

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC.
SPECIAL BOARD OF DIRECTORS MEETING
Wednesday, October 17, 2012 – 900 a.m.
Caper Room

APPROVED

DIRECTORS PRESENT

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

Al Alderman
Howie Griffin
Martin Hurwitz

Jane Keegan
Ann Marie Leblanc*
Sam Sudman

OTHERS PRESENT

Neil Rothfeld, Treasurer
Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
15 members

* Via Conference Call

I. CALL TO ORDER

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 eight Board Members present and one via conference call.

II. NEW BUSINESS

Approval of 2013 Budget

President Barnes re-stated the motions that were tabled from the October 10th Board of Directors Meeting. The main motion was to approve the 2013 Budget as prepared by the Budget Committee and an amendment to that motion to amend the budget by reducing the dues increase from \$9.00 to \$6.00.

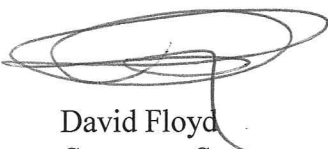
Vice President Collett asked to withdraw his motion. Hearing no objections from the other Board members, President Barnes accepted the withdrawal of his motion.

Vice President Collett then **MOVED** to amend the proposed budget by reducing the dues increase for FY 2013 from \$9.00 to \$6.00 and to accomplish this change by reducing the contribution to the Reserve and Replacement Fund from \$33.00 to \$30.00 for next year. **SECOND:** Director Alderman. **VOTE** by roll call: Directors Alderman, Keegan, Collett, Barnes, Griffin and LeBlanc were in favor. Directors Hurwitz, Floyd and Sudman were opposed. Motion passed. At this point, Director LeBlanc ended her conference call.

VOTE by roll call on main motion as amended: Directors Alderman, Hurwitz, Keegan, Collett, Barnes, Floyd and Sudman were unanimous in favor. Motion passed. Copy of final 2013 budget is attached.

III. ADJOURNMENT

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


David Floyd
Corporate Secretary
DF:cd
Attachment

Sun City Center Community Association
Board Approved October 10, 2012
2013 Budget

		Account	2011 Actual Audited YearEnd	2012 Actual YTD- JULY	2012 Projected YearEnd	2012 Approved Budget	2013 Approved Budget
1	Income						
2	Members Dues:						
3	Members Dues	40100	2,382,573	2,438,501	2,469,768	2,442,000	2,494,767
4	Variable Dues	40101	30,732	27,910	38,400	0	25,000
5	Dues Refunds	40102	(9,617)	(9,979)	(10,000)	(10,000)	(10,000)
6	Guest Cards	40600	1,725	10,467	15,210	30,000	10,000
7	Late Charges on Dues	40700	16,662	18,086	25,100	15,000	17,000
8	Hardship Assistance	40720	6,656	7,089	7,089	0	0
9	Subtotal		2,428,731	2,492,074	2,545,567	2,477,000	2,536,767
10							
11							
12	Association Entertainment Income:						
13	FunFest	41306	20,830	20,416	21,416	23,000	20,000
14	Special Activities	41310	30,994	6,178	17,302	29,000	9,000
15	Entertainment Series	41320	72,445	54,526	69,000	69,000	68,805
16	50th Anniversary Income	41325	0	36,309	36,309	0	0
17	Subtotal		124,269	117,429	144,027	121,000	97,805
18							
19	Miscellaneous Income:						
20	Donation to Library with dues	40719	1,803	4,335	5,545	1,500	3,500
21	Donations	40721	31,328	1,875	7,102	1,500	2,000
22	Misc & Non-Recurring	47000	(3,605)	5,973	7,902	0	5,000
23	News of SCC Ads	47001	39,105	36,477	59,000	45,000	55,000
24	Softball Field Maintenance	47050	2,500	2,500	2,500	2,500	2,500
25	Dog Park Maintenance	47055	2,000	2,000	2,000	2,000	2,000
26	Security Patrol Reimb	47060	4,638	3,434	5,880	5,700	5,880
27	Tennis Maintenance	47065	10,000	10,000	10,000	11,000	10,000
28	Estoppel Fees	47080	38,875	25,300	33,300	26,400	30,000
29	Room Rental Fees	47090	0	0	2,000	0	2,000
30	Donation to Movies	47091	0	0	0	0	2,500
31	Subtotal		126,644	91,894	135,229	95,600	120,380
32							
33	Library Income:						
34	Misc. Library Donations	47400	2,106	554	4,143	6,278	3,500
35	Book Sales	47500	12,270	10,063	14,500	8,000	9,000
36	Large Print/Audio Cassettes Donation	47900	0	3,283	5,481	3,000	5,000
37	Memorials/Bequests	48300	21,234	8,025	12,267	20,000	13,000
38	Kings Point Library Fees	48400	0	948	2,000	0	4,000
39	Subtotal		35,610	22,873	38,391	37,278	34,500
40							
41	Directory Income	41200	81,600	83,232	83,232	83,232	84,897
42	Investment Income	46900	4,054	3,245	5,687	7,000	5,000
43							
44	Total Income		2,800,908	2,810,747	2,952,133	2,821,110	2,879,349
45							

**Sun City Center Community Association
Board Approved October 10, 2012
2013 Budget**

		Account	2011 Actual Audited YearEnd	2012 Actual YTD- JULY	2012 Projected YearEnd	2012 Approved Budget	2013 Approved Budget
46	Expenditures						
47	Wages, Taxes, Benefits:						
48	Facilities Support Wages	51010	711,940	399,657	771,639	779,285	789,502
49	Office Wages	52010	185,257	102,773	195,954	203,709	206,862
50	Library Wages	53010	91,604	46,445	88,451	96,483	91,105
51	Employee Health Insurance	55001	107,973	64,873	112,304	116,000	121,500
52	Employee Dental Insurance	55002	2,974	1,731	4,316	3,500	4,500
53	Employee Life Insurance	55003	4,326	2,185	3,926	5,000	4,200
54	Employee AFLAC coverage	55004	252	0	0	0	0
55	Employee Payroll Taxes	55020	78,048	52,470	96,528	87,124	106,745
56	SEP/IRA	56001	19,828	20,153	20,153	21,760	21,760
57	50th Anniversary Overtime Wages	56005	0	6,777	6,777	0	0
58	Subtotal		1,202,202	697,064	1,300,048	1,312,861	1,346,174
59	Maintenance & Supplies:						
60	Air Conditioning	60100	9,176	3,655	7,772	6,500	8,000
61	Electrical repairs & supplies	60110	15,447	11,230	16,952	12,000	17,000
62	Tennis	60200	2,795	2,525	6,060	3,000	5,000
63	Landscaping	60301	8,411	4,936	11,846	10,000	10,000
64	Pool Repairs/Supplies	60500	24,250	13,859	33,262	30,000	30,000
65	Janitorial Supplies	60600	35,929	23,044	41,306	40,000	42,000
66	General Maintenance	60800	30,605	20,354	35,250	30,520	36,000
67	Exercise Equip Repairs	60802	3,870	3,149	5,458	5,000	5,000
68	Signage	60805	3,131	2,623	4,295	3,500	4,500
69	Fire Alarm Maint	60810	1,999	738	1,771	4,500	2,500
70	Safety	61001	4,389	1,683	2,039	3,500	2,500
71	Maintenance Projects	61101	962	1,212	2,909	6,000	4,000
72	Plumbing	61200	5,324	5,813	11,211	6,000	11,000
73	Irrigation	61300	8,984	3,441	5,258	10,000	5,000
74	Painting	61400	6,872	5,921	11,210	5,000	10,000
75	Roofing	61500	224	675	1,620	1,000	1,500
76	Parking Lot	61600	2,621	490	490	1,000	0
77	Outdoor Facilities	61700	6,279	3,748	5,995	8,250	6,000
78	Indoor Facilities	61701	3,444	3,987	5,569	4,000	4,000
79	Golf Cart/Maintenance Equipment	61800	6,975	3,579	5,590	7,800	5,000
80	Work vehicle & equipment fuel	61900	3,799	3,699	7,878	4,000	7,000
81	Subtotal		185,486	120,361	223,741	201,570	216,000
82							
83	Maintenance Contracts:						
84	Pickleball/Tennis Court & Softball	60201	12,735	4,111	13,711	13,800	15,000
85	Softball Field Maintenance	60202	0	1,568	3,135	3,545	3,545
86	Landscaping-SC&CC	60300	56,848	33,423	60,215	55,800	64,000
87	Dog Park Landscaping	60302	6,000	3,500	6,400	6,200	6,200
88	Landscaping-WPC	60305	8,100	4,725	8,340	8,400	8,400
89	WPC Portable Sanitation	60307	900	525	1,260	1,000	1,000
90	LB Greens Maintenance	60401	17,874	10,427	20,025	18,500	18,500
91	Pool Water Testing	60501	0	0	0	800	400
92	Exercise Equip Maint Contract	60803	3,540	2,065	3,956	3,750	3,750
93	Pond	60900	1,800	1,050	2,520	2,100	2,100
94	Termite & Pest Control Contracts	60901	10,449	4,535	9,884	11,000	11,000
95	Fire Alarm System	60902	10,448	6,870	12,088	12,000	13,250
96	Office & Library Copiers	60915	16,305	9,390	16,536	18,000	17,000
97	Subtotal		144,999	82,189	158,070	154,895	164,145
98							

**Sun City Center Community Association
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2013 Budget**

		Account	2011 Actual Audited YearEnd	2012 Actual YTD- JULY	2012 Projected YearEnd	2012 Approved Budget	2013 Approved Budget
99	Utilities:						
100	Electricity	62100	198,333	107,839	180,342	225,000	218,000
101	Water & Sewer	62200	63,808	35,825	72,980	73,000	75,000
102	Telephone	62300	32,757	17,007	34,117	32,850	34,000
103	Trash Pickup	62400	27,045	23,388	46,131	33,000	35,000
104	Natural Gas	62500	32,567	13,342	36,750	56,000	40,000
105	Deisel Fuel for Generator	62600	1,096	96	730	2,500	1,000
106	Subtotal		355,606	197,497	371,050	422,350	403,000
107							
108	Insurance:						
109	Casualty Insurance	63100	27,137	15,624	34,098	31,000	35,000
110	Workers Compensation Ins	63101	23,678	49,861	61,762	35,000	75,000
111	Commercial Umbrella	63102	12,151	7,145	14,148	13,600	13,600
112	Property Ins	63104	63,780	39,417	84,601	80,000	80,000
113	Auto Insurance	63105	4,941	2,968	5,123	5,400	5,400
114	Directors & Officers Ins	63300	14,518	9,501	17,802	17,000	18,000
115	Fidelity Ins	63400	2,105	1,461	2,506	2,400	2,800
116	Subtotal		148,310	125,977	220,040	184,400	229,800
117							
118	Administration:						
119	FL sales tax	47025	(470)	398	500	100	100
120	Information Center	47070	0	946	2,270	3,000	3,000
121	Filing Fee	47075	2,713	1,338	2,640	2,500	2,500
122	Committee	64010	1,258	1,093	2,623	0	3,000
123	Public Relations	64011	8,872	6,185	10,844	15,000	10,000
124	Recording	64150	1,567	479	1,370	2,000	2,000
125	Bad Debt Expense	64151	6,822	0	0	0	0
126	Computer DSL & Media	64250	9,330	5,356	11,547	9,000	11,000
127	State & Federal Corporate Taxes	64251	6,203	3,976	7,192	7,500	7,500
128	State Income Tax Expense	64252	2,107	0	0	0	0
129	Office Supply/ Printing/Postage	64400	20,266	12,875	25,900	22,000	27,000
130	Employment Related	64410	3,300	2,178	2,258	2,100	2,100
131	Employee Uniforms	64415	1,699	208	1,760	2,000	2,000
132	License for Movies	64420	6,249	(1,798)	(4,488)	5,000	6,500
133	Guest Passes/ID Cards & Supplies	64500	4,932	3,918	6,661	4,000	7,000
134	Bank Charges	64601	135	226	542	250	250
135	Dues Processing Costs	64602	1,482	9,378	9,378	10,000	6,500
136	Miscellaneous Office	64604	9,462	1,380	4,405	8,000	5,000
137	News of SCC	64621	42,626	33,884	54,197	40,000	60,000
138	Licenses/Education	64810	260	138	950	1,000	1,000
139	Subtotal		128,813	82,158	140,550	133,450	156,450
140							
141	Professional Services:						
142	Legal	64200	12,103	41,797	64,213	15,000	20,000
143	Audit	64300	15,000	10,460	12,700	13,900	14,300
144	Management Fees	64650	251,384	154,432	264,741	264,741	250,000
145	Property/Reserve Study	64655	830	830	1,992	2,000	1,500
146	IT Support	64710	16,944	6,751	14,002	15,000	14,000
147	Education	64810	260	138	231	0	0
148	Engineering Fees	64910	0	14,250	34,200	0	0
149	Subtotal		296,521	228,658	392,079	310,641	299,800
150							

Sun City Center Community Association
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2013 Budget

		Account	2011 Actual Audited YearEnd	2012 Actual YTD- JULY	2012 Projected YearEnd	2012 Approved Budget	2013 Approved Budget
151	Library Expenditures:						
152	Lib Admin Exp/Spls	66100	4,099	758	3,500	3,500	3,000
153	Audio Cassettes & CD's	66101	821	761	1,000	1,000	1,000
154	Periodicals	66102	506	307	1,000	1,000	1,000
155	Books	66103	4,503	3,747	4,500	4,000	4,000
156	VHS's & DVD's	66104	1,516	1,283	1,500	1,500	1,500
157	Interfaith Council Purchases	66107	0	2,580	2,630	2,000	2,000
158	Reference Book Purchases	66108	0	0	500	500	500
159	Library Computer/IT Expense	66109	3,366	592	1,421	3,500	2,500
160	Subtotal		14,811	10,028	16,051	17,000	15,500
161							
162	Club Requests	65800	276	6,350	6,350	5,518	2,255
163							
164	Contingency	66800	10,450	15,425	25,000	30,000	30,000
165							
166	Assn Entertainment:						
167	FunFest	41307	15,040	16,942	16,942	16,000	17,000
168	Special Activities Expense	41311	16,439	8,298	13,250	25,250	6,725
169	Entertainment Series	41321	69,704	33,680	54,175	54,175	52,000
170	Holiday Celebrations	41323	1,379	743	1,700	2,000	2,000
171	50th Anniversary Expense	41324	27	0	0	0	0
172	Holiday Events	41327	0	0	0	0	5,500
173	Subtotal		102,589	59,663	86,067	97,425	83,225
174							
175	Other Expenditures:						
176	Equipment & Fixtures	70000	148	(29)	5,000	25,000	10,000
177	Minor Equipment & Fixtures	70001	1,875	720	3,028	4,000	4,000
178	50th Anniversary Equip/Furniture	70005	0	11,263	0	0	0
179	Subtotal		2,023	11,954	8,028	29,000	14,000
180							
181	Total Expenditures		2,592,086	1,637,324	2,947,074	2,899,110	2,960,349
182	Total Income		2,800,908	2,810,747	2,952,133	2,821,110	2,879,349
183	Net Income/Loss		208,822	1,173,423	5,059	(78,000)	(81,000)

SCCCA
PROJECTED REPLACEMENT FUND
2013

Replacement Reserve	
Projected Balance 1/1/13	\$1,364,000
Projected Disbursements	(1,006,000)
Income (\$30 per person)	324,000
Estimated Interest Income	4,000
Projected Funds Available 12/31/13	<u>\$686,000</u>
Replacement Reserve-Furniture & Equip	
Projected Balance 1/1/13	\$226,000
Projected Disbursements	(110,000)
Income (\$5 per person)	54,000
Projected Funds Available 12/31/13	<u>\$170,000</u>
Reserve for Hurricane Deductable Insurance	
Projected Balance 1/1/13	\$132,000
Income (\$3 per person)	32,400
Projected Balance 12/31/13	<u>\$164,400</u>

NOTE:

1. Goal for the Hurricane Fund is approximately \$300,000.