMMITTEES

4.01 STANDING COMMITTEE

A. Internal Audit

Add: 5. Conduct an audit on all clubs dissolving before the clubs dissolution is approved by the Board.

4.02 SPECIAL COMMITTEES

C. Entertainment

Amend Sections 1 and 2 to read:

1. To coordinate planning and implementation of Entertainment Series, FunFest entertainment, and other dance/musical/theatrical events held under the auspices of the CA.
2. Provide assistance (planning, scheduling, promotion, ticket sales, etc.) to new groups mounting entertainment events for the benefit of the CA.

Delete Section 3: Study and report on feasibility of a "box office" operation.

V. CLUBS AND ORGANIZATIONS

5.01 A. Organization

Add to Section 3:

5. All clubs that are dissolving must submit to an audit by the Audit Committee before dissolution is approved by the Board.

VI. FACILITIES

6.01 A. Regulations

7. Sales of Tickets at the Kiosk

Change Entertainment Committee Chairperson to read Entertainment Director in Sections a., b., d., and g.